

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

AMENDMENT TO URBAN GROWTH PRELIMINARY DECLARATION
CASE NO.: SUB-UGA17-01MOD1

APPLICATION NO. : 17-122655-LD

NOTICE OF DECISION DATE: FEBRUARY 14, 2018

SUMMARY: A request for an amendment to a previously approved Urban Growth Preliminary Declaration, Case No. SUB-UGA 17-01.

REQUEST: An amendment to a previously approved Urban Growth Preliminary Declaration to modify water service conditions of approval contained in SUB-UGA 17-01, for property approximately 2.09 acres in size, zoned RS (Single Family Residential), and located at the 3800 Block of Illahe Hill Road S - 97302 (Marion County Assessor's Map and Tax Lot number: 083W06C / 00500).

APPLICANT: Trademark Enterprises LLC

LOCATION: 4800 Block of Illahe Hill Road SE / 97302

CRITERIA: Salem Revised Code (SRC) Chapter 200.030 Amendment to Urban Growth Area Preliminary Declaration

FINDINGS: The findings are in the attached Decision dated February 14, 2018.

DECISION: The Planning Administrator **APPROVED** Urban Growth Preliminary Declaration SUB-UGA17-01MOD1 subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following condition of approval:

Condition 1: Condition 7 from SUB-UGA17-01 shall be amended to read:

7. Construct the following water system improvements: (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from County Club Road S to the west line of the subject property; and (c) a 12-inch main and pressure reducing valve connecting the S-1 and G-0 water systems.

The rights granted by this decision for Amendment to Urban Growth Preliminary Declaration Case No. SUB-UGA17-01MOD1 must be exercised, or an extension granted, by March 2, 2020 or this approval shall be null and void.

Application Deemed Complete:	<u>December 20, 2017</u>
Notice of Decision Mailing Date:	<u>February 14, 2018</u>
Decision Effective Date:	<u>March 2, 2018</u>
State Mandated Decision Date:	<u>April 19, 2018</u>

Case Manager: Aaron Panko, APanko@cityofsalem.net

This decision is final unless written appeal from a party with standing to appeal, along with the appeal fee, is received by the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem, OR 97301, not later than **Thursday, March 1, 2018, 5:00 PM**. The notice of appeal must contain the information required by SRC 300.1020. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The Salem City Council will review the appeal at a public hearing. The City Council may amend, rescind, or affirm the action or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**AMENDMENT OF URBAN GROWTH PRELIMINARY DECLARATION
CASE NO. SUB-UGA17-01MOD1
DECISION**

IN THE MATTER OF APPROVAL OF) AMENDMENT TO URBAN GROWTH
AMENDMENT TO URBAN GROWTH) PRELIMINARY DECLARATION
PRELIMINARY DECLARATION)
CASE NO. SUB-UGA17-01MOD1)
4800 BLOCK OF ILLAHE HILL)
ROAD SE - 97302) FEBRUARY 14, 2018

In the matter of the application to amend a previously approved Urban Growth Preliminary Declaration submitted by Richard Walker, AKS Engineering and Forestry on behalf of the applicant, Mark Farrow, Trademark Enterprises, LLC, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A request for an amendment to a previously approved Urban Growth Preliminary Declaration, Case No. SUB-UGA 17-01.

An amendment to a previously approved Urban Growth Preliminary Declaration to modify water service conditions of approval contained in SUB-UGA 17-01, for property approximately 2.09 acres in size, zoned RS (Single Family Residential), and located at the 3800 Block of Illahe Hill Road S - 97302 (Marion County Assessor's Map and Tax Lot number: 083W06C / 00500).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this staff report (Attachment A).

DECISION

APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following condition of approval:

Condition 1: Condition 7 from SUB-UGA17-01 shall be amended to read:

7. Construct the following water system improvements: (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from County Club Road S to the

west line of the subject property; and (c) a 12-inch main and pressure reducing valve connecting the S-1 and G-0 water systems.

FINDINGS

1. Modification of Urban Growth Preliminary Declaration Applicability

A change to the list of required projects, timing, or phasing of an Urban Growth Preliminary Declaration shall be made by an amendment as provided by SRC Chapter 200.030.

2. Background

On November 22, 2017 an application to amend a previously approved Urban Growth Preliminary Declaration approval (SUB-UGA17-01) was filed for the subject property. The application was deemed complete for processing on December 20, 2017. The applicant's UGA Amendment request is included as Attachment B.

Neighborhood and Citizen Comments:

Notice of the application was sent to the Southwest Association of Neighbors (SWAN) and all property owners of record within 250 feet of the subject property. No comments were received from SWAN or surrounding property owners.

City Department Comments:

The Public Works Department reviewed the proposal and provided a memo which is included as Attachment C.

