

ORDINANCE BILL NO. 5-26

AN ORDINANCE DECLARING CERTAIN TERRITORY LOCATED AT 5524 SKYLINE ROAD S ANNEXED TO THE CITY OF SALEM, PRESCRIBING ITS COMPREHENSIVE PLAN MAP DESIGNATION AND ZONING, AND WITHDRAWING THE TERRITORY FROM THE SALEM SUBURBAN RURAL FIRE PROTECTION 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) (i)-(iv). The territory proposed for annexation includes one property owned by Lantern Gate Properties, LLC. All of the members of the company have signed the required annexation petition. The property is located within the Salem Urban Growth Boundary and subject to Salem's acknowledged Comprehensive Plan. The property is also contiguous to the City limits along its northern, eastern, southern, and western boundaries. The territory is therefore exempt from voter approval.

Annexation Approval Criteria.

1 Salem Revised Code (SRC) 260.010(g)(2)(A) sets forth the following criteria that must be met
2 before approval can be granted to a request for an Annexation with a minor comprehensive plan
3 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 approximately 1.94 acres in size. The
7 annexation of unincorporated territory contiguous to the city limits will result in urban services
8 being provided in a more orderly, efficient, and timely manner. Unincorporated territory adjacent
9 to the city limits prevents the orderly expansion of City services because gaps are created in the
10 city's infrastructure, and services within those gaps must be provided by the county, or by the
11 City pursuant to intergovernmental or other agreements. This results in inefficiencies due to
12 discontinuous and fragmented methods of providing infrastructure, as well as additional delays
13 for any development proposal. The boundary resulting from the proposed annexation will
14 provide a more compact and efficient urban form for providing urban services, because the
15 services will be integrated into the existing city infrastructure that exists in the surrounding area,
16 and potential jurisdictional conflicts will not exist. The proposed annexation complies with this
17 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:** Comments provided by the various City departments indicate that the territory
21 proposed for annexation can be served through the orderly, efficient, and timely extension of key
22 urban facilities and services as outlined in the City's adopted master plans, Capital Improvement
23 Plan (CIP), and Public Works and Parks design and construction standards. No improvements to
24 urban facilities and services are needed at this time to serve the territory but as land within the
25 territory is developed, necessary urban facilities and services and site-specific infrastructure will
26 be identified and required to be provided in accordance with the city's adopted master plans,
27 CIP, and Urban Growth Management process as set forth in SRC Chapter 200.

28 The territory proposed for annexation lies outside the City's Urban Service Area. Pursuant to the
29 City's adopted growth management program found in SRC 200, an Urban Growth Area (UGA)
30 Preliminary Declaration will be required to provide adequate public facilities, including water,

1 sewer, stormwater, transportation, and park services, that may be necessitated by future
2 development. The proposed annexation complies with this criterion.

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

6 **Finding:** When withdrawal from a special service district is not automatic, the City Council shall
7 decide on withdrawal from those special service districts. These withdrawals shall be made
8 according to applicable state statutes governing the specific withdrawal.

9 The territory is currently located within the Salem Suburban Rural Fire Protection District. The
10 City will withdraw the territory from the Salem Suburban Rural Fire Protection District and
11 replace that service with service from the City of Salem Fire Department. ORS 222.520
12 establishes the process by which the territory may be withdrawn from service districts at the
13 same time as the annexation. No Comprehensive Plan provision or implementing ordinance of
14 the City applies to the withdrawal decision, and none is amended in the process of making the
15 decision. In addition, the decision to withdraw the territory and serve the territory with City-
16 supplied urban services rather than district-supplied services, does not have significant impacts
17 on present or future land uses. Consequently, the withdrawal decision is not the kind of decision
18 that requires application of land use laws.

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

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

27 *Minor Comprehensive Plan Map Amendment Approval Criteria.*

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

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

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

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

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

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

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

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

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

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

23 **Finding:** The findings included in written statement provided by the applicant indicate that the
24 proposed minor plan map amendment from “Developing Residential” to “Multiple Family
25 Residential” is justified under SRC 64.020(e)(2)(A)(ii), which allows for a change when the
26 proposed designation is equally or better suited for the property than the existing designation.
27 The Developing Residential designation is a transitional classification applied to properties
28 within the Urban Growth Boundary that have not yet been annexed or assigned a more specific
29 residential land use designation. It is not intended to serve as a long-term designation once urban
30 services are available and urban development is appropriate.

