

## NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
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## DECISION OF THE PLANNING COMMISSION

**COMPREHENSIVE PLAN MAP CHANGE / ZONE CHANGE CASE NO.: CPC-ZC19-05**

**APPLICATION NO. : 19-108143-ZO & 19-108144-ZO**

**NOTICE OF DECISION DATE:** July 25, 2019

**SUMMARY:** Petitioner-initiated annexation, comprehensive plan change to “Community Services-Parks, Open Space, and Outdoor Recreation,” zone change to PA (Public Amusement), and withdrawal from the Marion County Fire District #1 for property at 4400 - 4600 block of Hazelgreen Road NE.

**REQUEST:** Petitioner-initiated, voter-exempt annexation of territory approximately 45.26 acres in size, located at 4400-4600 block of Hazelgreen Road NE (Marion County Assessor Map and Tax Lot Number 062W31D00100), currently zoned Marion County UT-20-IND (Urban Transition - 20 Acre - Industrial), and designated “Industrial” in the Salem Area Comprehensive Plan (SACP), with a concurrent Comprehensive Plan Change to “Community Services-Parks, Open Space, and Outdoor Recreation,” Zone Change to City of Salem PA (Public Amusement), and withdrawal from the Marion County Fire District #1.

**APPLICANT:** Toni Whitler for City of Salem Public Works

**OWNER:** City of Salem

**LOCATION:** 4400-4600 Blocks of Hazelgreen Road NE / 97305

**CRITERIA:** Salem Revised Code SRC 260.045

**FINDINGS:** The facts and findings are in the attached document dated July 25, 2019.

**DECISION:** The Planning Commission **APPROVED** Comprehensive Plan Map Change / Zone Change Case No.: CPC-ZC19-05 as follows:

- A. That the Salem Area Comprehensive Plan Map Change from “Industrial” to “Community Services-Parks, Open Space, and Outdoor Recreation” be GRANTED and
- B. That the zone change request from Marion County UT-20-IND (Urban Transition - 20 Acre - Industrial) to City of Salem PA (Public Amusement) be applied upon annexation of the property, contingent on approval of the “Community Services-Parks, Open Space, and Outdoor Recreation” Comprehensive Plan Map designation.

**VOTE:**

**Yes 6      No 0      Absent 3 (Griggs, Kopcho, Wright) Abstain 0**



Brian McKinley, Vice President  
Salem Planning Commission

Application Deemed Complete: May 13, 2019  
Public Hearing Date: July 23, 2019  
Notice of Decision Mailing Date: July 25, 2019  
Decision Effective Date: August 10, 2019  
State Mandate Date: September 10, 2019

Case Manager: Pamela Cole, [pcole@cityofsalem.net](mailto:pcole@cityofsalem.net)

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Friday, August 9, 2019.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 260. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at a public hearing. After the 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>

## **FACTS & FINDINGS**

### **COMPREHENSIVE PLAN MAP AMENDMENT FROM “INDUSTRIAL” TO “COMMUNITY SERVICES-PARKS, OPEN SPACE, AND OUTDOOR RECREATION”, AND A ZONE CHANGE FROM UT-20-IND (URBAN TRANSITION – 20 ACRE - INDUSTRIAL) TO PA (PUBLIC AMUSEMENT) CASE NO. CPC-ZC19-05**