The Fire Department has reviewed the proposal and indicated that fire hydrants are required per the Fire Code. Fire Department Access shall be to City standards for public streets. If private, the street shall comply with the Fire Code.

Public Agency Comments:

Salem Keizer Public Schools has reviewed the proposal and provided a letter in response which is included as Attachment D.

3. Analysis of Amendment to Urban Growth Preliminary Declaration Approval Criteria

SRC 200.030(d) states that an amendment to an Urban Growth Preliminary Declaration shall be granted if:

- (1) A change in the circumstances has occurred which has the effect of making the list of required public facilities inappropriate or inadequate.
- (2) The proposed amendment does not simply reduce the developer's cost by shifting construction to later phases or to another developer or the public, unless the benefits received by such other developer and the public are significantly increase.
- (3) The change does not result in a development that does not otherwise meet all requirements of this Chapter.

Criterion 1:

A change in the circumstances has occurred which has the effect of making the list of required public facilities inappropriate or inadequate.

Finding: On January 8, 2018, the City Council approved two agenda items related to water system improvements planned for the Illahe area of south Salem: (1) a Mid-Year Project Request for Water System Improvements on Country Club Drive S and Illahe Hill Road S; and (2) Amendments to the Water System Development Charges Eligible Project List under Resolution 2018-3. These City Council actions modified the *Water System Master Plan* improvements being provided to serve the subject property. The conditions of approval implement the water system modifications as approved by City Council.

Criterion 2:

The proposed amendment does not simply reduce the developer's costs by shifting construction to later phases or to another developer or the public, unless the benefits received by such other developer and the public are significantly increased.

Finding: The modifications approved by City Council reduce overall costs to the water system by eliminating the need for a localized water booster pump facility as proposed in the original Preliminary Declaration. The amended decision is not based on a reduction to the developer's cost or a shift of phases. The water system improvements will be constructed by the developer in accordance with the modified conditions of approval.

Criterion 3:

The change does not result in a development that does not otherwise meet all requirements of this Chapter.

Finding: The modification and proposed amendment is consistent with the *Water System Master Plan* improvements approved by City Council on January 8, 2018, and meets all requirements of this chapter as further described below:

SRC 200.070 – Standards for Water Improvements

The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities. The subject property is located within the S-1 water service level area; however, an off-site water main extension is required to link the subject property to S-1 water facilities.

Pursuant to Water System Master Plan improvements approved by City Council on January 8, 2018, the following water system improvements are required to serve the proposed development (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from County Club Road S to the west line of the subject property; and (c) a 12-inch main and

pressure reducing valve connecting the S-1 and G-0 water systems. The required improvements are fully eligible for SDC reimbursement.

Condition 1: Condition 7 from SUB-UGA17-01 shall be amended to read:

7. Construct the following water system improvements: (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from County Club Road S to the west line of the subject property; and (c) a 12-inch main and pressure reducing valve connecting the S-1 and G-0 water systems.
4. Based upon review of SRC Chapter 200, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the request to amend a previous Urban Growth Area Preliminary Declaration decision complies with the requirements for an affirmative decision.

ORDER

Final approval of Urban Growth Preliminary Declaration Case No. SUB-UGA17-01MOD1 is hereby GRANTED subject to SRC Chapter 200, the applicable standards of the Salem Revised Code and the following conditions which amend condition 7 of SUB-UGA17-01 as follows:

Condition 1: Condition 7 from SUB-UGA17-01 shall be amended to read:

7. Construct the following water system improvements: (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from County Club Road S to the west line of the subject property; and (c) a 12-inch main and pressure reducing valve connecting the S-1 and G-0 water systems.



Aaron Panko,
Planning Administrator Designee

Prepared by Aaron Panko, Planner III

Attachments:

- A. Vicinity Map
- B. Applicant's UGA Amendment Request
- C. Public Works Memo
- D. Salem Keizer Public Schools Letter

Application Deemed Complete: December 20, 2017
Notice of Decision Mailing Date: February 14, 2018
Decision Effective Date: March 2, 2018
State Mandated Decision Date: April 19, 2018

The rights granted by this decision for Amendment to Urban Growth Preliminary Declaration Case No. SUB-UGA17-01MOD1 must be exercised, or an extension granted, by **March 2, 2020** or this approval shall be null and void.

This decision is final unless written appeal from a party with standing to appeal, along with the appeal fee, is received by the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem, OR 97301, not later than **Thursday, March 1, 2018, 5:00 PM.** The notice of appeal must contain the information required by SRC 300.1020. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The Salem City Council will review the appeal at a public hearing. The City Council may amend, rescind, or affirm the action or refer the matter to staff for additional information.