1 The subject property is an enclave entirely surrounded by lands within the City of Salem. It has
2 direct frontage on Skyline Road S and is located within an area that is urban in character and
3 where public infrastructure, including water and sewer, can be readily extended. The Multiple
4 Family designation is better suited to this location as it allows for medium-density residential
5 development consistent with the physical characteristics of the site, the existing and planned
6 development pattern of the surrounding area, and the City's policy goals for compact, efficient
7 residential growth. The surrounding properties are designated and zoned for various forms of
8 urban residential development, and the Multiple Family designation represents a logical
9 extension of that pattern.

10 The proposed designation also supports the City's housing and growth management policies by
11 facilitating the development of a broader range of housing types in areas where urban services
12 are available. Therefore, the Multiple Family designation is better suited for the property than the
13 existing Developing Residential designation, and this criterion is met.

14 Staff concurs with the findings included in the applicant's written statement. By providing for
15 additional multiple family designated land, the proposed minor comprehensive plan map
16 amendment responds to the changing social and demographic patterns within the City and the
17 surrounding area that underly the multi-family housing needs identified in the City's adopted
18 Housing Needs Analysis (HNA) and further supports compliance with statewide Planning Goal
19 10: Housing by increasing the amount of land inventory within Salem's portion of the UGB that
20 generally requires the development of multi-family housing.

21 The proposed redesignation to "Multiple Family Residential" also provides for an equally or
22 better suited comprehensive plan designation for the property than the existing "Developing
23 Residential" designation because it provides for the more efficient utilization of the land within
24 the UGB based on its size and proximity to other multiple family designed residential land to the
25 west by allowing it to be developed for multi-family housing. This approval criterion is met.

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

29 **Finding:** The findings included in the written statement provided by the applicant indicate that
30 the subject property is currently capable of being served with public facilities and services

1 necessary to support the uses allowed under the proposed Multiple Family Residential
2 comprehensive plan designation. The property is located within the Salem Urban Growth
3 Boundary and is entirely surrounded by properties within city limits that are already served by
4 public infrastructure, including water, sewer, stormwater, and transportation facilities.
5 Skyline Road S, which fronts the property along its northern boundary, is a public street
6 improved to City standards and provides direct vehicular access. Water and sewer mains exist in
7 the vicinity and can be extended to the property in accordance with City of Salem Public Works
8 design and construction standards. The scale and configuration of the subject site are conducive
9 to the orderly extension of urban services without requiring extraordinary improvements or off-
10 site extensions beyond typical expectations for urban development.

11 As part of the future development process, detailed utility plans will be prepared and reviewed
12 by the City to ensure that all service capacity, design, and connection requirements are met.
13 Based on the site's location and context, there are no known constraints that would preclude the
14 provision of required urban services to support multi-family residential development under the
15 proposed designation.

16 Staff concurs with the findings included in the applicant's written statement. The City's
17 Development Services Division reviewed the proposal and indicated that there are existing
18 public water, sewer, and storm mains in Skyline Road S available to serve the property. The
19 Water System Master Plan, however, identifies inadequate reservoir capacity in this area and the
20 subject property is not currently served by a neighborhood park, as identified in the
21 Comprehensive Parks System Master Plan. In order to ensure the property is adequately served
22 by public facilities and services, future development will require an Urban Growth Area (UGA)
23 Preliminary Declaration to address public facilities required to serve subject property under the
24 standards and requirements of SRC Chapter 200 (Urban Growth Management). In addition, site-
25 specific infrastructure requirements associated with the future development of the property will
26 be further addressed at the time of Site Plan Review under SRC Chapter 220. This approval
27 criterion is met.