**JULY 25, 2019**

#### **PROCEDURAL FINDINGS**

1. On March 5, 2019, Toni Whitler, on behalf of the applicant and property owner, City of Salem, filed an application for a Comprehensive Plan Change and Zone Change for the subject property, which is under consideration to be annexed to the City of Salem. A vicinity map is included as **Attachment A**.
2. The consolidated application was deemed complete for processing on May 13, 2019. The public hearing on the application was scheduled for July 23, 2019. In accordance with Section 300.720(b) of the Salem Revised Code, notice of the proposed comprehensive plan change and zone change was mailed on July 3, 2019 and posted on the subject property on July 9, 2019.
3. State law (ORS 197.610) and SRC 300.602(b)(1) requires the City to provide the Oregon Department of Land Conservation and Development (DLCDC) a minimum 35-day notice when an applicant or the City proposes an amendment to an acknowledged Comprehensive Plan or land use regulation or to adopt a new land use regulation. The City sent notice of this proposed Comprehensive Plan and Zone Change to DLCDC on May 13, 2019.
4. On July 23, 2019, the Planning Commission held a public hearing on the consolidated applications, received testimony, and voted to grant the Comprehensive Plan Change and Zone Change.
5. Amendments to an acknowledged Comprehensive Plan are not subject to the 120-day rule (Oregon Revised Statutes [ORS] 227.128). The request for a Zone Change included in this consolidated application is subject to the 120-day rule. The state-mandated 120-day deadline to issue a final local decision for the Zone Change is September 10, 2019.

#### **BACKGROUND/PROPOSAL**

Salem Revised Code (SRC) Chapter 260 contains annexation procedures. SRC 260.045, Land Use Designations, provides that territory annexed into the city shall be automatically given the city comprehensive plan designation and zoning designation that is the equivalent to the applicable county zoning designations, as set forth in Table 260-1, unless one or more of the following apply: (1) the petitioner requests a new comprehensive plan designation, or zone designation other than the equivalent city designation in Table 260-1, in the petition for annexation; (2) the Council proposes a

new comprehensive plan designation, or zone designation other than the equivalent city designation in Table 260-1, in the resolution initiating the annexation; or (3) the equivalent city designation in Table 260-1 is inconsistent with the Salem Area Comprehensive Plan.

In Table 260-1, the equivalent city zoning designation for the Marion County UT-20-IND zoning designation would be RA (Residential Agriculture) with a comprehensive plan designation of “Developing Residential.” The applicant is requesting zoning of PA (Public Amusement). Therefore, the petitioner is requesting a zone designation other than the equivalent city designation in Table 260-1.

To ensure that the comprehensive plan designation and city zoning designation are consistent if the annexation is approved, the applicant is also requesting a change in the comprehensive plan designation from “Industrial” to “Community Services-Parks, Open Space, and Outdoor Recreation” along with the request for a city zoning designation of PA (Public Amusement). The applicant's written statements summarizing the request and addressing compliance with the required approval criteria is included as **Attachment B**. A preliminary map of the annexation territory was prepared by the City Surveyor's office and is included as **Attachment C**.

Annexations where a new comprehensive plan map designation or zoning designation is proposed require a public hearing before the Planning Commission. Pursuant to SRC 260.045(b), upon holding a public hearing, the Planning Commission shall make a recommendation to the City Council whether to adopt the proposed designation, the equivalent designation, or a different designation to the City Council regarding the proposed Comprehensive Plan and zoning designations. Staff forwards the Planning Commission's recommendation to the City Council as part of the staff report for the annexation public hearing. The public hearing before City Council regarding annexation of the subject property has not been scheduled at this time. The Council has the authority in SRC 260.060(d) to adopt, modify, or reject the Planning Commission's recommendation for land use designations.

The Planning Commission's decision is a recommendation to the City Council regarding the future Comprehensive Plan map designation and Salem zoning of the subject property upon annexation, and is reviewed by the City Council in its consideration of the application.

### **SUMMARY OF RECORD**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

### **SUBSTANTIVE FINDINGS**

#### **1. Salem Area Comprehensive Plan (SACP)**

The Salem Area Comprehensive Plan (SACP) map designates the subject property as "Industrial."

The Comprehensive Plan designations of surrounding properties include:

North: Across Hazelgreen Road NE, "Developing Residential"  
South: "Multi-Family Residential" and "Single-Family Residential"  
West: "Multi-Family Residential"  
East: "Industrial"

The Salem Area Comprehensive Plan is the long-range plan for guiding development in the Salem urban area. The overall goal of the plan is to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meets the needs of present and future residents of the Salem urban area. Many different documents and maps, when taken together, comprise the Salem Area Comprehensive Plan.