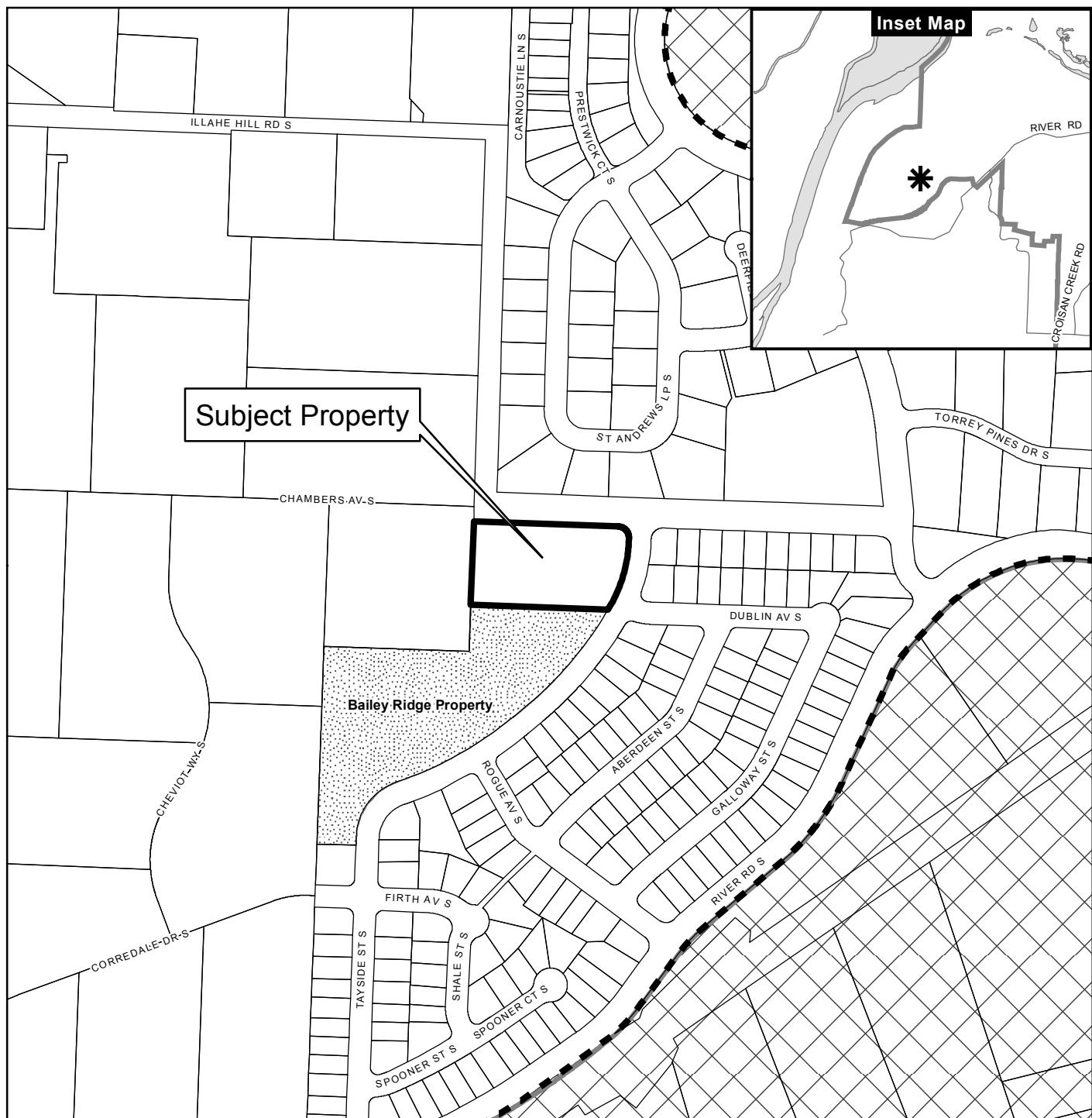
<http://www.cityofsalem.net/planning>

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Vicinity Map

3800 Block of Illahe Hill Road S

083W06C00500

**Legend**

- Taxlots
- Urban Growth Boundary
- City Limits

- Outside Salem City Limits
- Historic District
- Schools



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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Urban Growth Area Preliminary Declaration Amendment

Date: November 21, 2017

Submitted to: City of Salem
Community Development Department
555 Liberty Street SE, Room 305
Salem, OR 97301

