

ORDINANCE BILL NO. 1-24

AN ORDINANCE DECLARING CERTAIN TERRITORY LOCATED AT 572 HILE LANE
NE ANNEXED TO THE CITY OF SALEM, PRESCRIBING ITS COMPREHENSIVE PLAN
MAP DESIGNATION AND ZONING, AND WITHDRAWING THE TERRITORY FROM
THE MARION COUNTY FIRE DISTRICT #1 AND EAST SALEM SEWER AND
DRAINAGE DISTRICT

The City of Salem ordains as follows:

Section 1. Findings.

Annexations Exempt from Voter Approval.

Pursuant to SRC 260.010(d)(2) voter approval is not required if the annexation request meets one
of the following criteria:

(A) *The annexation is being made pursuant to an annexation agreement effective prior to May
16, 2000;*

(B) *The annexation is necessitated by a failing septic system or health hazard; or*

(C) *The annexation, notwithstanding the Salem City Charter, complies with all of the following
requirements:*

(i) *The annexation petition request is signed by all owners of the property proposed to be
annexed;*

(ii) *The territory proposed for annexation is within the urban growth boundary;*

(iii) *The territory proposed for annexation is subject to an acknowledge comprehensive plan
upon annexation; and*

(iv) *At least one lot within the territory proposed for annexation is contiguous to the City
limits.*

Finding: The proposed annexation is exempt from voter approval pursuant to SRC
260.010(d)(2)(C). The territory is comprised of one tax lot owned by Center Street Holdings,
LLC, and the owner of the property has signed the annexation application; the property is
located within the Salem Urban Growth Boundary and subject to Salem's acknowledged
Comprehensive Plan; and the property is contiguous to the City limits on its northern,
eastern, and western sides. The territory is therefore exempt from voter approval.

Annexation Approval Criteria.

1 Salem Revised Code (SRC) 260.010(g)(2)(A) & (B) set forth the following criteria that must be
2 met before approval can be granted to a request for an Annexation with a minor comprehensive
3 plan map amendment or quasi-judicial zone change:

4 *SRC 260.010(g)(2)(A)(i): The annexation will result in a boundary in which services can be*
5 *provided in an orderly, efficient, and timely manner.*

6 **Finding:** The proposed annexation is for a territory that is approximately 0.78-acres in size and
7 contiguous to the City limits. The annexation of unincorporated territory contiguous to the City
8 limits results in urban services being provided in a more orderly, efficient, and timely manner.
9 Unincorporated territory adjacent to the City limits prevents the orderly expansion of City
10 services because gaps are created in the City's infrastructure, and services within those gaps
11 must be provided by the county, or by the City pursuant to intergovernmental or other
12 agreements. This results in inefficiencies due to discontinuous and fragmented methods of
13 providing infrastructure, as well as additional delays for any development proposal. The territory
14 can be served with City services upon development as evidenced by City department comments.
15 Future services will be integrated into the existing City infrastructure that exists adjacent to the
16 property, and potential jurisdictional conflicts will not exist. The proposed annexation complies
17 with this criterion.

18 *SRC 260.010(g)(2)(A)(ii): The land uses and development densities that will be allowed can be*
19 *served through the orderly, efficient, and timely extension of key urban facilities and services.*

20 **Finding:** The territory proposed for annexation is located within the City's Urban Service Area
21 and adequate facilities are available. Comments provided by the various City departments
22 indicate that the territory can be served through the orderly, efficient, and timely extension of
23 key urban facilities and services as outlined in the City's adopted master plans, Capital
24 Improvement Plan (CIP), and Public Works and Parks design and construction standards. No
25 improvements to urban facilities and services are needed at this time to serve the territory but as
26 land within the territory is further developed, necessary site-specific infrastructure will be
27 identified and required to be provided at the time of future further development. The proposed
28 annexation complies with this criterion.

1 *SRC 260.010(g)(2)(A)(iii): The withdrawal of the territory from any applicable special districts*
2 *complies with applicable state statutes governing the withdrawal of the territory from those*
3 *districts.*

4 **Finding:** When withdrawal from a special service district is not automatic, the City Council shall
5 decide on withdrawal from those special service districts. These withdrawals shall be made
6 according to applicable state statutes governing the specific withdrawal. The territory is currently
7 located within the Marion County Fire District #1 and East Salem Sewer and Drainage District.
8 The City will withdraw the territory from these service districts and replace those services with
9 service from the City and the City of Salem Fire Department. ORS 222.520 establishes the
10 process by which the territory may be withdrawn from service districts at the same time as the
11 annexation. No Comprehensive Plan provision or implementing ordinance of the City applies to
12 the withdrawal decision, and none is amended in the process of making the decision. In addition,
13 the decision to withdraw the territory and serve the territory with City-supplied urban services
14 rather than district-supplied services, does not have significant impacts on present or future land
15 uses. Consequently, the withdrawal decision is not the kind of decision that requires application
16 of land use laws.

17 *SRC 260.010(g)(2)(A)(iv): The public interest is furthered by the annexation of the territory.*

18 **Finding:** The proposed annexation of the territory conforms to the Salem Area Comprehensive
19 Plan and City services can be provided consistent with the City's adopted master plans. The city
20 is expected to add land within the Urban Growth Boundary over time to facilitate development
21 commensurate with urban densities found within the city. The annexation of unincorporated
22 territory contiguous to the city limits will result in urban services being provided in a more
23 orderly, efficient, and timely manner and will allow urban levels of development. Therefore, the
24 proposed annexation is in the public interest and complies with this criterion.