The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

*Salem Transportation System Plan (TSP)*: The TSP uses a Street Classification System to determine the functional classification of each street within the City's street system. Hazelgreen Road NE, designated as a Parkway street in the TSP, abuts the northern boundary of the subject property.

## **2. Zoning**

The subject property is zoned Marion County UT-20-IND (Urban Transition - 20 Acre - Industrial). Surrounding properties are zoned and used as follows:

North: Across Hazelgreen Road NE, Marion County UT-5 (Urban Transition – 5 Acres)  
South: RM2 (Multiple Family Residential 2) and RS (Single Family Residential)  
West: RM2 (Multiple Family Residential 2)  
East: Marion County UT-20-IND (Urban Transition - 20 Acre - Industrial)

## **3. Relationship to the Urban Service Area**

The subject property is located outside the Urban Service Area and extension of public facilities is the obligation of the development. Future development requires an Urban Growth Area (UTA) Preliminary Declaration to address linking and boundary facilities required to serve subject property under the standards and requirements of SRC Chapter 200. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

## **4. Infrastructure**

*Public Infrastructure Plan:*

The Water System Mater Plan, Wastewater Management Master Plan, and Stormwater Master Plan provide the outline for facilities adequate to serve the subject property.

*Water:*

The subject property is located within the G-0 water service level.

The nearest public water main is a 16-inch main located approximately 0.5 miles southwest of the subject property in Portland Road NE. City water will become available along the southern boundary of the property upon development of the Northstar Subdivision.

*Sewer:*

The nearest public sewer main is an 8-inch main located approximately 0.55 miles southwest of the subject property in Portland Road NE. City sewer will become available along the southern boundary of the property upon development of the Northstar Subdivision.

*Storm Drainage:*

A 10-inch storm main is located in Hazelgreen Road NE along approximately 300 feet of frontage.

*Streets:*

Hazelgreen Road NE has an approximate 32-foot improvement within a 60-foot-wide right-of-way abutting the subject property. This street is designated as a Parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way. The frontage of the subject property has a special setback equal to 60 feet from centerline of Hazelgreen Road NE.

*Transportation Planning Rule:*

A Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060) is needed to demonstrate that the proposed Comprehensive Plan Change/Zone Change (CPC/ZC) will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer has reviewed this proposal and recommends that this criterion has been met.

**5. Natural Features**

**Trees:** The City's tree preservation ordinance protects Heritage Trees, Significant Trees (including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. No riparian corridors are present. Any Significant Trees on the property would be subject to the protections of SRC Chapter 808 upon annexation.

**Wetlands:** Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

Based upon a review of the data in the City geographic information system, the subject property contains a drainage ditch mapped as a wetland channel near the western boundary.

## **6. Neighborhood Association Comments**

The subject property is located within the boundaries of the Northgate Neighborhood Association (Northgate). Notification was sent to the neighborhood association on May 21, 2019. Northgate commented:

- We feel like this is a bad idea. The city doesn't need to annex more property. They aren't taking care of the parks we have (Fisher Road and Hazelgreen Ave) as an example. We think getting rid of gangs, stopping homeless camps from ruining our property values, and reducing crime in general would be a better way to spend whatever time and money the city has.

**Response:** The annexation and proposed land use designations are intended to provide land for a large recreational facility that will serve the needs of the expanding population in the north Salem area.

In February 2019, City Council adopted a new Parks System Development Charge (SDC) Methodology under Resolution 2019-7. The subject property is identified in the SDC Methodology as park UP-5 and is eligible to use Parks SDC revenues for 45 acres of park improvements. This methodology instituted a significant policy change related to development of vacant park land. Under Resolution 2019-7, the City is able to construct park improvements on vacant park land using only Parks SDCs. Prior to the resolution, the City was required to acquire a significant amount of funding from non-SDC sources in order to construct park improvements. Therefore, park improvements will be increasing in comparison to previous years, and fewer park properties will remain vacant.