Applicant: Trademark Enterprises, LLC
PO Box 5248
Salem, OR 97304



AKS
ENGINEERING & FORESTRY

4300 Cherry Avenue NE
Keizer, OR 97303
(503) 400-6028

Table of Contents

I. Executive Summary	2
II. Site Description/Setting	2
III. Applicable Review Criteria.....	2
Salem Revised Code	2
Title X – Zoning.....	2
CHAPTER 200 URBAN GROWTH MANAGEMENT	2
200.030. Amendment to Urban Growth Preliminary Declaration.....	2
200.070. Standards for Water Improvements.....	4
CHAPTER 300 PROCEDURES FOR LAND USE APPLICATIONS AND LEGISLATIVE LAND USE PROPOSALS.....	4
300.510. Type II Applications.....	4
300.520. Type II Procedure	5
IV. Conclusion.....	5

Exhibits

Exhibit A: Development Plans

Exhibit B: Modification Application Forms

Exhibit C: Property Title Information

Exhibit D: Previous UGA Preliminary Declaration Approval (Case No. SUB-UGA17-01)

Urban Growth Area Preliminary Declaration Amendment

Submitted to:

City of Salem
Community Development Department
555 Liberty Street SE, Room 305
Salem, OR 97301

Applicant:

Trademark Enterprises, LLC
PO Box 5248
Salem, OR 97304

Property Owner:

Clear View II, LLC
7070 SW Baylor Street
Portland, OR 97223

Applicant's Consultant:

AKS Engineering & Forestry, LLC
4300 Cherry Avenue NE
Keizer, OR 97303
Contact: Richard Walker, PE (richardw@aks-eng.com)
Phone: (503) 400-6028 Fax: (503) 400-7722

Site Location:

Southwest of the intersection of Illahe Hill Road S and
Tayside Street S

Site Size:

± 2.09 Acres

Assessor's Tax Map:

083W06C Tax Lot 500

Land Use Districts:

RS (Single-Family Residential)

I. Executive Summary

Trademark Enterprises, LLC (Applicant) is submitting this application to amend a previously approved Urban Growth Preliminary Declaration, UGA Case No. SUB-UGA17-01, approved by the City of Salem Planning Administrator on April 27, 2017. The Notice of Decision prepared by the City is included in Exhibit D. This amendment will modify condition(s) of approval contained in UGA Case No. SUB-UGA17-01, related to water service.

This written narrative, together with the other documentation included in the application materials, establishes that the application complies with all applicable approval criteria. As detailed throughout the application, this documentation represents substantial evidence and provides the basis for approval by the City of Salem.

II. Site Description/Setting

The subject property is located in southwest Salem, at the intersection of Illahe Hill Road S and Tayside Street S. The subject site consists of a single tax lot zoned RS (Single-Family Residential). A survey commissioned by the applicant found the site area to be \pm 2.09 acres. The subject property generally slopes up from \pm 237 feet in elevation at the eastern boundary to \pm 258 feet at the western boundary.

Properties to the north and east are also zoned RS, have been subdivided, and contain single-family homes. The property to the south is an undeveloped City park (Bailey Ridge Property), zoned RS. The property to the west contains a single-family home on a large lot zoned RS. Further west, properties are zoned RA (Residential Agriculture) and contain single-family homes on large lots.

III. Applicable Review Criteria

SALEM REVISED CODE

Title X – Zoning

CHAPTER 200 URBAN GROWTH MANAGEMENT

200.030. Amendment to Urban Growth Preliminary Declaration.

- (a) **Applicability.** A change to the list of required projects, timing, or phasing of an Urban Growth Preliminary Declaration shall be made in the manner provided by this section.
- (b) **Procedure Type.** An amendment to an Urban Growth Preliminary Declaration is processed as a Type II procedure under SRC Chapter 300.

RESPONSE: This Urban Growth Preliminary Declaration Amendment application will be processed as a Type II procedure.

- (c) **Submittal Requirements.** In addition to the submittal requirements specified in SRC Chapter 300, an application to amend an Urban Growth Preliminary Declaration shall include:
 - (1) A copy of the Urban Growth Preliminary Declaration.
 - (2) A statement of the circumstances giving rise to the reason for the change.

RESPONSE: A copy of the Urban Growth Preliminary Declaration is provided in Exhibit D. This narrative includes a statement of the circumstances leading to the reason for the change. This criterion is met.

(d) Criteria. An amendment to an Urban Growth Preliminary Declaration shall be granted if:

(1) A change in the circumstances has occurred which has the effect of making the list of required public facilities inappropriate or inadequate.

RESPONSE: A change in the circumstances regarding the water service has occurred which has the effect of making the list of required public facilities inappropriate.