25 *Minor Comprehensive Plan Map Amendment Approval Criteria.*

26 *SRC 260.010(g)(2)(B)(i): The proposed minor comprehensive plan map amendment complies*
27 *with the minor comprehensive plan map amendment approval criteria of SRC 64.025(e)(2), when*
28 *the annexation includes a minor comprehensive plan map amendment.*

29 The minor comprehensive plan map amendment approval criteria of SRC 64.025(e)(2) are as
30 follows:

1
2 SRC 64.025(e)(2)(A): *The Minor Plan Map Amendment is justified based on the existence of one*
3 *of the following:*

4 (i) *Alteration in Circumstances.* *Social, economic, or demographic patterns of the nearby*
5 *vicinity have so altered that the current designations are no longer appropriate.*

6 (ii) *Equally or Better Suited Designation.* *A demonstration that the proposed designation is*
7 *equally or better suited for the property than the existing designation.*

8 (iii) *Conflict Between Comprehensive Plan Map Designation and Zone Designation.* *A Minor*
9 *Plan Map Amendment may be granted where there is conflict between the Comprehensive*
10 *Plan Map designation and the zoning of the property, and the zoning designation is a more*
11 *appropriate designation for the property than the Comprehensive Plan Map designation. In*
12 *determining whether the zoning designation is the more appropriate designation, the*
13 *following factors shall be considered:*

14 (aa) *Whether there was a mistake in the application of a land use designation to the*
15 *property;*

16 (bb) *Whether the physical characteristics of the property are better suited to the uses in the*
17 *zone as opposed to the uses permitted by the Comprehensive Plan Map designation;*

18 (cc) *Whether the property has been developed for uses that are incompatible with the*
19 *Comprehensive Plan Map designation; and*

20 (dd) *Whether the Comprehensive Plan Map designation is compatible with the surrounding*
21 *Comprehensive Plan Map designations.*

22 **Finding:** The findings included in the applicant's written statement indicate that the City's
23 2015 Housing Needs Analysis determined residential land needs for a 20-year period. During
24 this 20-year period, Salem's population is projected to increase at a 1.25% average annual
25 growth rate and will reach 269,274 residents by the year 2035. Based on the analysis of
26 current and future housing trends, the Housing Needs Analysis determined that an additional
27 8,174 multi-family units are needed in Salem by the year 2035. The report concluded that
28 there is a 2,897-acre deficit of Multi-Family Residential designated land when addressing
29 multi-family housing needs. Therefore, the applicant's proposed Comprehensive Plan Map
30 Amendment is justified based on current and projected demographic patterns. Based on the

1 City's analysis of the buildable land supply, it was determined that there is a 9,131-acre
2 surplus of land for the 20-year planning horizon. Since the demographic patterns and housing
3 needs have significantly altered over the last 15-20 years, the existing Developing
4 Residential designation for the property is no longer appropriate. The proposed Multi-Family
5 Residential designation not only helps address the significant multi-family land deficiency,
6 but the proposed designation is also compatible with the area's existing land use pattern
7 (consisting of multi-family residential properties and rental housing).

8 Staff concurs with the applicant's findings in that the City's 2015 to 2035 Housing Needs
9 Analysis (HNA) identified a projected deficit in both multi-family designated land and multi-
10 family housing units within Salem's portion of the Urban Growth Boundary (UGB) within
11 the 20-year planning horizon and that the proposed minor comprehensive plan amendment to
12 change the subject property's comprehensive plan map designation from "Developing
13 Residential" to "Multiple Family Residential" will help to increase the City's inventory of
14 multiple family designated land and ultimately the number of actual constructed multiple
15 family dwelling units with the future development of the property.

16 On August 24, 2022, a series of amendments to the City's Comprehensive Plan,
17 Comprehensive Plan Map, and zoning map associated with a multi-year project to update the
18 City's Comprehensive Plan, known as the Our Salem project, went into effect. These changes
19 included revising, updating, and establishing new Comprehensive Plan goals and policies and
20 redesignating the comprehensive plan map and zoning designations of various properties
21 throughout the City to comply with Statewide Planning Goals, meet the City's projected land
22 supply needs, and provide an updated vision for the growth and development of the City.
23 Included with these changes were a variety of new Comprehensive Plan goals and policies,
24 and redesignations of land, that align with and advance the recommendations of the now
25 adopted HNA to increase opportunities for development of multi-family and affordable
26 housing within the City through such measures as lowering barriers to multi-family
27 development, redesignating and rezoning land for multifamily housing, and increasing
28 redevelopment activity and mixed-use development. As a result, the changes adopted as part
29 of the Our Salem Project increase the amount of land available for housing and meet the
30 projected housing needs of the adopted HNA.

1
2 However, because some of the land redesignated to meet the City’s projected deficit of multi-
3 family is apportioned to land designated and zoned for mixed-use, which allows but does not
4 require multi-family development, the proposed minor comprehensive plan map amendment
5 to change the property’s designation to “Multiple Family Residential” will further increase
6 the City’s multi-family land supply and support the City’s further compliance with the
7 adopted HNA and compliance with Statewide Planning Goal 10: Housing by increasing the
8 amount of land inventory within Salem’s portion of the UGB that generally requires, and is
9 planned by the applicant to be developed for, multi-family housing.

10 By providing for additional multiple family designated land, the proposed minor
11 comprehensive plan map amendment responds to the changing social and demographic
12 patterns within the City and the surrounding area that underly the multi-family housing needs
13 identified in the adopted HNA. The proposed redesignation to “Multiple Family Residential”
14 also provides for an equally or better suited comprehensive plan designation for the property
15 than the existing “Developing Residential” designation because it allows for the logical
16 expansion of the abutting multiple family designated land to the north and west of the
17 property; it provides for a more regular and uniform southern boundary for the multiple
18 family designated land on the Comprehensive Plan Map; it provides for the more efficient
19 utilization of the land within the UGB based on it’s size and proximity to other multiple
20 family designated residential land by allowing it to be developed for multi-family housing
21 and incorporated into the existing multiple family development to the north and west instead
22 of remaining designated as “Developing Residential” and being underutilized as a separate,
23 stand-alone lower density residential development with access constraints due to the
24 property’s only vehicle access being provided by a private flag lot accessway; and it provides
25 for the logical expansion of the existing multiple family development that surrounds the
26 property on two sides. This approval criterion is met.

27 *SRC 64.025(e)(2)(B): The property is currently served, or is capable of being served, with public*
28 *facilities and services necessary to support the uses allowed by the proposed plan map*
29 *designation;*
30

1 **Finding:** The findings included in the applicant’s written statement indicate that the
2 Transportation Planning Rule Analysis submitted with the application indicates that the existing
3 transportation system is capable of serving uses allowed by the proposed RM-II zone. Public
4 water can be looped through the annexation territory by connecting to the existing 12-in. main
5 line in Center Street NE connecting into the Phase 1 development. Sanitary sewer can be
6 provided to the subject property from the existing 12-in. line within Center Street connecting into
7 the Phase 1 development. Stormwater can be managed by detaining runoff from impervious
8 surfaces and releasing it at the pre-development rate into the East Fork of the Little Pudding
9 River in conjunction with the Phase 1 development stormwater system. Therefore, the subject
10 property is capable of being served with public facilities and services necessary to support uses
11 allowed by the proposed Multi-Family map designation.

