



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

June 19, 2006



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

Jay Larry French

SUBJECT: City of Salem Plan Amendment
DLCD File Number 007-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 3, 2006

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jason Locke, DLCD Regional Representative
Steven Santos, DLCD Economic Planning Specialist
Judith Ingram Moore, City of Salem

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NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

DEPT OF

JUN 12 2006

Jurisdiction City of Salem

Local File Number CPC/NPC/ZC 06-3

(if no number, use none)

LAND CONSERVATION AND DEVELOPMENT

Date of Adoption June 6, 2006

Date Mailed June 8, 2006

(must be filled in)

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD 4-20-06

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment

Land Use Regulation Amendment Zoning Map Amendment

New Land Use Regulation Other: _____

(Please specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

To change the Salem Area Comprehensive Plan Map designation from "Industrial" to "Industrial Commercial" with a concurrent zone change from IBC (Industrial Business Campus) to IC (Industrial Commercial) for approximately 2.46 acres, and from "Industrial" to "Single Family Residential" with a concurrent zone change from IBC to RS (Single Family Residential) for approximately 1.77 acres for property located in the 2000 Block of Madrona Avenue SE. Includes change to the Morningside Neighborhood Plan designation from "Industrial" to "Single Family" for the 1.77 acres.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same". If you did not give notice of the proposed amendment, write "N/A."

Same

Plan Map Change From Industrial to Industrial Commercial and Single Family Residential

Zone Map Change From IBC (Industrial Business Campus) to IC (Industrial Commercial) and RS (Single Family Residential)

Location: 2000 Block of Madrona Avenue SE Acres Involved: 4.23 acres

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: _____ Was an Exception adopted? Yes No

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing?** Yes No

If no, do the Statewide Planning Goals apply. Yes No

If no, did the Emergency Circumstances Required immediate adoption. Yes No

Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: Judith Ingram Moore, Senior Planner Area Code + Phone Number: (503) 588-6173, ext. 7556

Address: 555 Liberty Street SE, Room 305 City: Salem

Zip Code+4: 97301-3503 Email Address: jmoore@cityofsalem.net

DLCD File No: 007-06(15174)

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RESOLUTION NO.: PC 06-9

COMPREHENSIVE PLAN CHANGE/NEIGHBORHOOD PLAN CHANGE/ZONE CHANGE 06-3

WHEREAS, a petition for a Comprehensive Plan change from "Industrial" to "Industrial Commercial" with a concurrent zone change from IBC (Industrial Business Campus) to IC (Industrial Commercial) for approximately 2.46 acres, and from "Industrial" to "Single Family Residential" with a concurrent zone change from IBC to RS (Single Family Residential) for approximately 1.77 acres and a concurrent change to the Morningside Neighborhood Plan designation from "Industrial" to "Single Family" for the 1.77 acres for property located at 2000 Block of Madrona Avenue SE, filed by Cascadia Development, LLC

with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on June 6, 2006, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

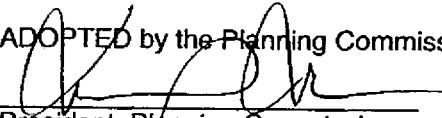
The Planning Commission hereby adopts as its findings of fact the staff report(s) on this matter dated June 6, 2006 and additional findings submitted by the applicant dated June 6, 2006, and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

- A. That the Salem Area Comprehensive Plan (SACP) map designation change for the portion of the subject property on the east side of West Fork Pringle Creek from "Industrial" to "Industrial Commercial" and the portion of the subject property on the west side of West Fork Pringle Creek from "Industrial" to "Single Family Residential" be GRANTED.
- B. That the zone change from Industrial Business Campus to Industrial Commercial for approximately 2.46 acres and to Single Family Residential for approximately 1.77 acres be GRANTED.
- C. That the Morningside Neighborhood Plan designation change for the 1.77 acres of the subject property on the west side of West Fork Pringle Creek be changed from "Industrial" to "Single Family" be GRANTED, subject to the following conditions:
 - 1. The applicant shall proceed with requesting a change to the Morningside Plan to correspond to the proposed Comprehensive Plan Map change and zone change.
 - 2. The applicant shall pursue closing Edward Drive SE to vehicular traffic at the intersection with Madrona Avenue SE.

