



Staff Report

File #: 22-440

Version: 1

Date: 9/26/2022

Item #: 7.1a.

TO: Mayor and City Council

THROUGH: Keith Stahley, City Manager

FROM: Norman Wright, Community Development Director

SUBJECT:

Annexation of Territory Located at 4650 & 4680 Hazelgreen Road NE and land adjacent (Annexation Case No. C-749)

Ward(s): 5

Councilor(s): Gonzalez

Neighborhood(s): Northgate

Result Area(s): Good Governance; Safe Community; Safe, Reliable and Efficient Infrastructure.

SUMMARY:

An annexation of territory approximately 16.06 acres in size located at 4650 & 4680 Hazelgreen Road NE including a change in the Comprehensive Plan map designation to "Mixed Use" and concurrent change in zoning MU-I (Mixed Use-I) for 1.8 acres of the territory and the application of City of Salem RM-II (Multiple Family Residential II) zoning for the remaining 13.7 acres.

ISSUE:

Shall City Council advance Ordinance Bill No. 20-22 approving annexation, changing the Salem Area Comprehensive Plan map designation for 1.8 acres of the territory, applying City zoning, and approving withdrawal from Marion County Fire District #1 for a 16.06-acre territory located at 4650 & 4680 Hazelgreen Road NE and land adjacent to second reading for enactment?

RECOMMENDATION:

Advance Ordinance Bill No. 20-22 approving annexation, changing the Salem Area Comprehensive Plan map designation for 1.8 acres of the territory, applying City zoning, and approving withdrawal from Marion County Fire District #1 for a 16.06-acre territory located at 4650 & 4680 Hazelgreen Road NE and land adjacent to second reading for enactment.

FACTS AND FINDINGS:

On September 22, 2020, Brandie Dalton of Multi/Tech filed an application on behalf of the applicant, I and E Construction (Karl Ivanov) and property owner, Arnes Trust (Arne C Gjonnes, Beverly Gjonnes) and Michael Sublett for a 16.06-acre property at 4680 Hazelgreen Road NE (Marion County Assessor Map 062W32C / 000500 and 000400), filed an application for annexation and paid the filing fee. After additional requested information was provided by the applicant, the application was deemed complete for processing on February 5, 2021.

The facts and findings supporting the annexation, comprehensive plan designation, zoning designation, and withdrawal from the district can be found in Ordinance No. 20-22 (Attachment 2).

BACKGROUND:

Council held a public hearing on the petition on September 12, 2022. No testimony in opposition to the annexation was received. Council closed the public hearing, conducted deliberations, and approved the annexation. The Council adopted a corrected Order No. 2022-14 ANX on September 26, 2022.

Liz Olmstead
Planner III

Attachments:

1. Vicinity Map
2. Ordinance Bill No. 20-22
3. Exhibit A - Territory Legal Description and Map