



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 12, 2007



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 004-07

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: June 29, 2007

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
Kevin Russell, City of Salem

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NOTICE OF ADOPTION

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JUN 08 2007

LAND CONSERVATION
AND DEVELOPMENT Only

THIS FORM **MUST BE MAILED** BY DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: City of Salem Local File Number: CPC/ZC 07-2
Date of Adoption: June 5, 2007 Date Mailed: June 6, 2007
Date this Notice of Proposed Amendment was mailed to DLCD: April 2, 2007
 Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other: _____

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

Changed the Salem Area Comprehensive Plan designation from "Multi Family Residential" to "Commercial" and changed the zoning designation from RM2 (Multiple Family Residential) to CO (Commercial Office) for property approximately .29 acres in size and located in the 1000 Block of 25th Street SE (Marion County Assessor's map page and tax lot number 073W35AA03200 and 3300).

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

Same

Plan Map Changed from: Multi Family Residential to: Commercial
Zone Map Changed from: RM2 (Multiple Family Residential) to: CO (Commercial Office)
Location: 1000 block of 25th Street SE Acres Involved: .29 acres
Specify Density: Previous: _____ New: _____
Applicable Statewide Planning Goals: _____

Was an Exception Proposed: YES NO

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

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

Local Contact: Kevin Russell, Associate Planner Phone: (503) 588-6173 Extension: 7597
Address: 555 Liberty Street SE, Room 305 City: Salem
Zip: 97301 E-Mail Address: krussell@cityofsalem.net

DLCD File No: 004-07 (16011)

RESOLUTION NO.: PC 07-5

COMPREHENSIVE PLAN CHANGE/ZONE CHANGE 07-2

WHEREAS, a petition for a Comprehensive Plan change from
Multi Family Residential to Commercial,
and zone change from
RM2 (Multiple Family Residential) to CO (Commercial Office)

for property located in the
1000 Block of 25th Street SE

was filed by
Thousand Oaks 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 5, 2007, 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 5, 2007, herewith attached and by this reference incorporated herein.

Section 2. ORDER:

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

- (a) The proposed Comprehensive Plan change in this matter from Multi Family Residential to Commercial be granted;
- (b) The zone change from RM2 (Multiple Family Residential) to CO (Commercial Office) for the above defined area be granted.

ADOPTED by the Planning Commission this 5th day of June 2007.



President, Planning Commission

Appeal of a Planning Commission decision is to the Salem City Council (Council), as set forth in Section 114.200 of the Salem Revised Code (SRC). Written notice of an appeal and the applicable fee shall be filed with the Planning Administrator within fifteen days after the record date of the decision. Salem Revised Code 114.210 states that whether or not an appeal is filed, the Council may, by majority vote, initiate review of a Planning Commission decision by resolution filed with the City Recorder. Such a review shall be initiated prior to the adjournment of the first regular Council meeting following Council notification of the Planning Commission decision. Review shall proceed according to SRC Section 114.200.

