

NOTICE PUBLIC HEARING AFFECTING THIS AREA

Subdivision/Adjustment 20-001

PURPOSE OF HEARING: to receive testimony on a request to appeal the Planning Commissions denial of an application to subdivide a 21,700 square foot parcel into seven lots, with an adjustment to reduce the minimum lot width, in a RM (Multiple-Family Residential) zone located at 4165 and 4167 Lancaster Drive NE, Salem (T7S; R2W; Section 7BC; tax lot 700).

APPLICANTS: Progressive Design

DATE AND TIME OF HEARING: July 29, 2020; 9:30 a.m.

LOCATION OF HEARING: Senator Hearing Room, 1st floor, Courthouse Square Building, 555 Court St. NE, Salem

HOW TO PARTICIPATE: Any interested person (or representative) wishing to provide comments or testimony may attend the hearing, subject to any COVID-19 protocols, or pre-register to comment or testify during the hearing by phone. Anyone wishing to testify over the phone must pre-register on the following website: <https://apps.co.marion.or.us/PublicHearingsRegistration/> no later than 4:00 pm on Tuesday, June 23, 2020. Hearings can be streamed at:

<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>

When it is time to testify, registrants will be called and their testimony heard. Written comments or testimony may be submitted prior to the hearing via US Mail or by email at: planning@co.marion.or.us and must be received at the Planning Division office by 5:00 p.m. the day before this public hearing. The application, documents and applicable criteria are available for review at no cost and copies are available. The staff report will be available at least 7 days prior to the hearing and can be viewed on the Planning Division website at: <http://www.co.marion.or.us/PW/Planning/Pages/PublicHearings.aspx>

After the close of the hearing the Board of Commissioners may approve or deny the application, may remand to the Hearings Officer or the Planning Director, or approve a modified proposal. Interested persons should become involved in the decision making process. Failure to raise an issue, in person or by letter, or failure to provide sufficient specificity to afford the Board of Commissioners an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. Notice to mortgagee, lienholder, vendor, or seller: ORS CHAPTER 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

LAND USE DECISION CRITERIA: The criteria upon which the decision on this application will be based include:

Marion County Urban Zone:

- Chapter 16.04 Multiple Family Residential Zone
- Chapter 16.26.080 Zero Side Yard Dwelling Units
- Chapter 16.33 (Subdivision and Partition)
- Chapter 16.41 (Adjustment)

Oregon Revised Statutes:

- 197.195 Limited land use decision; procedures
- 197.307 Effect of need for certain housing in urban growth areas; approval standards for certain residential development; placement standards for approval of manufactured dwellings
- 197.522 local government to approve subdivision, partition or construction; conditions

For information regarding this application contact Joe Fennimore, Principal Planner; gfennimore@co.marion.or.us; Marion County Planning Division; (503) 588-5038; 5155 Silverton Rd. NE, Salem OR 97305

NOTE: The scheduling of a hearing and the mailing of this notice should not be construed in any way as a determination that the application has been deemed complete under the provisions of ORS 215.428.

In order to accommodate persons with physical impairments, please notify the Planning Division of any accommodations you may need as far in advance of the hearing as possible.