When the Urban Growth Preliminary Declaration was submitted, Case No. SUB-UGA17-01, the planned subdivision was determined to be within the S-1 water service level. At the time, there were no public water systems available for connection – or plans for public water systems to be available – at the S-1 service level near the subject property. An 8-inch and a 12-inch water main within the G-0 service level abut the property in Illahe Hill Road S and Tayside Street S, respectively. To serve the planned subdivision, the existing G-0 water main, located in Illahe Hill Road S, would have been extended to the subject site and a water booster pump facility, to be owned and maintained by the City of Salem, would have been required to provide domestic water service to the proposed 11-lots. City Staff's specific finding related to the Standards for Water Improvements, SRC 200.070, can be found on Page 19 of the Notice of Decision for Case No. SUB-UGA17-01, included in Exhibit D.

Based on the available services at the time the previous application was submitted, the conditions of approval included the construction of a public water booster pump station to serve the domestic water needs of the planned subdivision. The pump station was to be constructed pursuant to the Water System Master Plan policies and Public Works Design Standards, as determined by the Public Works Director.

Since the approval of the Urban Growth Preliminary Declaration, Case No. SUB-UGA17-01, the City of Salem has initiated plans to extend an S-1 water service main in Illahe Hill Road abutting the approved Illahe Forest Subdivision.

Because the City is planning for the extension of the S-1 water service main to the subject site, construction of a water booster pump facility is inappropriate and unnecessary. This criterion is met.

(2) The proposed amendment does not simply reduce the developer's costs by shifting construction to later phases or to another developer or the public, unless the benefits received by such other developer and the public are significantly increased.

RESPONSE: The changes proposed in this amendment will eliminate the need to construct a costly water booster pump facility, which is a cost reduction for the developer. These changes will also release the City from the costly maintenance of an unnecessary pump station. The City has initiated plans to upgrade water service in Illahe Hill Road, so this amendment does not shift construction of infrastructure to later phases, another developer, or the public. This criterion is met.

(3) The change does not result in a development that does not otherwise meet all requirements of this Chapter.

RESPONSE: The amendment of the Urban Growth Preliminary Declaration will allow the approved 11-lot subdivision to connect to the City water system via a new S-1 water main. The planned water connection will link to City water mains in a manner that will be consistent with the Water System Master Plan policies, as determined by the Public Works Director. The water system will be adequate to convey fire flows to serve the planned subdivision as specified in the Water Distribution Design Standards. The change does not result in a development that does not otherwise meet all requirements of this Chapter, as described below.

200.070. Standards for Water Improvements.

The proposed development shall be linked to existing adequate facilities by the construction of water distribution lines, reservoirs and pumping stations which connect to such existing water service facilities. Specific location, size and capacity of such facilities will be determined with reference to any one or combination of the following:

- (1) The Water Master Plan or
- (2) Specific engineering capacity studies approved by the Director of Public Works. With respect to facilities not shown in the master plan but necessary to link to adequate facilities, the location, size and capacity of such facilities to be constructed or linked to shall be determined by the Director of Public Works. Temporary water facilities, including pumping stations and reservoirs, will be permitted only if the temporary facilities include all facilities necessary for transition to permanent facilities, and are approved by the Director of Public Works. Design, construction and material standards shall be as specified by the Public Works Design Standards for the construction of all such public water facilities in the City.

RESPONSE: The Applicant plans to connect to a city water main that is planned to be extended from River Road S, up Country Club Road S, and down Illahe Hill Road S abutting the subject property. The Illahe S-1 Master Plan Improvement Recommendation, prepared by the City of Salem, is included in Exhibit A. As shown on the plan, the subdivision and each individual lot will be served by City utilities designed and constructed according to the applicable provisions of the Salem Revised Code and Public Works Design Standards.

CHAPTER 300 PROCEDURES FOR LAND USE APPLICATIONS AND LEGISLATIVE LAND USE PROPOSALS

300.510. Type II Applications.

The following land use actions are Type II applications: The following land use actions are Type II applications:

- (a) Those identified in Table 300-2 as Type II applications;
- (b) Those identified in the UDC as Type II applications; or
- (c) Those identified by the Planning Administrator as Type II applications based upon the guidelines for classification of applications under SRC 300.100(c).

RESPONSE: Section 200.030 of the Salem Revised Code states: amendments to Urban Growth Preliminary Declarations are processed using the Type II procedures.

300.520. Type II Procedure

(a) Application Requirements.

- (1) Application Form.** Type II applications shall be made on forms provided by the Planning Administrator.
- (2) Submittal Requirements.** Type II applications shall include the information required under SRC 300.210.