12 Staff concurs with the applicant’s findings. The subject property lies within the City’s Urban
13 Service Area where all required public facilities (*streets, water, sewer, storm water, and parks*)
14 necessary to serve development are in place or fully committed to be extended. In addition, the
15 City’s Public Works Department reviewed the proposal and indicates that water, sewer, and
16 storm drainage infrastructure are available within surrounding streets/areas and appear to be
17 adequate to serve future development of the property in conformance with the City’s adopted
18 public facility plans. Site-specific infrastructure requirements associated with the future
19 development of the property will be addressed at the time of Site Plan Review under SRC
20 Chapter 220. This approval criterion is met.

21 *SRC 64.025(e)(2)(C): The proposed plan map designation provides for the logical urbanization*
22 *of land;*

23 **Finding:** The findings included in the applicant’s written statement indicate that the property is
24 an enclave area located within the Salem-Keizer UGB and that’s contiguous to the City limits
25 along the north, east, and west boundaries of the site. The subject property is also adjacent to
26 existing public transportation and utilities services within Center Street NE. The area is currently
27 transitioning to urban uses and densities as surrounding parcels annex into the City limits. The
28 City’s Housing Needs Analysis indicates that there is a 9,131 acre surplus of Single-Family and
29 Developing Residential designated land when addressing single family housing needs for the 20-
30 year planning horizon. However, there is a 2,897 acre deficit of Multi-Family Residential

1 designated land when addressing multi-family housing needs through the year 2035. The
2 proposed Multi-Family Residential map designation therefore will provide for the logical
3 urbanization of land.

4 Staff concurs with the applicant's findings. The subject property is contiguous to the City limits
5 on three sides and abuts existing multiple family development to the north and west. The
6 proposed expansion of the existing Cascade Vista Apartments to include the subject property
7 represents a logical urbanization of the land that will help the City to further meet the projected
8 housing needs of the adopted Housing Needs Analysis. Future multiple family development of
9 the property will also be required to conform to the City's multiple family design review
10 standards included under SRC Chapter 702, which ensure that multiple family development
11 occurs in a manner that minimizes any potential impacts, and promotes compatibility, between
12 the multiple family development and abutting single family zoned and used land. This approval
13 criterion is met.

14 *SRC 64.025(e)(2)(D): The proposed land use designation is consistent with the Salem Area*
15 *Comprehensive Plan and applicable Statewide planning goals and administrative rules adopted*
16 *by the Department of Land Conservation and Development; and*
17 *Salem Area Comprehensive Plan Goals and Policies*

18 The following Salem Area Comprehensive Plan goals and policies are applicable to the proposal:

19 **Housing Goal H1 – Housing Choice:** *Promote a variety of housing options to meet the*
20 *needs, abilities, and preferences of all current and future residents.*

21 **Housing Policy H1.1 – Housing Types:** *A variety of housing types shall be allowed and*
22 *encouraged throughout the Salem Urban Area, including single-family homes, accessory*
23 *dwelling units, manufactured homes, townhouses, middle housing, and multifamily housing.*

24 **Housing Policy H1.5 – Housing Diversity:** *New residential developments should be*
25 *encouraged to incorporate a diversity of housing types and sizes to attract residents of*
26 *varying income levels, lifestyles, and housing preferences.*

27 **Finding:** The findings included in the applicant's written statement indicate that the subject
28 property is proposed to be zoned RM-II upon its annexation into the City limits and that the
29 proposed RM-II zone provides a density standard of 15 to 31 dwelling units per acre to
30 encourage a variety of housing types.

Staff concurs with the applicant's findings. The multiple family comprehensive plan designation and RM-II zoning proposed to be applied to the property upon annexation allow for a variety of housing types including middle housing (e.g. townhouses, duplexes, triplexes, fourplexes, and cottage clusters) and multi-family housing with dwelling unit densities of 15 to 31 dwelling units per acre. As identified in the applicant's written statement, the existing Cascade Vista Apartments are proposed to be expanded in a second phase to include the subject property. The proposed second phase will include an additional 18-unit apartment building, associated off-street parking, and landscaping. The first phase of the development included a total of 120 dwelling units on approximately five acres. As a result of the proposed second phase of the development, the total number of dwelling units will increase to 138 on approximately 5.78 acres. The resulting dwelling unit density of 23.9 dwelling units per acre falls within the allowed dwelling unit density range of the RM-II zone and will provide additional multiple family dwelling units to meet the housing needs of the City's population. The proposal is consistent with these applicable comprehensive plan goals and policies.

Housing Goal H2 – Housing Affordability: *Provide opportunities for housing that are affordable to current and future residents of all income levels.*

Housing Policy H2.4 – Housing/Transportation Costs: *Housing opportunities that decrease commuting and lower the combined housing/transportation cost burden for people who live in Salem should be encouraged.*

Finding: The findings included in the applicant's written statement indicate that the subject property is located less than one mile from the intersection of Center Street NE and Lancaster Drive, where there are abundant services and employment opportunities. In addition to the automobile connection, bus route transit services to Lancaster Drive are available from a bus stop at Center Street NE and Royalty Drive NE adjacent to the Subject Property. Therefore, the proposed Multi-Family Residential designation provides housing opportunities that decrease commuting and lower the combined housing/transportation cost burden for people who live in Salem.

Staff concurs with the applicant's findings. Transit service is available to serve the site on Center Street NE via Route 5 (Center Street), which provides a 15-minute weekday service

level. As the applicant indicates, the property is also located within relatively close proximity to various services which are available on Lancaster Drive NE. The property's proximity to transit and nearby various services on Lancaster Drive NE provides housing opportunities that potentially decrease commuting and lower housing and transportation costs for the residents. The proposal is consistent with these applicable comprehensive plan goals and policies.

Housing Goal H3 – Land Supply: *Provide a supply of residential land that accommodates the amounts and types of housing needed to meet the population forecast for the Salem Urban Area.*

Housing Policy H3.1 – Access & Dispersal: *Multifamily housing should be located near employment centers, parks, shopping, and schools throughout the Salem Urban Area to increase pedestrian access to those destinations and services, foster complete neighborhoods, and promote dispersal of such housing across Salem's neighborhoods.*

Finding: The findings included in the applicant's written statement indicate that the subject property is located less than one mile from the intersection of Center Street NE and Lancaster Drive, where there are abundant services and employment opportunities. A variety of restaurants and a Roth's grocery store are located on the east side of the intersection. The Willamette Town Center Mall and a movie theatre center are located on the west side of Lancaster Drive. In addition to the automobile connection, bus route transit services to Lancaster Drive are available from a bus stop at Center Street NE and Royalty Drive NE adjacent to the subject property.

