



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

August 28, 2006

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment
DLCD File Number 013-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: September 12, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. 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 ABOVE DATE SPECIFIED.**

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

<paa> ya/



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

AUG 23 2006

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction City of Salem

Local File Number CPC/ZC 06-5

(if no number, use none)

Date of Adoption August 15, 2006

Date Mailed August 22, 2006

(must be filled in)

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD June 19, 2006

☐ 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."

Comprehensive Plan Change from Single Family Residential to Commercial and zone change from RS (SINGLE FAMILY RESIDENTIAL) (Single Family Residential) to CR (Commercial Retail) for property located at 1725 Center St NE and 552 & 554 17th St NE.

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 Single Family Residential to Commercial

Zone Map Change From RS (Single Family Residential) to CR (Commercial Retail)

Location: 1725 Center St NE and 552 & 554 17th St NE

Acres Involved: 0.52 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 Moore, Senior Planner

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Address: 555 Liberty Street SE, Room 305

City: Salem

Zip Code+4: 97301-3503

Email Address: jmoore@cityofsalem.net

DLCD File No:

013-06(15328)

RESOLUTION NO.: PC 06-14

WHEREAS, a petition for Comprehensive Plan Change / Zone Change No. 06-5
for property located at 1725 Center St NE and 552 & 554 17th St NE

was filed by John Elwood & Kim Hyang

with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed plan was held before
the Planning Commission on August 15, 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 dated August 15,
2006, herewith attached 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 subject property from "Single Family Residential" to "Commercial" be GRANTED;

(B) That the zone change from RS (Single Family Residential) to CR (Retail
Commercial) for the subject property be GRANTED; subject to the following conditions:

1. The applicant shall dedicate six (6) feet of land for right-of-way purposes along
the extent of the subject property that abuts 17th Street NE.
2. As per Council Policy No. Y-2, dated November 20, 1989, the applicant shall
not construct stand-alone outdoor advertising signs (billboards) on the subject
property.
3. At the time of development, screen the trash enclosure to minimize the trash
receptacles' visual impacts.
4. At the time of development, the applicant shall construct an eight-foot full wall
along the north property line of the subject property and along the east property line that
extends south and connects with the existing commercial building and that building's proposed
addition shown on the applicant's site plan.

ADOPTED by the Planning Commission this 15th day of August, 2006.


President, Planning Commission

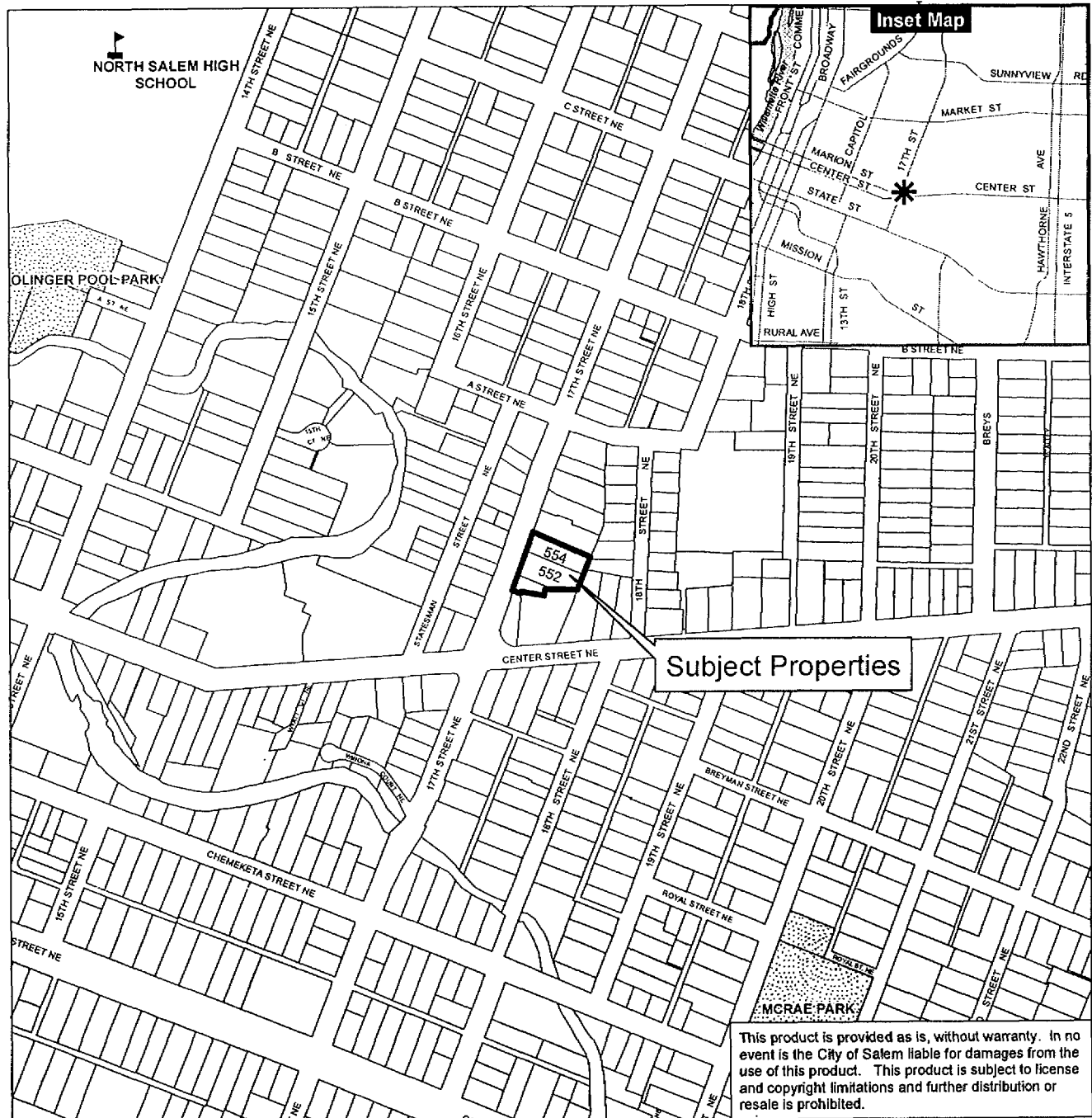
APPEAL PERIOD ENDS: September 5, 2006

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: 4 YES 1 No (Bennett) 2 ABSENT (Levin, Wiles)

Vicinity Map

552 & 554 17th Street NE and 1725 Center Street NE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.