## **7. Public Comments**

All property owners and tenants within 250 feet of the subject property were mailed notice of the proposal. At the time of writing this staff report, no comments had been received.

At the public hearing, testimony was received from three citizens:

- I live near the edge of the proposed park and I support a park instead of houses, but I have concerns: noise; homeless persons living in the park; traffic; and park maintenance.
- I previously lived in the area and am an advocate for the park. I would like to

share my ideas, details, and plans. For example, I think the City should have trees along the property line.

- I live on the north side of Hazelgreen and have concerns about traffic; surveying activity on Hazelgreen; widening the road and taking property from homeowners; public utilities to replace wells and septic systems; effects on property owners inside the UGB who would like to divide their properties; transients; existing drug houses and arson fire in the area; and security concerns at the park.

**Response:** Park design, park facilities, and related concerns will be addressed during the master plan process. At that time, staff will conduct outreach and solicit public feedback on the types of facilities and provide conceptual plans with options that the public can select. The Neighborhood Association, Parks and Recreation Advisory Board, and City Council will review the master plan.

A new driveway on Hazelgreen, which is a parkway, would be prohibited under current spacing standards. A new street would have to be constructed if the park is to take access from Hazelgreen. Access to the park will likely be through the Northstar development.

Hazelgreen is underdeveloped and does not meet current parkway standards for an 80-foot improvement in a 120-foot right-of-way. Recent surveying activity on Hazelgreen may be related to street improvements required for the Northstar development. If the park is developed first, the City would be responsible for required street improvements such as widening and sidewalks.

Development of the park will require extension of public utilities including stormwater, sewer, and water.

## **8. City Department Comments**

- A. The Building and Safety Division reviewed the proposal and had no concerns.
- B. The Fire Department reviewed the proposal and submitted comments indicating no concerns with the proposed Comprehensive Plan and zone change, and that after annexation, any new structures will need to comply with items including approved fire department access and water supply.
- C. The Public Works Department, Development Services Section, reviewed the proposal and submitted comments included as **Attachment D**.

## **9. Public Agency & Private Service Provider Comments**

Notice of the proposal was provided to public agencies and to public & private service providers.

- A. PGE commented “Development costs per current tariff and service requirements.”



## **FINDINGS APPLYING THE APPLICABLE SALEM REVISED CODE CRITERIA FOR A COMPREHENSIVE PLAN CHANGES AND ZONE CHANGES WITH ANNEXATION**

Salem Revised Code, Chapters 260.045(b) and 260.060(c)(5) provide the criteria for the approval of Comprehensive Plan Changes and Zone Changes with annexation applications. The only difference between these two code sections is the reference to the decision-making group, either the Planning Commission (260.045(b)) or the City Council (260.060(c)(5)). The applicable criteria are stated below in **bold italic** print. Following each criterion are findings relative to the changes requested.

### ***Criterion 1: Whether the comprehensive plan and zone designation provides for the logical urbanization of land;***

**Finding:** The surrounding area is largely residential within the city and agricultural outside of the city. The Parks, Open Space, Outdoor Recreation designation and PA zoning can be found dispersed throughout the city and are used to support recreational facilities for residential uses. The subject property is flat, with no significant natural resources or trees, and is in a location with close access to the freeway, parkway, and major arterials, making it easily accessible for park and recreation activities.

The proposal meets this criterion.

### ***Criterion 2: Whether the comprehensive plan and zone designation is compatible with development patterns in the nearby vicinity;***

**Finding:** The Parks, Open Space, and Outdoor Recreation Comprehensive Plan designation and PA zoning allow development of a wide variety of both public and private parks, open spaces, and outdoor recreation sites. The proposed designations are compatible with the existing residential development to the north, south, and west and the continuing development of residential properties to the south and east of the subject property.

The proposal meets this criterion.

