

# NOTICE OF DECISION

PLANNING DIVISION  
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*Si necesita ayuda para comprender esta información, por favor llame  
503-588-6173.*

## RECOMMENDATION OF THE PLANNING COMMISSION

COMPREHENSIVE PLAN MAP AMENDMENT / ZONE CHANGE / CLASS 2 SITE  
PLAN REVIEW CASE NO. CPC-ZC-SPR16-07

APPLICATION NOS.: 16-112323-ZO, 16-112325-ZO & 16-112326-RP

NOTICE OF RECOMMENDATION MAILING DATE: SEPTEMBER 13, 2016

**APPLICATION SUMMARY:** A proposed Comprehensive Plan Change to Parks, Open Space and Outdoor Recreation, a Zone Change to PA (Public Amusement) and a change of use from Salem Tennis and Swim Club, a non-profit Recreational and Cultural Community Services use, to a Commercial Entertainment Indoor/Outdoor use.

**REQUEST:** A consolidated application for a Comprehensive Plan Change, Zone Change, and Site Plan Review for a change of use from a non-profit Recreational and Cultural Community Services use to a Commercial Entertainment Indoor/Outdoor use. The application includes the following:

- 1) A Comprehensive Plan Change from Single Family Residential to Parks, Open Space and Outdoor Recreation;
- 2) A Zone Change from RS (Single Family Residential) to PA (Public Amusement);
- 3) A Class 3 Site Plan Review for the change of use and site improvements including a temporary bubble cover over three outside tennis courts, new pickle ball courts, installation of a gazebo and splash pad and a new entry way addition approximately 800 square feet in size.

The subject property is approximately 5.16 acres in size, zoned RS (Single Family Residential), and located at 4318 Lone Oak Road SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W10BC / 02400 and 02500).

**APPLICANT:** AD IN LLC (CRAIG HORN)

**LOCATION:** 4318 LONE OAK RD SE / 97302

**CRITERIA:** Salem Revised Code 64.025(e)(2)

**FINDINGS:** Pursuant to ORS 197.010(1), an amendment to the Comprehensive Plan Map must be approved by the City Council. Accordingly, upon hearing evidence presented at the public hearing, the Planning Commission may forward a recommendation to the City Council on the Comprehensive Plan Map Change and approve or deny the associated applications contingent on the City Council's decision on the Comprehensive Plan Map Change.

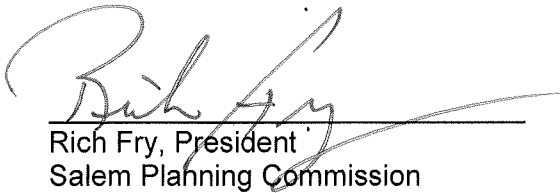
The Planning Commission hereby adopts as its findings of fact for the Comprehensive Plan Map Amendment in the staff report on this matter dated September 6, 2016, herewith attached and by this reference incorporated herein.

**RECOMMENDATION:** Based upon the foregoing findings and conclusions, the

Planning Commission RECOMMENDS to City Council to approve the Minor Comprehensive Plan Map Amendment to change the designation of the subject property from "Single Family Residential" to "Parks, Open Space and Outdoor Recreation" for property is approximately 5.16 acres in size, zoned RS (Single Family Residential), and located at 4318 Lone Oak Road SE – 97302 (Marion County Assessor's map and tax lot numbers: 083W10BC / 02400 and 02500).