Staff concurs with the applicant's findings. The proposed comprehensive plan map amendment changing the property's comprehensive plan map designation to "Multiple Family Residential" and zone change changing the zoning of the property to RM-II (Multiple Family Residential) provides for additional land within the City that will be developed for multi-family housing in further support to the City's adopted Housing Needs Analysis. Convenient transit service is available to the site on Center Street NE and the property is located in close proximity various services and employment opportunities on Lancaster Drive NE. The proposal is consistent with these applicable comprehensive plan goals and policies.

Housing Goal H4 – Complete Neighborhood: *Encourage housing that provides convenient*

1 *access to jobs, services, and amenities that meets residents' daily needs.*

2 **Housing Policy H4.2 – Connectivity:** *Development patterns in residential neighborhoods*
3 *shall promote and facilitate multimodal connections that provide access to services and*
4 *amenities and reduce the need for, and length of, automobile trips.*

5 **Finding:** The findings included in the applicant's written statement indicate that the subject
6 property is located less than one mile from the intersection of Center Street NE and Lancaster
7 Drive, where there are abundant services and employment opportunities. A variety of
8 restaurants and a Roth's grocery store are located on the east side of the intersection. The
9 Willamette Town Center Mall and a movie theatre center are located on the west side of
10 Lancaster Drive. In addition to the automobile connection, bus route transit services to
11 Lancaster Drive are available from a bus stop at Center Street NE and Royalty Drive NE
12 adjacent to the Subject Property. Therefore, nearby amenities and transit services reduce the
13 need for, and length of, automobile trips.

14 Staff concurs with the findings included in the applicant's written statement. The proposed
15 comprehensive plan map amendment and zone change to multiple family results in a
16 development pattern where higher-density housing will be provide in convenient proximity
17 to 15-minute transit service; thereby reducing the need for automobile trips. The property is
18 also located within convenient access to various services and employment opportunities
19 along Lancaster Drive NE to the west. The proposal is consistent with these applicable
20 comprehensive plan goals and policies.

21 **Housing Policy H5.3 – Healthy and Active Living:** *Multifamily housing and mixed-use*
22 *projects should be encouraged to incorporate amenities supportive of healthy, active living,*
23 *such as useable open space, community space, recreation areas, and community gardens.*

24 **Finding:** The findings include in the applicant's written statement indicate that the first
25 phase of the apartment development will provide a clubhouse with an exercise room
26 equipped with workout equipment and that tenants in the second phase of the development
27 will have access to the Phase 1 amenities.

28 Staff concurs with the applicant's findings. The City's development code includes design
29 review standards that apply to multiple family development. Included within these standards
30 are requirements to provide common open space and recreational opportunities to serve the

1 residents of the development. As indicated by the applicant, because the subject property is
2 proposed to be incorporated into the existing Cascade Vista Apartments, residents of the
3 proposed second phase of the development will have access to the open space and
4 recreational facilities included in the first phase, and the proposed second phase will be
5 reviewed for conformance with the applicable open space and recreational requirements of
6 SRC Chapter 702. The proposal is therefore consistent with this applicable comprehensive
7 plan policy.

8 **Land Use and Urbanization Goal L1 – Urbanization and Growth Management:** *Manage*
9 *growth in the Salem Urban Area through cooperative efforts between the City of Salem,*
10 *Marion and Polk counties, and other jurisdictions to provide area residents with a high*
11 *quality of life, contain urban development, promote the City’s efficient delivery of services,*
12 *and preserve adjacent agricultural lands.*

13 **Land Use and Urbanization Policy L1.13 – Facility Responsibility:** *Where development*
14 *creates a demand for new or expanded facilities and services, new development should bear*
15 *a share of the costs of new or expanded facilities and services.*

16 **Finding:** The findings included in the applicant’s written statement indicate that the subject
17 property is adjacent to existing public transportation and utilities services within Center
18 Street NE. Public water can be looped through the annexation territory by connecting to the
19 existing 12-in. main line in Center Street NE connecting into the Phase 1 system. Sanitary
20 sewer can be provided to the Subject Property from the existing 12-in. line within Center
21 Street connecting into the Phase 1 system. Stormwater can be managed by detaining runoff
22 from impervious surfaces and releasing it at the pre-development rate into the East Fork of
23 the Little Pudding River in conjunction with the Phase 1 stormwater system. The proposed
24 multi-family use can be adequately served by existing public transportation and utility
25 services.

26 Staff concurs with the applicant’s findings. As indicated in the comments provided from the
27 Public Works Department, street, water, sewer, and storm drainage infrastructure are
28 available and appear to be adequate to serve the development. Site-specific infrastructure
29 requirements will be addressed at the time of future development of the property and the
30 costs for installation of required facilities are required to be paid by the applicant. The

proposal is consistent with these applicable comprehensive plan goals and policies.

Land Use and Urbanization Goal L3 – Urban Development: *Ensure that future development within the Salem Urban Area is designed to respond to and enhance the surrounding environment, while accommodating growth.*

Finding: The findings included in the applicant’s written statement indicate that the proposed Multi-Family Residential designation not only helps address the significant multi-family land deficiency, but the proposed designation is also compatible with the area’s existing land use pattern (consisting of multi-family residential properties and rental housing).

The proposal is consistent with this applicable comprehensive plan policy. The proposed multiple family comprehensive plan designation and RM-II zoning provide for additional land within the City to help meet the City’s projected housing needs identified in the adopted Housing Needs Analysis, and the future development of the property will be required to comply with the applicable standards of the City’s development code which includes standards to ensure development occurs in a manner that minimizes potential impacts and enhances the surrounding environment.

Land Use and Urbanization Policy L3.6 – Sustainable Development: *New developments should be encouraged to make maximum use of available land areas with minimal environmental disturbance and be located and designed to minimize such public costs as extension of sewer and water services, schools, parks, and transportation facilities.*

Finding: The findings included in the applicant’s written statement indicate that the subject property does not contain any identified natural resources, wildlife habitats, or wetland areas and, as required, future development of the site will minimize erosion, adverse alteration, or other adverse effects to the drainageway.