### ***Criterion 3: Whether the social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate; and***

**Finding:** The Planning Commission concurs with the applicant's statement that surrounding area is shifting away from agricultural and industrial zoning to residential zoning for single-family and multi-family development. Increasing population and demographic changes requiring more housing also lead to an increase in demand for parks and open space.

The proposal meets this criterion.

### ***Criterion 4: Whether it is in the public interest that the proposed change be made.***

**Finding:** The proposed Comprehensive Plan Map amendment from Industrial to Parks, Open Space, and Outdoor Recreation and zone change to PA are in the public interest and would be of general benefit because they would allow a large recreational facility that will serve the needs of the expanding population in the north Salem area as well as residents throughout the city. The proposed change in land use designation is

consistent with the location and character of the property, with adjacent land use designations, and with the transportation facilities which serve the property. The proposal satisfies this criterion.

The proposal meets this criterion.

## **CONCLUSION**

Based on the facts and findings presented herein, the Planning Commission concludes that the proposed Comprehensive Plan Map Amendment and Zone Change satisfy the applicable criteria contained under SRC 260.045(b) for approval.

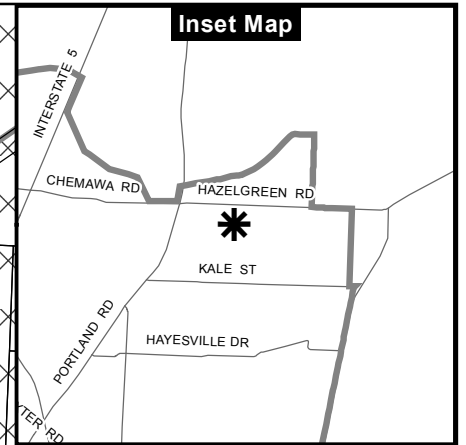
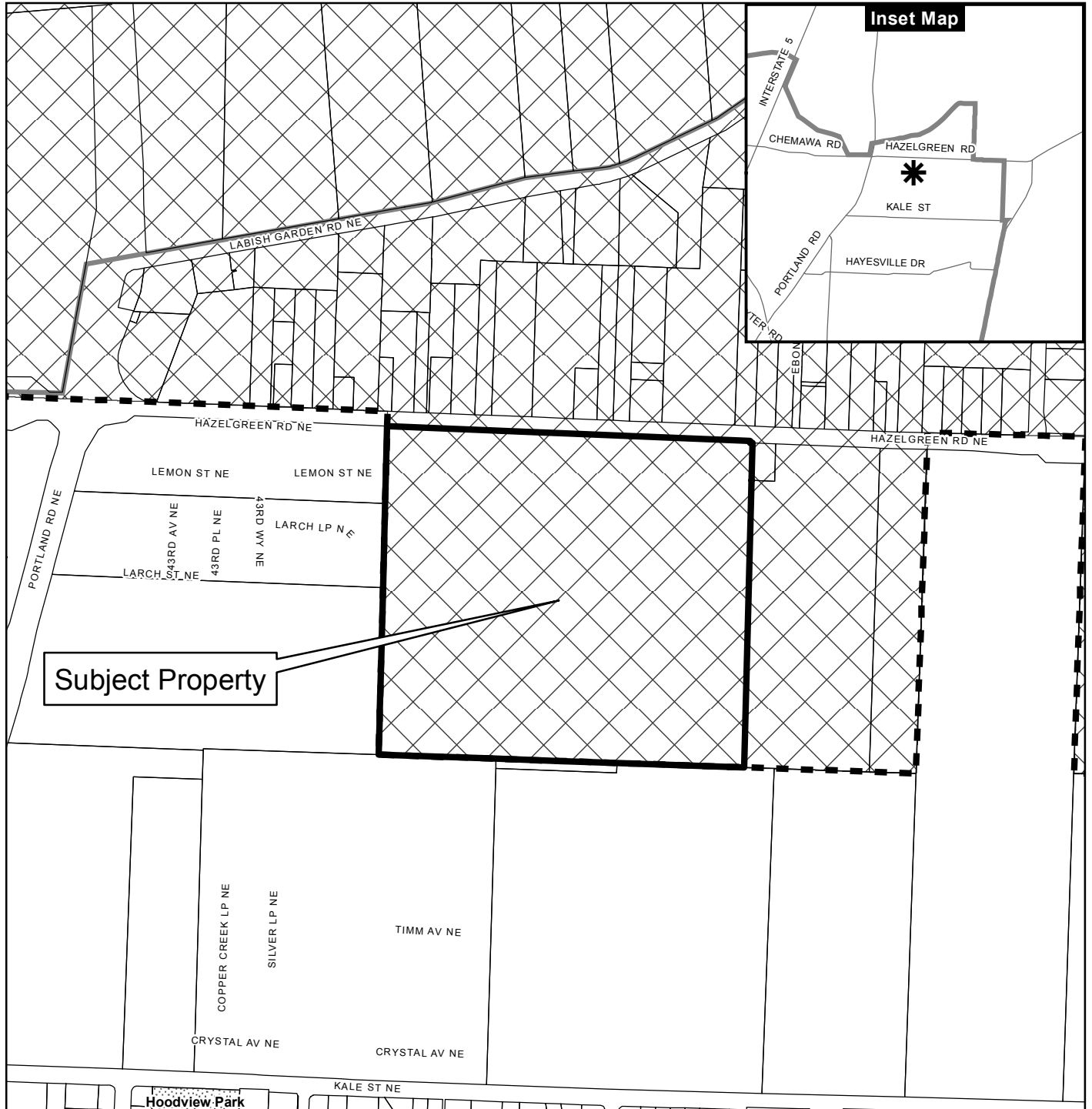
Attachments: A. Vicinity Map  
B. Applicant's Written Findings  
C. Annexation Territory Map  
D. Public Works Department Memo