RESPONSE: Section 300.210 of the Salem Revised Code indicates what information must be submitted with Type II land use applications. The following is a summary of the list included in Section 300.210:

1. Completed application form;
2. Recorded deed/land sales contract with legal description;
3. Information regarding potential conflicts of interest, if applicable;
4. Pre-application conference written summary, if a pre-application conference was required;
5. Written narrative addressing applicable approval criteria;
6. Additional information required under the UDC;
7. Additional information required as determined by the Planning Administrator;
8. Payment of the applicable application fee

The required information, as applicable, is included with this application submittal. The Applicant is not aware of any conflicts of interest related to this amendment application. A pre-application conference was not required for this application. This document will serve as the written narrative and addresses each of the applicable approval criteria in enough detail for City staff to approve the application. This application includes the appropriate application fee, payable to the City of Salem. These criteria are met.

(***)

(g) Expiration of Approval. Approval of a Type II application expires automatically as provided by SRC 300.850(a).

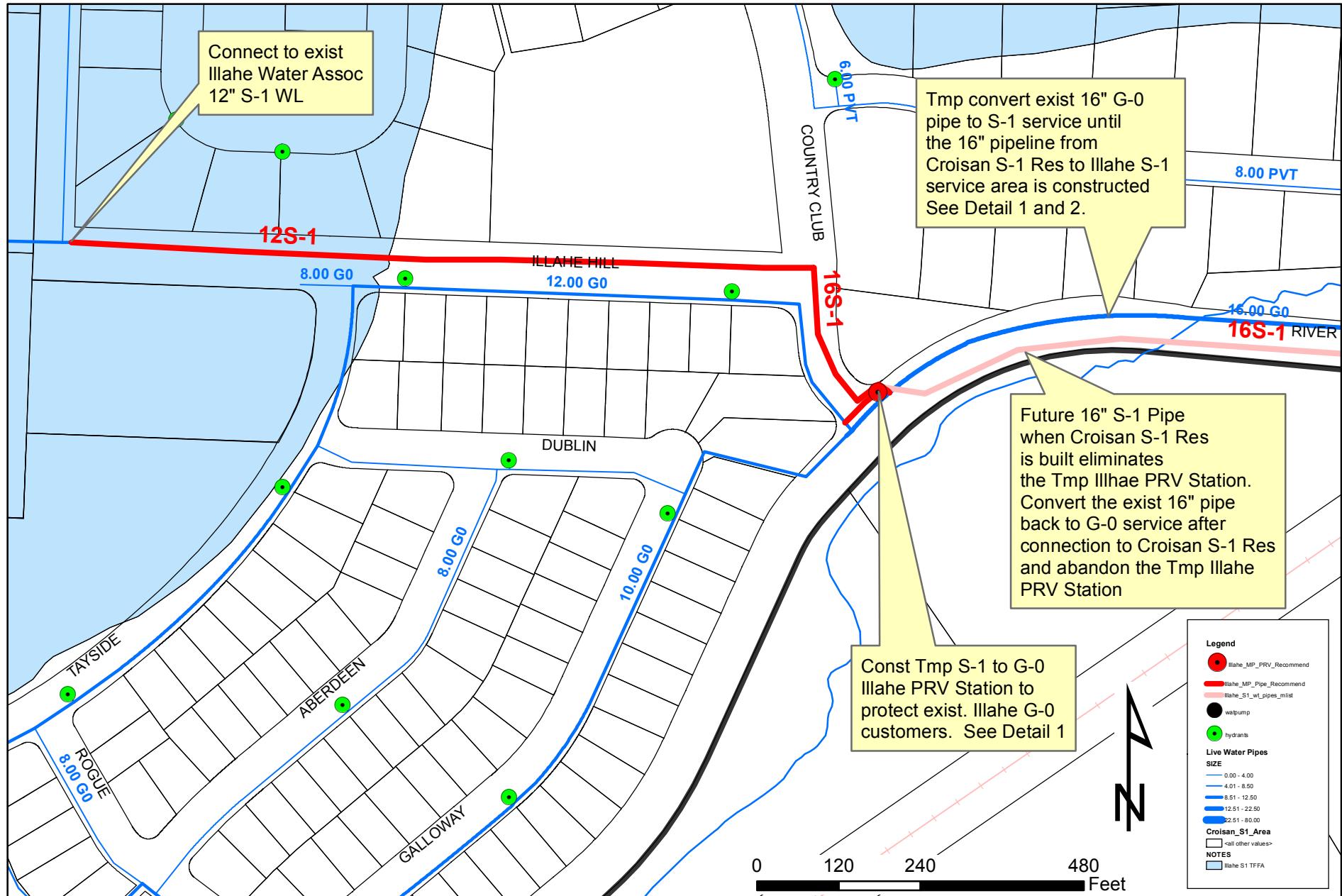
RESPONSE: Table 300-3 Extensions and Approvals indicates the approval of this application will automatically expire after 2 years. However, two extensions of 2 years (a total of 4 years) may be granted.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate the application is consistent with the applicable provisions of the City of Salem Revised Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests the City approve this Urban Growth Preliminary Declaration Amendment.