Staff concurs with the applicant’s findings. There are no existing trees or wetland areas located on the site, and the subject property is located in an area which can be served by existing city infrastructure, parks, and schools. The proposal is consistent with this applicable comprehensive plan policy.

Statewide Planning Goals

The proposal is consistent with applicable Statewide Planning Goals as follows:

1 **Statewide Planning Goal 1 – Citizen Involvement:** *To develop a citizen involvement*
2 *program that ensures the opportunity for citizens to be involved in all phases of the planning*
3 *process.*

4 **Finding:** The findings included in the applicant’s written statement indicate that the
5 requested land use actions are to annex the subject property into the City, change the
6 Comprehensive Plan Map designation of the subject property to Multi-Family Residential,
7 and designate the site as RM-II on the Zoning Map. As required, citizens will have the
8 opportunity to comment on the proposed map amendments at public hearings before the
9 Planning Commission and City Council. The applicant presented the proposed Phase 2
10 development at the January 6, 2022, East Lancaster Neighborhood Association meeting.
11 Staff concurs with the applicant’s findings. In addition to attending a required neighborhood
12 meeting, notice of the proposal was also provided to the East Lancaster Neighborhood
13 Association, surrounding property owners and tenants within the notification area, and posted
14 on the property prior to the hearing. A public hearing was held before the Planning
15 Commission to consider the requested minor comprehensive plan map amendment and zone
16 change and a second subsequent public hearing was held before the City Council to review
17 the requested annexation and the Planning Commission’s recommendation concerning the
18 comprehensive plan and zoning designations proposed for the property. The required
19 neighborhood meeting, public notice, and public hearings ensure all interested parties are
20 afforded the opportunity to review the application, comment on the proposal, and participate
21 in the decision. These procedures meet the requirements of this Goal for citizen involvement
22 in the land use planning process.

23 **Statewide Planning Goal 2 – Land Use Planning:** *To establish a land use planning process*
24 *and policy framework as a basis for all decision and actions related to use of land and to*
25 *assure an adequate factual base for such decisions and actions.*

26 **Finding:** The City’s comprehensive plan and implementing land use review procedures and
27 development code are acknowledged to be in compliance with the Statewide Planning Goals
28 and provide the policy framework for the basis of all land use decisions in the City. The
29 proposal conforms to this statewide planning goal.

30 **Statewide Planning Goal 3 – Agriculture Lands; Goal 4 – Forest Lands**

Finding: The subject property is located within the City’s Urban Growth Boundary, is not designated as “agricultural lands,” and does not include designated forest lands. These statewide planning goals are therefore not applicable to the proposal.

Statewide Planning Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural

Resources: *To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding: The subject property is not designated as an open space or scenic area and there are no protected natural resources present on the site. The property is, however, located with the City’s Historic and Cultural Resources Protection Zone concerning the potential for archaeological resources. In order to comply with Goal 5 any future development of the subject property is required to comply with the applicable provisions of SRC Chapter 230 (Historic Preservation). The proposal conforms to this statewide planning goal.

Statewide Planning Goal 6 – Air, Water, and Land Resources Quality: *To maintain and improve the quality of the air, water and land resources of the state.*

Finding: The proposal will not have an impact on air, water, or land resources quality. Future development of the property will be reviewed for conformance with all applicable standards of the Salem Revised Code (SRC) pertaining to air, water, and land resource quality. The proposal conforms to this statewide planning goal.

Statewide Planning Goal 7 – Areas Subject to Natural Hazards: *To protect people and property from natural hazards.*

Finding: The topography of the property is flat and not mapped with any steeply sloping areas, floodplains, or other natural hazard areas. The proposal conforms to this statewide planning goal.

Statewide Planning Goal 8 – Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Finding: The subject property is not located within an identified open space, natural area, or park or recreation area; and no destination resort is planned for this property. The proposal conforms to this statewide planning goal.

1 **Statewide Planning Goal 9 – Economic Development:** *To provide adequate opportunities*
2 *throughout the state for a variety of economic activities vital to the health, welfare, and*
3 *prosperity of Oregon’s citizens.*

4 **Finding:** The proposal changes the Comprehensive Plan Map designation of the property
5 from Developing Residential to Multi-Family Residential and the zoning of the property
6 from Marion County UD (Urban Development) to RM-II (Multiple Family Residential).
7 Because the proposed comprehensive plan map amendment and corresponding zone change
8 do not involve commercially or industrially designated land, this statewide planning goal is
9 not applicable to the proposal.

10 **Statewide Planning Goal 10 – Housing:** *To provide for the housing needs of citizens of the*
11 *state.*

12 **Finding:** The findings included in the applicant’s written statement indicate that in order to
13 help address the City’s 2,897-acre deficit of Multi-Family Residential designated land for the
14 2035 planning horizon, the proposal includes the annexation of the property and its
15 redesignation as Multi-Family Residential on the City’s Comprehensive Plan Map. While the
16 current land designation allows single-family detached lots, the proposed designation will
17 allow a greater variety of housing types including smaller single-family detached lots,
18 townhomes, condominiums, and apartment units. Therefore, the proposed Comprehensive
19 Plan and Zoning Map amendments comply with Goal 10.

20 Staff concurs with the applicant’s findings. As a result of the changes to the City’s
21 Comprehensive Plan, Comprehensive Plan Map, and zoning map that were adopted as part of
22 the Our Salem project, the City has increased the amount of land available for housing to
23 meet projected housing needs identified in the adopted Housing Needs Analysis (HNA). The
24 proposed minor comprehensive plan map amendment to change the property’s
25 comprehensive plan map designation to “Multiple Family Residential” and zone change to
26 change the zoning of the property to RM-II (Multiple Family Residential) will further
27 increase the City’s multi-family land supply and support the City’s further compliance with
28 the adopted HNA and compliance with Statewide Planning Goal 10 by increasing the amount
29 of land inventory within Salem’s portion of the UGB that generally requires, and is planned
30 by the applicant to be developed for, multi-family housing. The proposal therefore conforms

1 this this statewide planning goal.