**VOTE:**

**Yes 7      No 0      Absent 1 (Palmateer)      Abstained 1 (Griggs)**



Rich Fry, President  
Salem Planning Commission

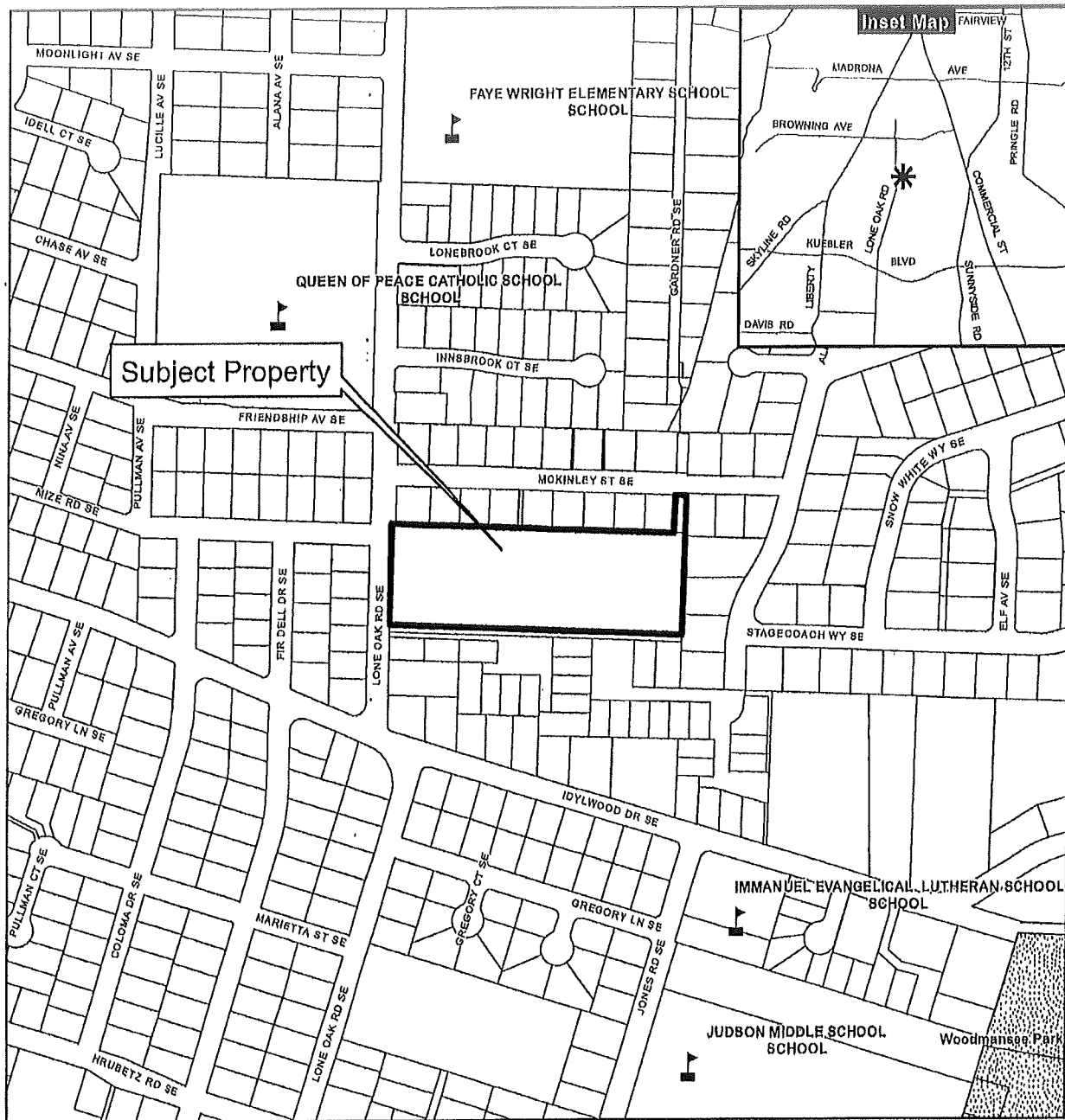
The City Council may proceed with adoption of an ordinance, hold a public hearing to receive additional evidence and testimony or refer the proposal back to the Planning Commission for additional deliberation on the proposal.

The City Council will make a final decision on the proposal. The appeal of the Council decision would be to the Oregon Land Use Board of Appeals. The appeal period is 21 days from the mailing date of the Council decision.

The case file and copies of the staff report are available upon request at Room 305, Civic Center, 555 Liberty St SE, Salem during city business hours, 8:00 a.m. to 5:00 p.m. Contact Aaron Panko, Case Manager at 503-540-2356 or [apanko@cityofsalem.net](mailto:apanko@cityofsalem.net) to review the case file.