Prepared by Pamela Cole, Planner II

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# Vicinity Map

## Assessor Map and Tax Lot 062W31D00100



**Subject Property**

**Legend**

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks



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**Property: Hazelgreen Road Park Property – 4400-4600 Blocks Hazelgreen Road NE**

Proposed findings demonstrating why comprehensive plan and zone designation criteria are met (SRC 260.060(c)(5)).

**A. The comprehensive plan and zone designation provides for the logical urbanization of land;**

The park property is flat, with no natural resources or trees, and is in a location with close access to the freeway, parkway, and major arterials, making it easily accessible for park and recreation activities.

**B. The comprehensive plan and zone designation is compatible with development patterns of the nearby vicinity;**

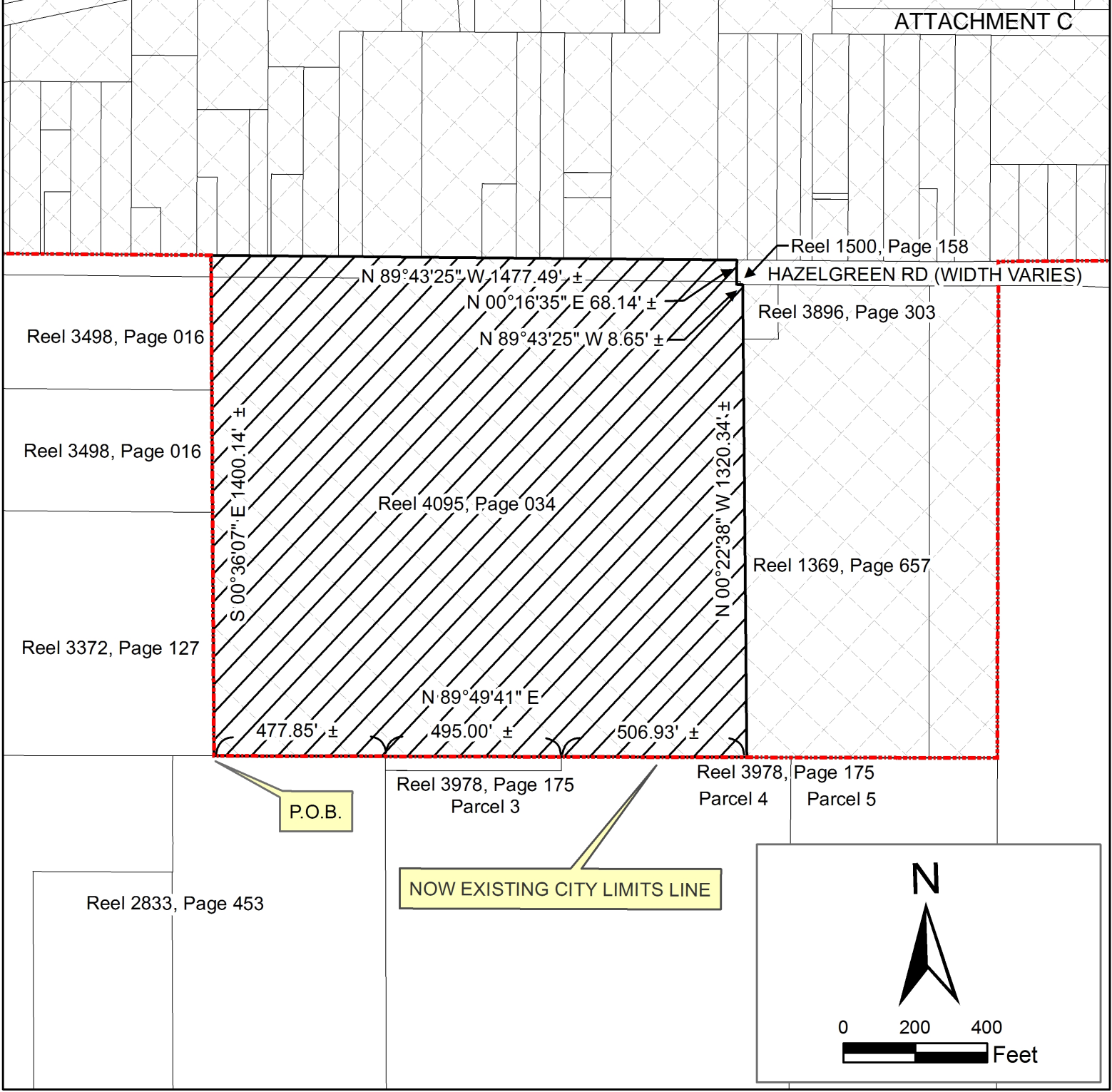
The proposed Comprehensive Plan and Zone Change designation is compatible with the current increase in residential development of Single Family, Multi-Family, and Manufactured Home designations west, east, and south of the park property.

**C. Social, economic, or demographic patterns in the nearby vicinity have so altered that the current designations are no longer appropriate.**

The surrounding area is shifting away from agricultural and industrial zoning to residential zoning for single family, multi-family, and manufactured homes. Increasing population and demographic changes requiring more housing has resulted in the need to provide additional park and open space.

**D. It is in the public interest that the proposed change be made.**

The proposed Comprehensive Plan/Zone Change will allow a large recreational facility to serve the needs of the expanding population in the north Salem area. Hazelgreen Park is classified as an Urban Park and will be developed with input from the public focused on providing active and passive recreational activities for all age levels.