ADOPTED by the Planning Commission this 6th day of June, 2006.

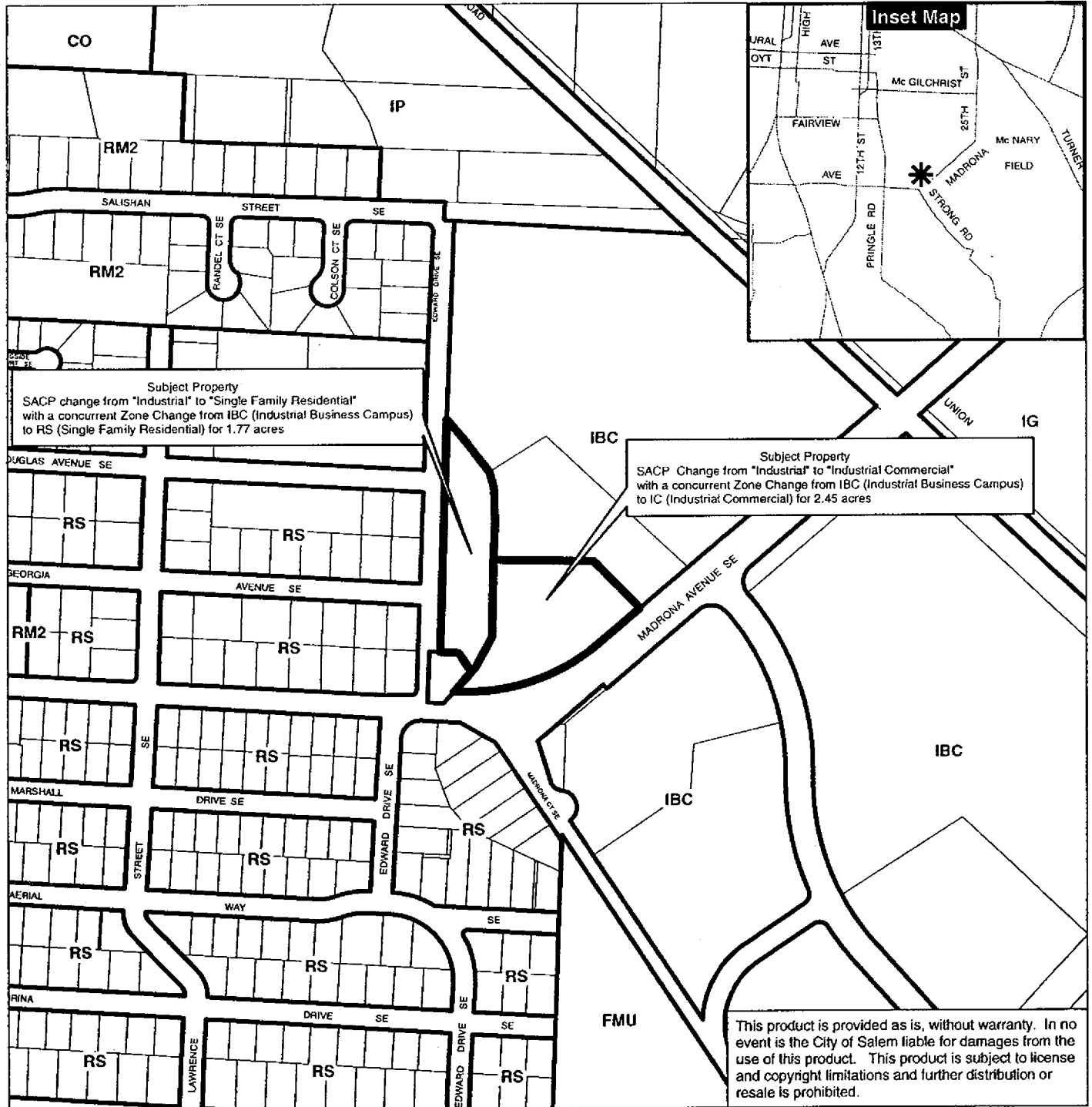

President, Planning Commission

APPEAL PERIOD ENDS: June 23, 2006

Copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m.

Planning Commission Vote: Yes 6 No 0 Abstained 1 (Butler)

Vicinity Map 2000 Block Madrona Avenue SE



Legend

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

0 100 200 400 Feet



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CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.