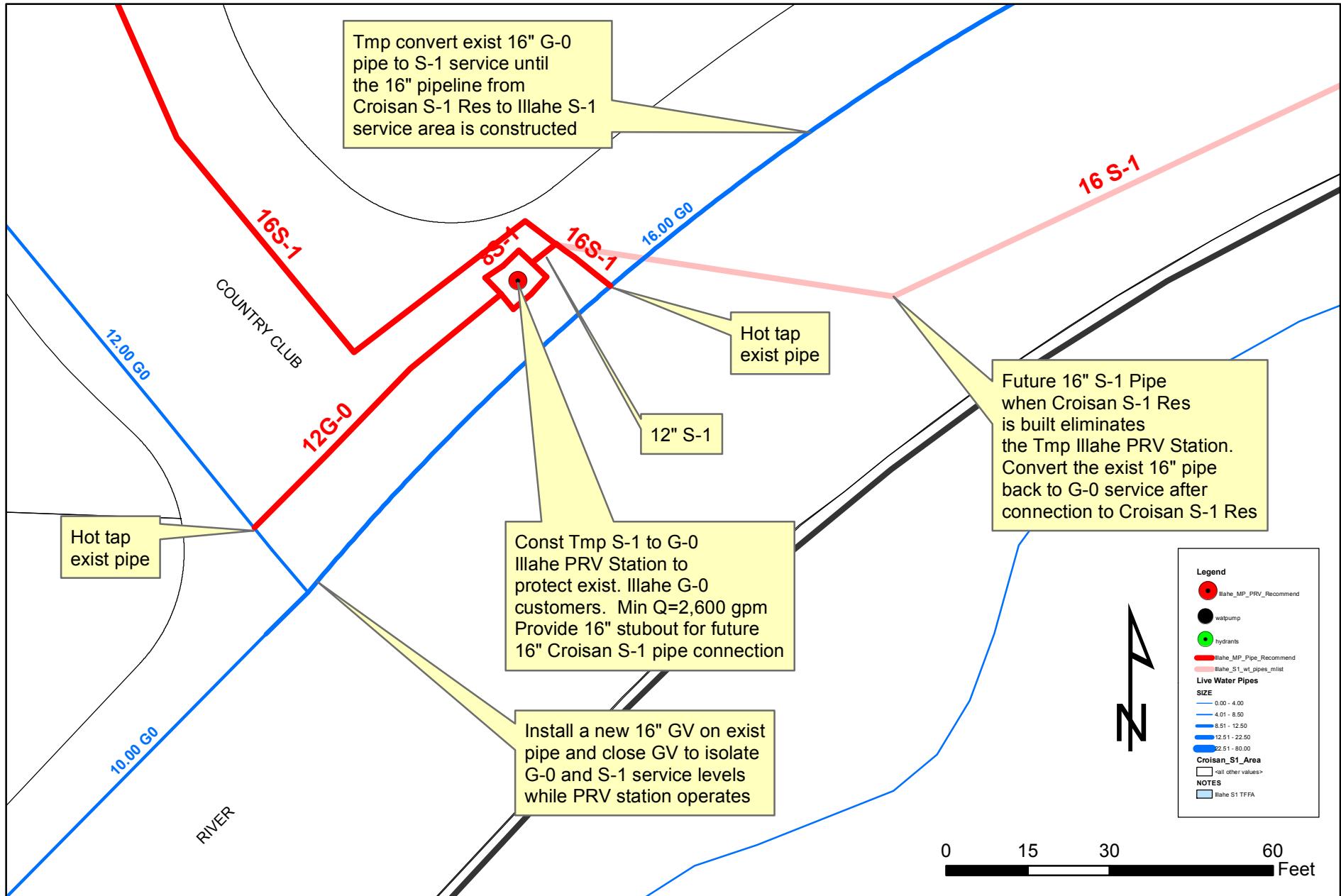
Exhibit A: Illahe S-1 Master Plan Improvement Recommendation



Illahe S-1 Master Plan Improvement Recommendation City of Salem Water System

July 2017
Keith Garlinghouse P.E., P.L.S.
Strategic Planning Section
Public Works Department, City of Salem

FIGURE 2-



Illahe S-1 Master Plan Improvement Recommendation - Detail 1
City of Salem Water System

July 2017
Keith Garlinghouse P.E., P.L.S.
Strategic Planning Section
Public Works Department, City of Salem

FIGURE 3-

RECEIVED



FEB 14 2018

COMMUNITY DEVELOPMENT

MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: *(Signature)* Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: February 13, 2018

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SUB-UGA17-01 MODIFICATION (17-122655-LD)
3800 BLOCK OF ILLAHE HILL ROAD S
URBAN GROWTH AREA MODIFICATION

PROPOSAL

An amendment to a previously approved Urban Growth Preliminary Declaration to modify water service conditions of approval contained in SUB-UGA 17-01, for property approximately 2.09 acres in size, zoned RS (Single Family Residential), and located at the 3800 block of Illahe Hill Road S (Marion County Assessor's Map and Tax Lot Number: 083W06C / 00500).