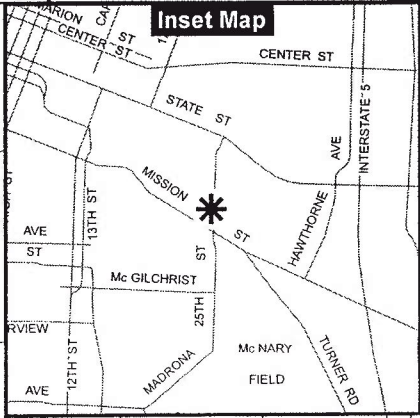
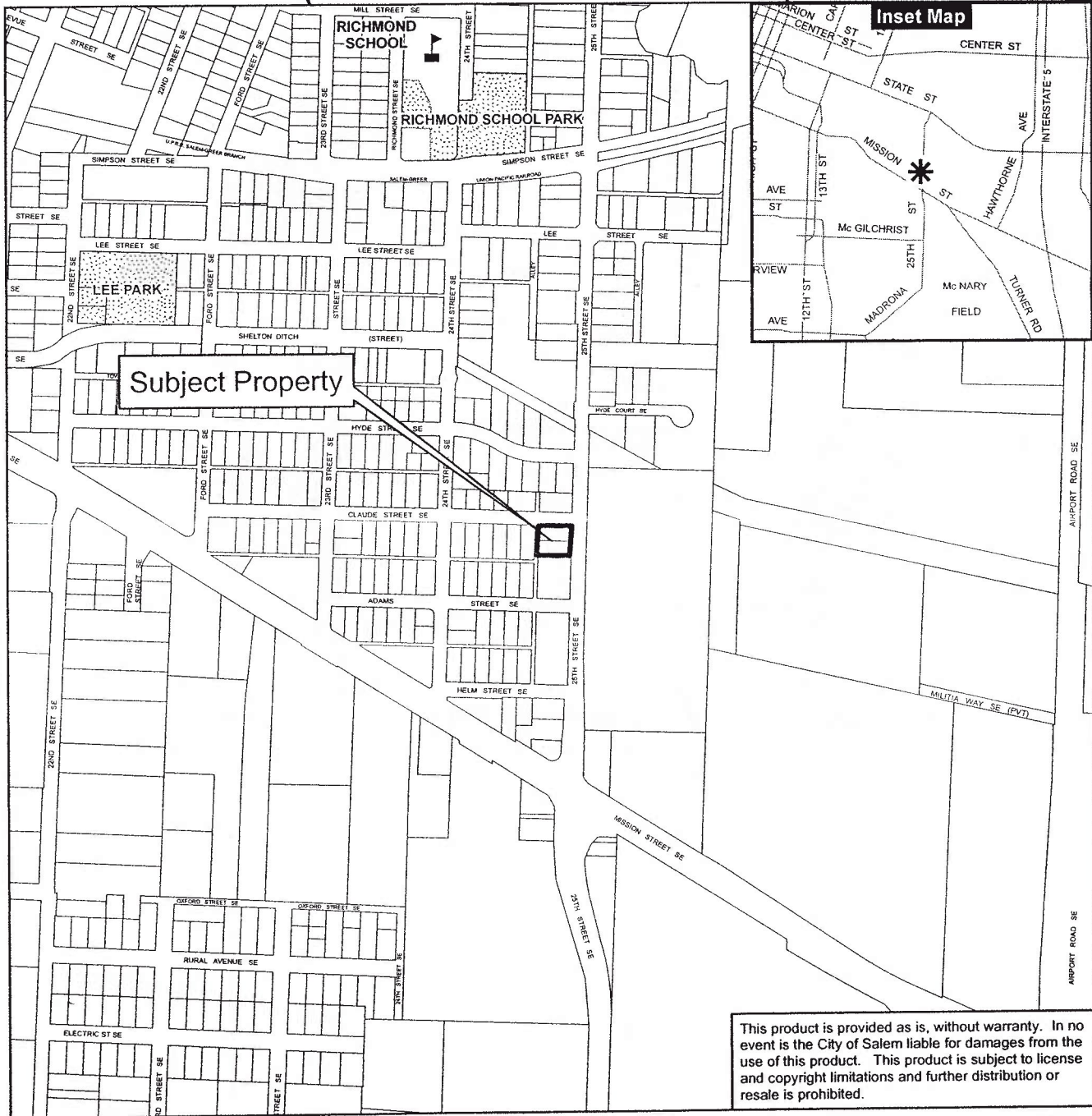
APPEAL PERIOD ENDS: June 21, 2007

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 7 No 0

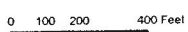
Vicinity Map 1000 Block of 25th Street SE (Taxlots 3200 and 3300)