NOTE: BASIS OF BEARINGS -  
Centerline of Hazelgreen Road per MCSR 35905  
± = More or Less Distance

P.O.B. = Point of Beginning  
MCSR = Marion County Survey Record

Property in Marion County  
 PROPERTY PROPOSED TO BE ANNEXED INTO CITY

**EXHIBIT MAP**

TOWNSHIP 6 SOUTH, RANGE 2 WEST, SECTION 31 & 32,  
WILLAMETTE MERIDIAN

<b>CITY OF SALEM, OREGON PUBLIC WORKS DEPARTMENT</b>	
4400-4600 Blocks of HazelGreen Rd	
CITY OF SALEM ORDINANCE NO. _____	
ANNEXED: _____	ADJACENT TO WARD 5
CONTAINING 47.44 Acres	
CASE NO. C-735	TRACT NO. _____



# MEMO

**TO:** Pamela Cole, Planner II  
Community Development Department

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

**DATE:** June 3, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
CPC-ZC19-05 (19-108143-ZO and 19-108144-ZO)  
0 HAZELGREEN RD NE (062W31D00100)  
ANNEXATION WITH CPC/ZC**

## PROPOSAL

Petitioner-initiated, voter-exempt annexation of territory approximately 45.26 acres in size, located at 0 Hazelgreen Road NE (Marion County Assessor Map and Tax Lot Number 062W31D00100), currently zoned Marion County UT-20-IND (Urban Transition-20 Acre-Industrial), and designated Industrial in the Salem Area Comprehensive Plan (SACP), with a concurrent Comprehensive Plan Change to Community Services-Parks, Open Space, and Outdoor Recreation, Zone Change to City of Salem PA (Public Amusement), and withdrawal from the Marion County Fire District #1.

## SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

## FACTS

Public Infrastructure Plan—The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Transportation Planning Rule—A Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060) is needed to demonstrate that the proposed Comprehensive Plan Change/Zone Change (CPC/ZC) will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer has reviewed this proposal and recommends that this criterion has been met.

## Streets

### 1. Hazelgreen Road NE

- a. Standard—This street is designated as a Parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 32-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 60 feet from centerline of Hazelgreen Road NE.

## Storm Drainage

### 1. Existing Condition

- a. A 10-inch storm main is located in Hazelgreen Road NE along approximately 300 feet of frontage.

## Water

### 1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. The nearest public water main is a 16-inch main located approximately 0.5 miles southwest of the subject property in Portland Road NE. City water will become available along the southern boundary of the property upon development of the Northstar Subdivision.

## Sanitary Sewer

### 1. Existing Condition

- a. The nearest public sewer main is an 8-inch main located approximately 0.55 miles southwest of the subject property in Portland Road NE. City sewer will become available along the southern boundary of the property upon development of the Northstar Subdivision.

**CRITERIA AND FINDINGS**

**SRC 260.045(b)(1)—Whether the comprehensive plan and zone designation provides for the logical urbanization of land.**

**Finding:** Logical urbanization requires the provision of adequate City infrastructure. Stormwater infrastructure is available in Hazelgreen Road NE and appears to be adequate to serve the future development.

The subject property is capable of being served through extension of public water and sewer mains from Portland Road NE to the boundary of the property as specified in existing infrastructure master plans. Water infrastructure is available approximately 0.50 miles southwest of the subject property through extension of a 16-inch water main in Portland Road NE and Hazelgreen Road NE. Sewer infrastructure is available approximately 0.55 miles southwest of the subject property through extension of a sewer main in Portland Road NE and Hazelgreen Road NE.

Future development requires an Urban Growth Area (UGA) Preliminary Declaration to address linking and boundary facilities required to serve subject property under the standards and requirements of SRC Chapter 200. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

The proposed Comprehensive Plan Change (CPC) from the "Industrial" designation to "Community Services–Parks, Open Space, and Outdoor Recreation" designation in the Salem Area Comprehensive Plan (SACP) with concurrent Zone Change (ZC) from Marion County UT-20-IND (Urban Transition–20 Acre–Industrial) to City of Salem PA (Public Amusement) constitutes a downgrade of use. The net result of the changes proposed is a reduction in the potential traffic that could be generated. Therefore, the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer has reviewed this proposal and recommends that this criterion has been met.

The existing configuration of Hazelgreen Road NE does not meet the standard for a Parkway street according to the Salem TSP. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

Prepared by: Jennifer Scott, Program Manager  
cc: File