RECOMMENDED CONDITIONS OF MODIFICATION APPROVAL

Amend Condition 7 of SUB-UGA 17-01 to read:

"Construct the following water system improvements: (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from Country Club Road S to the west line of the subject property; and (c) a 12-inch main and pressure reducing valve connecting the S-1 and G-0 water systems."

CRITERIA AND FINDINGS

Salem Revised Code (SRC) 200.030 indicates the criteria for an amendment to an Urban Growth Area Preliminary Declaration to be granted. The applicable criteria and the corresponding findings are as follows:

SRC 200.030(d)(1)—A change in the circumstances has occurred that has the effect of making the list of required public facilities inappropriate or inadequate.

Finding—On January 8, 2018, the City Council approved two agenda items related to water system improvements planned for the Illahe area of south Salem: (1) a Mid-Year Project Request for Water System Improvements on Country Club Road S and Illahe

Hill Road S; and (2) Amendments to the Water System Development Charges Eligible Project List under Resolution 2018-3. These City Council actions modified the *Water System Master Plan* improvements being provided to serve the subject property. The conditions of approval implement the water system modifications as approved by City Council.

SRC 200.030(d)(2)—The proposed amendment does not simply reduce the developer's costs by shifting construction to later phases or to another developer or the public, unless the benefits received by such other developer and the public are significantly increased.

Finding—The modifications approved by City Council reduce overall costs to the water system by eliminating the need for a localized water booster pump facility as proposed in the original Preliminary Declaration. The amended decision is not based on a reduction to the developer's costs or a shift of phases. The water system improvements will be constructed by the developer in accordance with the modified conditions of approval.

SRC 200.030(d)(3)—The change does not result in a development that does not otherwise meet all requirements of this Chapter.

Finding—The modification and proposed amendment is consistent with the *Water System Master Plan* improvements approved by City Council on January 8, 2018, and meets all requirements of this chapter as further described below:

SRC 200.070—Standards for Water Improvements

Findings—The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities. The subject property is located within the S-1 water service level area; however, an off-site water main extension is required to link the subject property to S-1 water facilities.

Pursuant to *Water System Master Plan* improvements approved by City Council on January 8, 2018, the following water system improvements are required to serve the proposed development: (a) a 16-inch S-1 water main in Country Club Road S from River Road S to Illahe Hill Road S; (b) a 12-inch S-1 water main in Illahe Hill Road S from Country Club Road S to the west line of the subject property; and (c) a 12-inch main and pressure reducing valve connecting the S-1 and G-0 water systems. The required improvements are fully eligible for SDC reimbursement.



DAVID FRIDENMAKER, Manager
 Facility Rental, Planning, Property Services
 3630 State Street, Bldg. C • Salem, Oregon 97301-5316
 503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

January 2, 2018

Aaron Panko, Case Manager
 Planning Division, City of Salem
 555 Liberty Street SE, Room 305
 Salem OR 97301

RE: Land Use Activity Case No. SUB-UGA17-01MOD1, 3800 Block of Illahe Hill Rd. S

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Schirle	Elementary	K thru 5
Crossler	Middle	6 thru 8
Sprague	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Schirle	Elementary	463	486	95%
Crossler	Middle	842	969	87%
Sprague	High	1,724	1,676	103%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	11	SF	0.194	2
Middle	11	SF	0.101	1
High	11	SF	0.143	2

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll. /Cap. Ratio
Schirle	Elem.	463	7	2	9	486	97%
Crossler	Mid.	842	40	1	41	969	91%
Sprague	High	1,724	48	2	50	1,676	106%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be

provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than $\frac{1}{2}$ mile from the main road. If the distance is less than a $\frac{1}{2}$ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Schirle	Elementary	School Bus Eligible
Crossler	Middle	School Bus Eligible
Sprague	High	School Bus Eligible

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Annual School Construction Report by School Planning & Management. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	2	\$50,831	\$101,662
Middle	1	\$54,625	\$54,625
High	2	\$46,389	\$92,778
TOTAL			\$249,065

Table 6

*Paul Abramson, 20th Annual School Construction Report, *School Planning & Management*, Feb. 2015

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Manager – Custodial, Property and Auxiliary Services, Valerie Saiki, Manager - Risk Management, Michael Shields, Director of Transportation