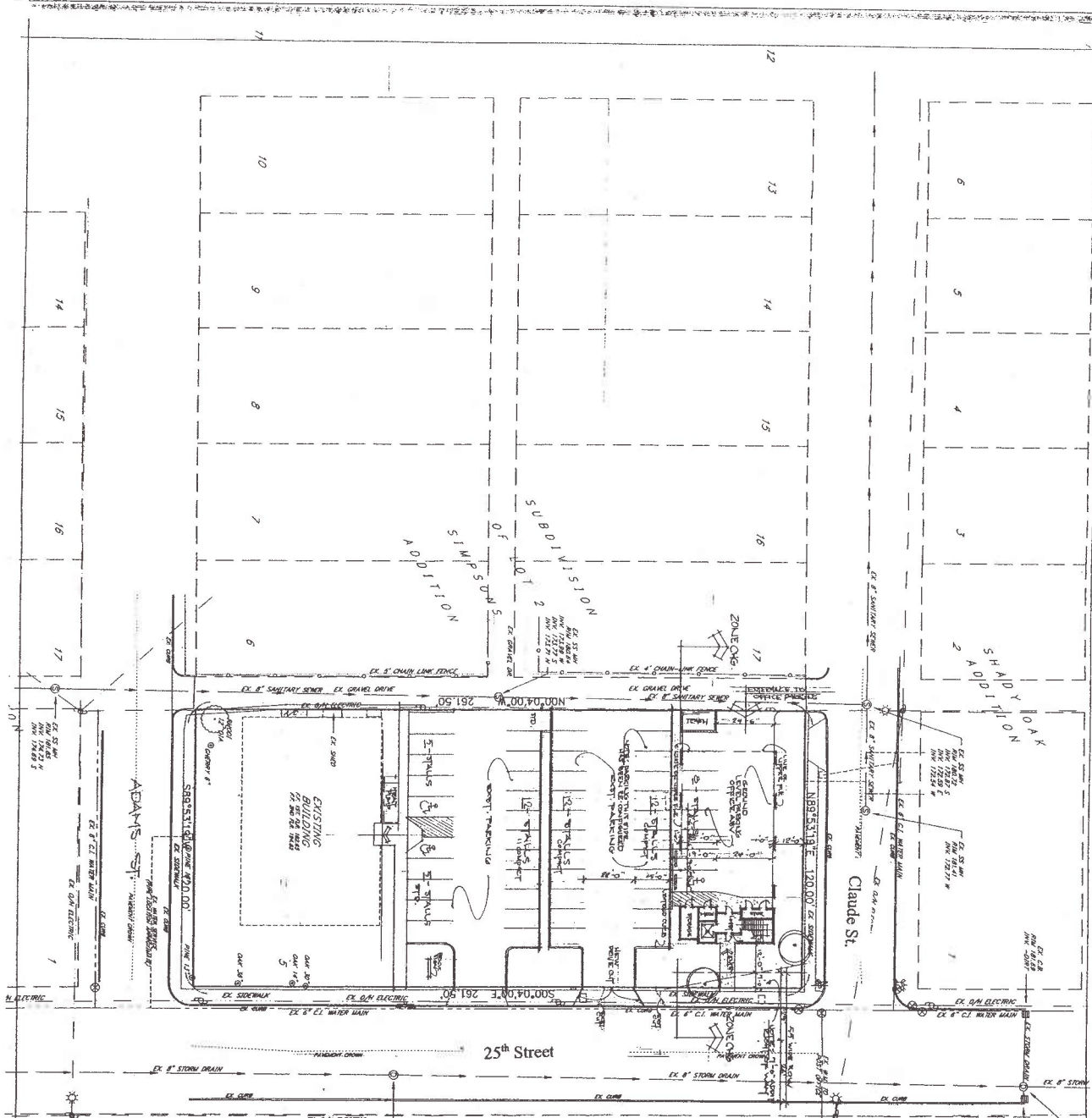
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Legend

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

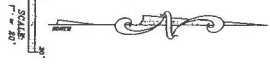


CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.



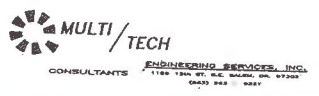
US POST OFFICE

SITE PLAN



- Proposed "New" 2-Story Office Building
 - Lower Floor: 5880 sqft
 - Upper Floor: 5270 sqft
 - Stair/Service & Parking Stalls
 - Office Space
 - Parking req'd: 3,957 sqft/350 = 11 stalls
- Existing 2-Story Office Building
 - Lower Floor: 5270 sqft
 - Upper Floor: 5270 sqft
 - Parking req'd: 10,540 sqft/350 = 30 stalls
- 54 Total Stalls Parking:
 - 10 Standard stalls
 - 38 Compact
 - 3 Handicapped

Proposed:
COMP PLAN/ZONE CHANGE
 for: **NEW OFFICE BUILDING, Salem, OR**



CERTIFICATION OF MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Judy Copeland, do hereby certify that I, on the 6th day of June 2007 caused to be sent interoffice to the Department of Land Conservation and Development Notice of Adoption for Comprehensive Plan Change/Zone Change 07-2

A copy of which is filed in the case file.

DATED at Salem, Oregon, this 6th day of June 2007



Judy Copeland, Staff Assistant