2 **Statewide Planning Goal 11 – Public Facilities and Services:** *To plan and develop a*
3 *timely, orderly and efficient arrangement of public facilities and services to serve as a*
4 *framework for urban and rural development.*

5 **Finding:** The findings included in the applicant’s written statment indicate that public
6 utilities are in the vicinity of the subject property and can be extended to serve the proposed
7 Multi-Family Residential designation. With annexation, the site will also have access to City
8 fire and Police services. Therefore, the proposed map amendments comply with Goal 11.
9 Staff concurs with the applicant’s findings. As indicated in the comments provided by the
10 Public Works Department, water, sewer, and storm infrastructure are currently available
11 within the surrounding streets/areas and appear to be adequate to serve the subject property.
12 The proposal conforms to this statewide planning goal.

13 **Statewide Planning Goal 12 – Transportation:** *To provide and encourage a safe,*
14 *convenient and economic transportation system.*

15 **Finding:** The findings included in the applicant’s written statement indicate that the
16 Transportation Planning Rule Analysis conducted for the proposal indicates that the existing
17 transportation system is capable of serving uses allowed by the proposed RM-II zone. The
18 applicant explains that the proposed conceptual site plan submitted for the development
19 indicates consolidated access is proposed to be provided for the proposed multi-family
20 development through the first phase of the development to Center Street NE, a Major Arterial
21 Street. The Transportation Planning Rule Analysis concludes that the trip demand for the
22 proposed use is less than the expected day-to-day fluctuation in approaching traffic volumes,
23 and therefore potential impacts to the performance of the roadway are negligible. In addition,
24 the report indicates that approval of the map amendments will not affect the functional
25 classification of Center Street NE. Therefore, with approval of the submitted application, the
26 existing transportation system will continue to provide safe, convenient, and economic
27 transportation facilities for neighborhood residents.

28 Staff concurs with the applicant’s findings. Goal 12 is implemented by the Transportation
29 Planning Rule (TPR). In summary, the TPR requires local governments to adopt
30 Transportation System Plans (TSPs) and requires local governments to consider

1 transportation impacts resulting from land use decisions and development. The key provision
2 of the TPR related to local land use decisions is Oregon Administrative Rule (OAR) 660-
3 012-0060. This provision is triggered by amendments to comprehensive plans and land use
4 regulations that “significantly affect” a surrounding transportation facility (road, intersection,
5 etc.). Where there is a “significant effect” on a facility, the local government must ensure that
6 any new allowed land uses are consistent with the capacity of the facility. In the context of a
7 site-specific comprehensive plan map amendment and zone change, such as this proposal, a
8 “significant effect” is defined under Oregon Administrative Rule (OAR) 660-012-0060(1) as
9 either an amendment that “allows types or levels of land uses which would result in levels of
10 travel or access which are inconsistent with the functional classification of a transportation
11 facility,” or an amendment that would “reduce the performance standards of an existing or
12 planned facility below the minimum acceptable level identified in the TSP.”

13 The applicant for a comprehensive plan map amendment is required to submit a
14 Transportation Planning Rule (TPR) analysis identifying whether the request will have a
15 “significant effect” on the surrounding transportation system, as defined above, or to propose
16 mitigation measures to address impact.

17 The applicant submitted a TPR analysis to address the requirements of OAR 660-012-0060.
18 The TPR analysis demonstrates that the proposed comprehensive plan map amendment and
19 zone change will not have a significant impact on the transportation system as defined by
20 OAR 660-012-0060. As indicated in the comments provided from the Public Works
21 Department, the City’s Assistant City Traffic Engineer has reviewed the TPR analysis and
22 concurs with its findings. The proposal conforms to this statewide planning goal.

23 **Statewide Planning Goal 13 – Energy Conservation:** *To conserve energy.*

24 **Finding:** Any future additional development of the property will be required to be built to
25 comply with current energy standards. The proposal conforms to this statewide planning
26 goal.

27 **Statewide Planning Goal 14 – Urbanization:** *To provide for an orderly and efficient*
28 *transition from rural to urban land use, to accommodate urban population and urban*
29 *employment inside urban growth boundaries, to ensure efficient use of land, and to provide*
30 *for livable communities.*

1 **Finding:** The subject property is located within the Urban Growth Boundary (UGB), and
2 public facilities required to serve future development are located nearby. Existing
3 transportation and utility infrastructure is available in the vicinity. The request allows for the
4 efficient use and development of property without requiring extension of new public
5 services. The proposed comprehensive plan map amendment and zone change will allow the
6 efficient use of urbanized land within the UGB in compliance with Goal 14. The proposal
7 conforms to this statewide planning goal.

8 **Statewide Planning Goal 15 – Willamette Greenway; Goal 16 – Estuarine Resources;**
9 **Goal 17 – Coastal Shorelands; Goal 18 – Beaches and Dunes; and Goal 19 – Ocean**
10 **Resources**

11 **Finding:** The subject property is not located within the Willamette River Greenway or an
12 estuarine or coastal area. These statewide planning goals are therefore not applicable to the
13 proposal.

14 *SRC 64.025(e)(2)(E): The amendment is in the public interest and would be of general benefit.*

15 **Finding:** The findings included in the applicant’s written statement indicate that the proposed
16 map amendment will help meet Salem’s identified housing needs. In 2015, the City adopted a
17 Housing Needs Analysis which determined that an additional 15,181 single-family detached and
18 attached units, and 8,174 multi-family units, are needed in Salem by the year 2035. Based on the
19 City’s analysis of the buildable land supply, it was determined that there is a 9,131-acre surplus
20 of Single-Family and Developing Residential designated land, however there is a 2,897-acre
21 deficit of Multi-Family Residential designated land for the 20-year planning horizon. The
22 applicant’s proposal to re-designate the subject property from Developing Residential to Multi-
23 Family Residential provides a public benefit since it will help reduce the current deficit of multi-
24 family land. When developed with an allowed use under the proposed RM-II zone, the subject
25 property will address diverse housing needs within the community by providing additional multi-
26 family housing options.

27 Staff concurs with the applicant’s findings. The proposed comprehensive plan map amendment
28 to change the property’s designation to “Multiple Family Residential” will help the City to
29 further meet its multi-family housing needs identified in the adopted Housing Needs Analysis by
30 providing additional land designated, and planned to be developed, for multi-family housing.

1 Future development of the property will be required to conform to the applicable standards of the
2 City's development code, including the multiple family design review standards of SRC Chapter
3 702, which ensure that development occurs in a manner that minimizes any potential impacts,
4 and promotes compatibility, between the development and uses on adjacent land. This approval
5 criterion is met.

