

BEFORE THE CITY COUNCIL OF THE CITY OF SALEM

IN THE MATTER OF APPROVAL OF)	ORDER NO. 2022-X-SUB-
PHASED SUBDIVISION TENTATIVE)	UGA-ADJ22-01
PLAN, URBAN GROWTH AREA)	PHASED SUBDIVISION
PRELIMINARY DECLARATION, AND)	TENTATIVE PLAN, URBAN
CLASS 2 ADJUSTMENT CASE NO.)	GROWTH AREA PRELIMINARY
SUB-UGA-ADJ22-01)	DECLARATION, CLASS 2
)	ADJUSTMENT
2725 ROBINS LANE SE - 97306)	CASE NO. SUB-UGA-ADJ 22-01

This matter coming regularly for hearing before the City Council, at its May 9, 2022 meeting, and the City Council, having received evidence and heard testimony, makes the following findings, and adopts the following order affirming the decision of the Planning Administrator in Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration, and Class 2 Adjustment Case No. SUB-UGA-ADJ22-01, and approving the application.

PROCEDURAL FINDINGS:

- (a) On November 4, 2021, a consolidated application for a Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration and Class 2 Adjustment was filed for a proposal to divide approximately 41.62 acres located at 2527 Robins Lane SE (Attachment 1) into 178 single family lots in three phases of development.
- (b) After receiving missing information, the consolidated application was deemed complete for processing on January 13, 2022. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on January 13, 2022, and public notice was posted on the subject property on January 14, 2022 pursuant to SRC 300.520(b)(2).
- (c) On February 22, 2022 the 120-day state-mandated local decision deadline was extended by the applicant from May 13, 2022 to June 12, 2022.
- (d) On March 14, 2022 the Planning Administrator issued a decision approving the 178-lot Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration and Class 2 Adjustment.
- (e) At the March 28, 2022 regularly scheduled meeting, the City Council voted to initiate review of the Planning Administrator's decision.
- (f) On March 25, 2022, the City Council held a public hearing and received public testimony. The public hearing was closed and the City Council conducted deliberations and voted to affirm the Planning Administrator's decision approving Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration, and Class 2 Adjustment Case No. SUB-UGA-ADJ22-01.

SUBSTANTIVE FINDINGS:

The City Council adopts the following as findings for this decision:

- (a)** The Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration, and Class 2 Adjustment collective application to develop approximately 41.62 acres into 178 lots, as proposed and conditioned, meets the approval criteria set forth in SRC 205.015(d), SRC 200.025(e), and SRC 250.005(d)(2).
- (b)** The Planning Administrator’s March 14, 2022 decision approving the applications is based on the collective application meeting the approval criteria set forth in SRC 205.015(d), SRC 200.025(e), and SRC 250.005(d)(2).
- (c)** The facts and findings, attached hereto as exhibit 1, are incorporated to this decision as set forth herein.

NOW, THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF SALEM, OREGON:

Section 1. The City Council affirms the decision of the Planning Administrator and APPROVES Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration, Class 2 Adjustment Case No. SUB-UGA-ADJ22-01.

Section 2. This order constitutes the final land use decision and any appeal must be filed with the Oregon Land Use Board of Appeals within 21 days of the date that notice of this decision is mailed to persons with standing to appeal.

Exhibit 1: Facts and Findings for SUB-UGA-ADJ22-01

ADOPTED by the City Council this 9th day of May 2022.

ATTEST:

City Recorder

Checked by: Aaron Panko