**<http://www.cityofsalem.net/planning>**

# Vicinity Map 4318 Lone Oak Road SE



## Legend

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

Parks

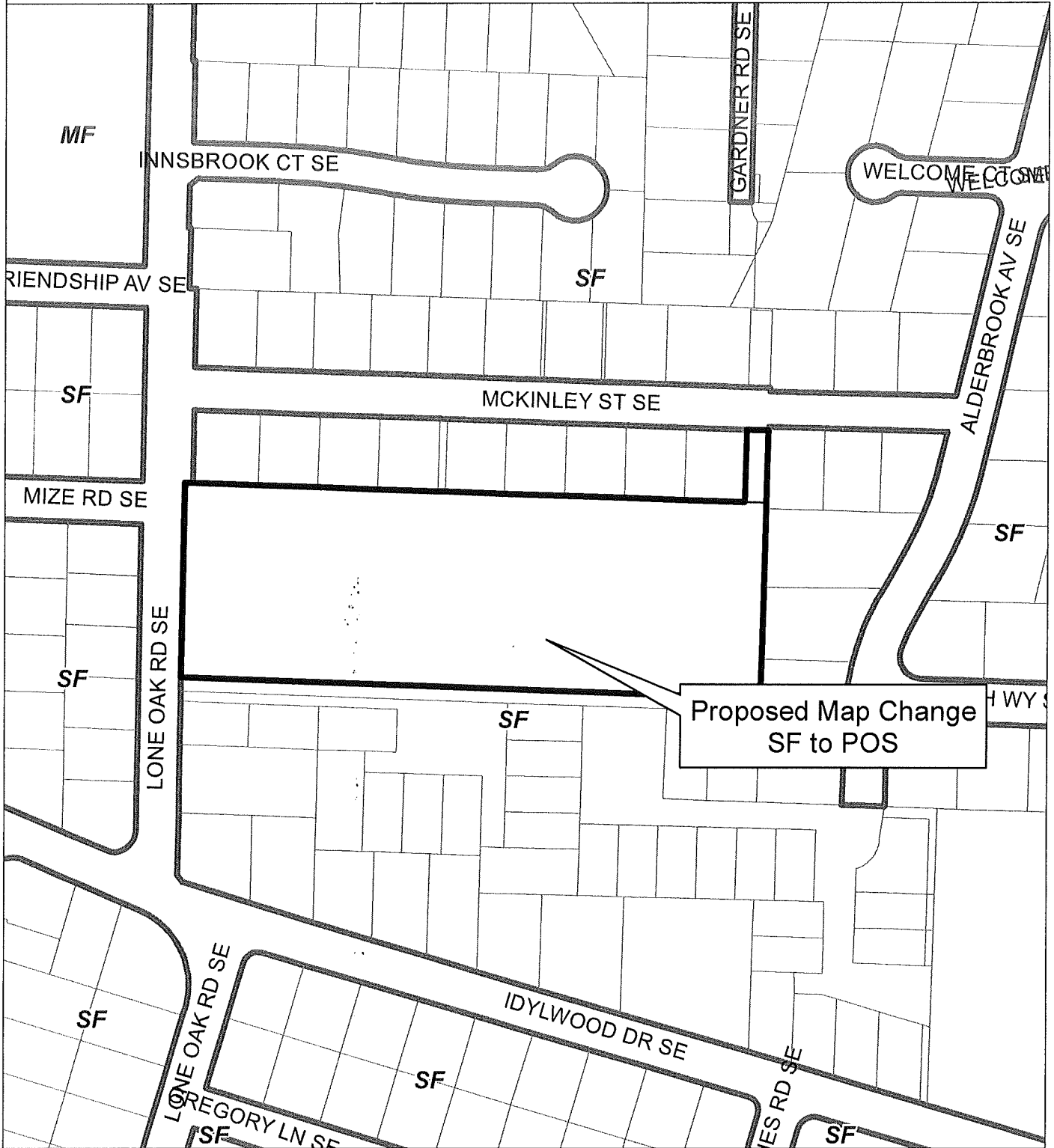
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Community Development Dept.

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# Comprehensive Plan Map - 4318 Lone Oak Road SE



## Legend

- |                           |         |
|---------------------------|---------|
| Comprehensive Plan        | Taxlots |
| Urban Growth Boundary     | Parks   |
| Outside Salem City Limits | Schools |

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