6 *Quasi-Judicial Zone Change Approval Criteria.*

7 *SRC 260.010(g)(2)(B)(ii): The proposed quasi-judicial zone change complies with the quasi-*
8 *judicial zone change approval criteria of SRC 265.005(e), when the annexation includes a quasi-*
9 *judicial zone change.*

10 The quasi-judicial zone change approval criteria of SRC 265.005(e) are as follows:

11 *SRC 265.005(e)(1)(A): The zone change is justified based on one or more of the following:*

12 *(i) A mistake in the application of a land use designation to the property*

13 *(ii) A demonstration that there has been a change in the economic, demographic, or physical*
14 *character of the vicinity such that the zone would be compatible with the vicinity's*
15 *development pattern.*

16 *(iii) A demonstration that the proposed zone change is equally or better suited for the property*
17 *than the existing zone. A proposed zone is equally or better suited than an existing zone if the*
18 *physical characteristics of the property are appropriate for the proposed zone and the uses*
19 *allowed by the proposed zone are logical with the surrounding land uses.*

20 **Finding:** The findings included in the applicant's written statement indicate that the City's
21 2015 Housing Needs Analysis determined residential land needs for a 20-year period. During
22 this 20-year period, Salem's population is projected to increase at a 1.25% average annual
23 growth rate and will reach 269,274 residents by the year 2035. Based on the analysis of
24 current and future housing trends, the Housing Needs Analysis determined that an additional
25 8,174 multi-family units are needed in Salem by the year 2035. The report concluded that
26 there is a 2,897 acre deficit of Multi-Family Residential designated land when addressing
27 multi-family housing needs. Therefore, the applicant's proposed Comprehensive Plan Map
28 Amendment and Quasi-Judicial Zone Change are justified based on current and projected
29 demographic patterns. Based on the City's analysis of the buildable land supply, it was
30 determined that there is a 9,131 acre surplus of land for the 20-year planning horizon. Since

1 the demographic patterns and housing needs have significantly altered over the last 15-20
2 years, the existing Developing Residential designation for the combined Tax Lot 3400 and
3 3500 is no longer appropriate. The proposed Multi-Family Residential designation and RM-II
4 zoning not only helps address the significant multi-family land deficiency, but the proposed
5 designation is also compatible with the area's existing land use pattern (consisting of multi-
6 family residential properties and rental housing). Therefore, the proposed RM-II zone is
7 equally or better suited for the property than the existing Urban Development zone.

8 Staff concurs with the applicant's findings in that the City's 2015 to 2035 Housing Needs
9 Analysis (HNA) identified a projected deficit in both multi-family designated land and multi-
10 family housing units within Salem's portion of the Urban Growth Boundary (UGB) within
11 the 20-year planning horizon and that the proposed minor comprehensive plan amendment to
12 change the subject property's comprehensive plan map designation from "Developing
13 Residential" to "Multiple Family Residential" will help increase the City's inventory of
14 multiple family designated land and ultimately the number of actual constructed multiple
15 family dwelling units with the future development of the property.

16 On August 24, 2022, a series of amendments to the City's Comprehensive Plan,
17 Comprehensive Plan Map, and zoning map associated with a multi-year project to update the
18 City's Comprehensive Plan, known as the Our Salem project, went into effect. These changes
19 included revising, updating, and establishing new Comprehensive Plan goals and policies and
20 redesignating the comprehensive plan map and zoning designations of various properties
21 throughout the City to comply with Statewide Planning Goals, meet the City's projected land
22 supply needs, and provide an updated vision for the growth and development of the City.

23 Included with these changes were a variety of new Comprehensive Plan goals and policies,
24 and redesignations of land, that align with and advance the recommendations of the now
25 adopted HNA to increase opportunities for development of multi-family and affordable
26 housing within the City through such measures as lowering barriers to multi-family
27 development, redesignating and rezoning land for multifamily housing, and increasing
28 redevelopment activity and mixed-use development. As a result, the changes adopted as part
29 of the Our Salem Project act to increase the amount of land available for housing and meet
30 the projected housing needs of the adopted HNA.

1 However, because some of the land redesignated to meet the City’s projected deficit of multi-
2 family is apportioned to land designated and zoned for mixed-use, which allows but does not
3 require multi-family development, the proposed minor comprehensive plan map amendment
4 to change the property’s comprehensive plan map designation to “Multiple Family
5 Residential” and zone change to change the zoning of the property to RM-II will further
6 increase the City’s multi-family land supply and support the City’s further compliance with
7 the adopted HNA and compliance with Statewide Planning Goal 10 – Housing by increasing
8 the amount of land inventory within Salem’s portion of the UGB that generally requires, and
9 is planned by the applicant to be developed for, multi-family housing.

10 By providing for additional multiple family zoned land, the proposed zone change responds
11 to the changing social and demographic patterns within the City and the surrounding area that
12 underly the multi-family housing needs identified in the adopted HNA. The proposed zone
13 change to RM-II also provides for an equally or better suited zone for the property than the
14 RA (Residential Agriculture) zone that would otherwise be applied to the property upon
15 annexation if a comprehensive plan map amendment and zone change weren’t requested.

16 This is because the proposed RM-II zone allows for the logical expansion of the RM-II zone
17 district boundary which applies to land to the north and west of the property; it provides for a
18 more regular and uniform southern boundary for the RM-II zone district on the City’s zoning
19 map; it provides for the more efficient utilization of the land within the UGB based on its
20 size and proximity to RM-II zoned land by allowing it to be developed for multi-family
21 housing and incorporated into the existing multiple family development to the north and
22 west, instead of being zoned RA and underutilized as a separate, stand-alone lower density
23 residential development with access constraints due to the property’s only vehicle access
24 being provided by a private flag lot accessway; and it provides for the logical expansion of
25 the existing multiple family development that surrounds the property on two sides. This
26 approval criterion is met.

27 *SRC 265.005(e)(1)(B): If the zone change is City-initiated, and the change is for other than City-*
28 *owned property, the zone change is in the public interest and would be of general benefit.*

29 **Finding:** The proposal is not a City-initiated zone change. This criterion is therefore not
30 applicable.

