



HEARING NOTICE

ANNEXATION REQUEST AFFECTING THIS AREA

There is an annexation proposal for the property listed in this notice and shown on the attached map. The City is seeking input from persons who are entitled to notice under SRC 260.060(b). If you have questions or comments about the proposal, please contact the case manager.

Existe una propuesta de anexión para la propiedad enumerada en este aviso y que se muestra en el mapa adjunto. La Ciudad está buscando información de personas que tienen derecho a recibir notificación bajo SRC 260.060 (b). Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Annexation Case No. ANXC-738
HEARING INFORMATION:	<u>CITY COUNCIL, Monday, April 26, 2021 at 6:00 p.m.</u> Due to restrictions related to the COVID-19 pandemic, the City Council meeting and the hearing will be conducted virtually. No in-person attendance is possible; however, public comment is still allowed (see “How to Provide Testimony”). Interested persons may view the meeting online at City of Salem Facebook, CCTV Salem, You Tube Channel, or watch on Comcast Cable CCTV Channel 21.
PROPERTY LOCATION:	3880 Croisan Creek Road S, Salem OR 97302, and City Owned Lands
DESCRIPTION of REQUEST:	This is a proposed petitioner-initiated, voter-exempt annexation of a territory of 2.650 acres including 0.847 acres in right-of-way, privately owned property at 3880 Croisan Creek Road S (Marion County Assessor Map and Tax Lot 083W05DD02400), and City owned properties at 3904 and 4018 Croisan Creek Road S (Marion County Assessor Map 083W05DD and Tax Lots 01900, 02000, 02100, 02200, and 03400 and Marion County Assessor Map and Tax lot 083W08A000100), all currently designated DR (Developing Residential) in the Salem Area Comprehensive Plan and zoned UT-5 (Urban Transition - 5 Acres) in Marion County, with application of equivalent city zoning of RA (Residential Agriculture) and withdrawal from Salem Suburban Rural Fire District.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net .
STAFF REPORT:	A copy of the staff report will be available no later than 5:00 p.m., April 19, 2021; copies can be requested from the Planning Division at 503-588-6173. The staff report will also be available online no later than 5:00 p.m., April 23, 2021 at: https://salem.legistar.com/Calendar.aspx
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Southwest Association of Neighbors (SWAN), Ted Burney, Land Use Chair; Phone: 503-428-0625; Email: burney.ted.tb@gmail.com ; and Ron Eachus, Land Use; Email: re4890@comcast.net .
CRITERIA:	Salem Revised Code (SRC) Chapters 260.060(c) - Annexation Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

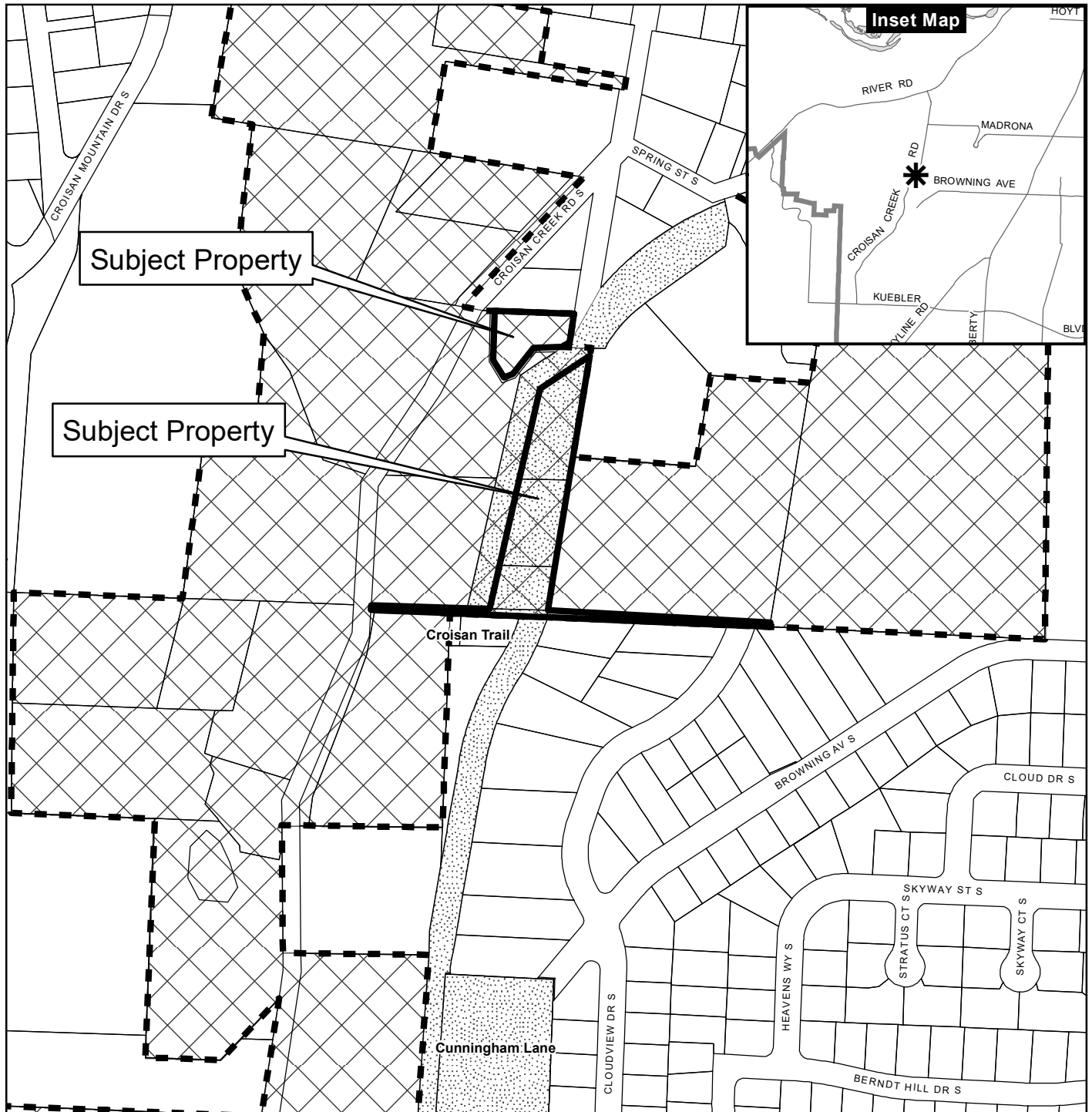
OWNER(S):	LVI Custom Construction LLC (Vadim Latyshevich) and the City of Salem
HOW TO PROVIDE TESTIMONY:	<p>To provide testimony digitally at the public hearing: Visit this link (dates will be updated closer to the hearing): https://www.cityofsalem.net/Pages/Public-Comment-at-Salem-City-Council-Meeting.aspx</p> <p>To provide written testimony: Persons wishing to submit written testimony must do so no later than 5:00 p.m. on the day of the hearing by emailing cityrecorder@cityofsalem.net or by depositing written comments in the drop box located at the City Recorder's Office, 555 Liberty Street SE, Room 205, Salem, Oregon 97301.</p>
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood association comments, persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria.</p> <p>Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number(s) listed here: 19 120088
NOTICE MAILING DATE:	April 15, 2021

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem: <http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.
TTD/TTY telephone 503-588-6439 is also available 24/7*

Vicinity Map

3880 Croisan Creek Road S and City Owned Lands



Legend

- Taxlots
- Outside Salem City Limits
- Parks
- Urban Growth Boundary
- Historic District
- City Limits
- Schools



0 100 200 400 Feet



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