

**BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON**

In the Matter of the
Application of:
LuckyJun, LLC

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Case No. ZC25-003

AN ADMINISTRATIVE ORDINANCE

ORDINANCE NO. 1483

THE MARION COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS AS
FOLLOWS:

SECTION I. Purpose

This matter comes before the Marion County Board of Commissioners ("Board") on the application of LuckyJun, LLC to change the zone from RM (Multi-Family Residential) to CR (Commercial Retail) on a 0.21-acre portion of a 0.53-acre parcel located at 193 Lancaster Dr NE, Salem (T7S; R2W; Section 30CC; Tax lot 100).

SECTION II. Procedural History

The Marion County Hearings Officer held a duly noticed public hearing on August 7, 2025, and on August 20, 2025, issued a decision to approve the application. Official notice was taken of the Planning Division file and the Hearings Officer's decision. The Board has considered all the evidence in the record, all arguments of the parties and is otherwise fully advised in the premises.

SECTION III. Adoption of Findings and Conclusion

After careful consideration of all facts and evidence in the record, the Board adopts as its own the Findings of Fact and Additional Findings of Fact and Conclusions of Law contained in Section V and VI of the Hearings Officer's decision dated August 20, 2025 contained in Exhibit A, attached hereto, and by this reference incorporated herein.

SECTION IV. Action

The requested zone change from RM (Multi-Family Residential) to CR (Commercial Retail) on a 0.21-acre portion of a 0.53-acre parcel is hereby **GRANTED**, subject to conditions identified in Exhibit A, attached hereto, and by this reference incorporated herein.

The property rezoned by this Ordinance is identified on a map in Exhibit B, attached hereto and by this reference incorporated herein. The Official Marion County Zoning Map shall be changed pursuant to Marion County Code Section 16.01.040 to reflect the new zoning subject to conditions identified in Exhibit A, attached hereto, and by this reference incorporated herein.

SECTION V. Effective Date

Pursuant to Chapter 1.10 of the Marion County Code, this is an Administrative Ordinance and shall take effect 21 days after the adoption and final signatures of the Marion County Board of Commissioners.

SIGNED and FINALIZED this 24th day of September, 2025, at Salem, Oregon.

MARION COUNTY BOARD OF COMMISSIONERS



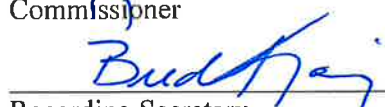
Chair



Commissioner



Commissioner



Recording Secretary

JUDICIAL NOTICE

Oregon Revised Statutes, Chapter 197.830, provides that land use decisions may be reviewed by the Land Use Board of Appeals by filing a notice of intent to appeal within 21 days from the date this Ordinance becomes final.