1 *SRC 265.005(e)(1)(C): The zone change conforms with the applicable provisions of the Salem*
2 *Area Comprehensive Plan.*

3 **Finding:** The findings addressing minor comprehensive plan map amendment approval criterion
4 SRC 64.025(e)(2)(D) address the applicable provisions of the Salem Area Comprehensive Plan
5 for this consolidated application. As provided in those findings, the proposed zone change
6 complies with the applicable provisions of the Salem Area Comprehensive Plan. This approval
7 criterion is therefore met.

8 *SRC 265.005(e)(1)(D): The zone change complies with applicable Statewide Planning Goals and*
9 *applicable administrative rules adopted by the Department of Land Conservation and*
10 *Development.*

11 **Finding:** The findings addressing minor comprehensive plan map amendment approval criterion
12 SRC 64.025(e)(2)(D) address the applicable provisions of the Statewide Planning Goals for this
13 consolidated application. As provided in those findings, the proposed zone change complies with
14 applicable statewide planning goals. This approval criterion is met.

15 *SRC 265.005(e)(1)(E): If the zone change requires a comprehensive plan change from an*
16 *industrial use designation to a non-industrial use designation, or from a commercial or*
17 *employment designation to any other use designation, a demonstration that the proposed rezone*
18 *is consistent with its most recent economic opportunities analysis and the parts of the*
19 *Comprehensive Plan which address the provision of land for economic development and*
20 *employment growth; or be accompanied by an amendment to the Comprehensive Plan to address*
21 *the proposed rezone; or include both the demonstration and an amendment to the*
22 *Comprehensive Plan.*

23 **Finding:** The proposal does not change the subject property's zoning from an industrial
24 designation to a non-industrial designation, or from a commercial designation to a non-
25 commercial designation. Because the proposed zone change does not involve a change to
26 commercially or industrially designated land, this approval criterion is not applicable to the
27 proposal.

28 *SRC 265.005(e)(1)(F): The zone change does not significantly affect a transportation facility, or,*
29 *if the zone change would significantly affect a transportation facility, the significant effects can*
30

1 *be adequately addressed through the measures associated with, or conditions imposed on, the*
2 *zone change.*

3 **Finding:** The findings included in the applicant's written statement indicate that the
4 Transportation Planning Rule Analysis conducted for the proposal indicates that the subject
5 property is capable of being served with public transportation facilities under the proposed RM-
6 II zoning. As illustrated on the existing conditions plan and the proposed conceptual site plan for
7 the development, vehicular access for the future multi-family use will be consolidated with the
8 Phase 1 access on Center Street NE, across from the Wildflower Street NE intersection. The only
9 access to Hile Lane will be through a gated emergency vehicle access and pedestrian access. Per
10 the City's TSP, Center Street NE is a major arterial roadway, which is intended to accommodate
11 between 15,000 and 50,000 vehicles per day. When maximizing the potential dwelling unit
12 density for the subject property under the proposed map designation, the average daily traffic on
13 Center Street would be increased up to 114 additional daily trips, or 57 incremental daily trips.
14 The Transportation Planning Rule Analysis concludes that the trip demand is less than the
15 expected day-to day fluctuation in approaching traffic volumes; therefore, the potential for an
16 impact to the performance of the roadway is negligible. In addition, the report concludes that
17 approval of the zone change will not affect the functional classification of Center Street NE. The
18 proposed multi-family use can be adequately served by existing public transportation and utility
19 services. Therefore, the proposed zone change does not significantly affect a transportation
20 facility.

21 Staff concurs with the applicant's findings. The applicant submitted a TPR analysis to address
22 the requirements of OAR 660-012-0060. The TPR analysis demonstrates the proposed
23 comprehensive plan map amendment and zone change will not have a significant impact on the
24 transportation system as defined by OAR 660-012-0060. As indicated in the comments provided
25 from the Public Works Department, the City's Assistant City Traffic Engineer has reviewed the
26 TPR analysis and concurs with its findings. The proposed zone change will not significantly
27 affect a transportation facility and this approval criterion is met.

28 *SRC 265.005(e)(1)(G): The property is currently served, or is capable of being served, with*
29 *public facilities and services necessary to support the uses allowed in the proposed zone.*

1 **Finding:** The findings included in the applicant’s written statement indicate that the existing
2 transportation system is capable of serving uses allowed by the proposed RM-II zone. Public
3 water can be looped through the annexation territory by connecting to the existing 12-in.
4 main line in Center Street NE connecting into the Phase 1 system. Sanitary sewer can be
5 provided to the Subject Property from the existing 12-in. line within Center Street connecting
6 into the Phase 1 system. Stormwater can be managed by detaining runoff from impervious
7 surfaces and releasing it at the pre-development rate into the East Fork of the Little Pudding
8 River in conjunction with the Phase 1 stormwater system. Therefore, the subject property is
9 capable of being served with public facilities and services necessary to support uses allowed
10 by the proposed RM-II zone.

11 Staff concurs with the applicant’s findings. The subject property lies within the City’s Urban
12 Service Area where all required public facilities (*streets, water, sewer, storm water, and*
13 *parks*) necessary to serve development are in place or fully committed to be extended. In
14 addition, the City’s Public Works Department reviewed the proposal and indicates that water,
15 sewer, and storm drainage infrastructure are available within surrounding streets/areas and
16 appear to be adequate to serve future development of the property in conformance with the
17 City’s adopted public facility plans. Site-specific infrastructure requirements associated with
18 the future development of the property will be addressed at the time of Site Plan Review
19 under SRC Chapter 220. This approval criterion is met.

20 **Section 2. Annexation.** The Territory described in “Exhibit A” is hereby annexed to the City of
21 Salem, Oregon.

22 **Section 3. Land Use Designations.** The Comprehensive Plan Map designation for the Territory
23 is hereby prescribed as “Multi-Family Residential” and the zoning for the Territory is prescribed
24 as “RM-II – Multiple Family Residential.” The Planning Administrator shall add to the official
25 zoning map the Territory herein annexed.

26 **Section 4. Withdrawal.** The Territory is hereby withdrawn from the Marion County Fire
27 District #1 and East Salem Sewer and Drainage District. Such withdrawal is effective upon, and
28 contemporaneous with, the date of annexation.

Section 5. The City Recorder shall submit a copy of this ordinance and such other information as ORS 222.177 requires to the Oregon Secretary of State, and shall provide the notice and reports required by ORS 222.005(1) and ORS 222.010 to the person or entities described therein.

PASSED by the City Council this _____ day of _____, 2024.

ATTEST:

City Recorder

Approved by City Attorney: _____

Checked by: B. Bishop