28 *SRC 64.025(e)(2)(C): The proposed plan map designation provides for the logical urbanization*
29 *of land.*

1 **Finding:** The findings included in the written statement provided by the applicant indicate that
2 the proposed Multiple Family Residential plan map designation provides for the logical
3 urbanization of land consistent with the goals and policies of the Salem Area Comprehensive
4 Plan. The subject property is located within the Urban Growth Boundary and is entirely
5 surrounded by properties already within the City of Salem. It is an unincorporated enclave with
6 direct access to Skyline Road S and is adjacent to existing urban development, including
7 residential neighborhoods and public infrastructure.

8 The current Developing Residential designation is intended as a transitional classification
9 that anticipates future urban development but does not define the specific intensity or form of
10 residential use. The proposed Multiple Family designation implements the next logical step in
11 the urbanization process by identifying the property for medium-density residential development,
12 which is appropriate given the site's proximity to existing urban services and compatibility with
13 the surrounding residential land uses.

14 The Multiple Family designation will facilitate efficient infill development and allow the
15 property to contribute to the City's broader housing objectives by supporting a range of housing
16 types and densities in a location that is already largely urban in character. Urban services can be
17 readily extended to the property, and its development will support the efficient use of
18 infrastructure, consistent with the City's growth management policies. Therefore, the proposed
19 Multiple Family designation provides for the logical urbanization of land.

20 Staff concurs with the findings included in the applicant's written statement. The subject
21 property is an enclave property that is contiguous to the City limits on all sides and abuts
22 multiple family development to the west. Future multiple family development of the property
23 will be required to conform to the City's multiple family design review standards included under
24 SRC Chapter 702, which ensure that multiple family development occurs in a manner that
25 minimizes any potential impacts, and promotes compatibility, between the multiple family
26 development and abutting single family zoned and used land. This approval criterion is met.

27 *SRC 64.025(e)(2)(D): The proposed land use designation is consistent with the Salem Area*
28 *Comprehensive Plan and applicable Statewide planning goals and administrative rules adopted*
29 *by the Department of Land Conservation and Development.*

1 **Finding:** Analysis of the proposed comprehensive plan map amendment and zone change for
2 conformance with the applicable Goals and Policies of the Salem Area Comprehensive Plan is as
3 follows:

4 The findings included in the applicant's written statement indicate that the proposed Multiple
5 Family Residential comprehensive plan designation is consistent with the Salem Area
6 Comprehensive Plan (SACP) and with applicable Statewide Planning Goals and administrative
7 rules adopted by the Oregon Department of Land Conservation and Development (DLCD). The
8 Multiple Family designation supports the Comprehensive Plan's overarching goals to provide a
9 variety of housing types, promote compact and efficient urban development, and direct growth to
10 areas where public services are available.

11 The proposal directly advances Goal H 1 (Housing) of the SACP, which seeks to ensure a supply
12 of residential land that accommodates a variety of dwelling types and densities. By redesignating
13 the subject property from Developing Residential to Multiple Family Residential, the amendment
14 supports the City's efforts to meet the housing needs of a growing and diverse population. It also
15 furthers Goal H 2, which encourages infill development and the efficient use of land within the
16 Urban Growth Boundary.

17 In addition to local policy consistency, the proposed designation aligns with several Statewide
18 Planning Goals. It is consistent with Goal 10 (Housing), as it contributes to the inventory of land
19 available for needed housing and supports a mix of housing types at urban densities. It complies
20 with Goal 14 (Urbanization) by facilitating the orderly and efficient transition of land from rural
21 to urban use within the existing Urban Growth Boundary. The property is surrounded by urban
22 development and can be served by public facilities, consistent with Goal 11 (Public Facilities and
23 Services) and Goal 12 (Transportation). The proposal also follows the established land use
24 planning process consistent with Goal 1 (Citizen Involvement) and Goal 2 (Land Use Planning).
25 No Goal exceptions are required, as the land is within the acknowledged UGB and the proposed
26 plan map change is consistent with the City's long-range planning framework. Therefore, the
27 proposed land use designation complies with both the Salem Area Comprehensive Plan and all
28 applicable statewide planning goals and administrative rules.

29 Staff concurs with the findings included in the applicant's written statement. The Multiple
30 Family Residential designation under the Salem Area Comprehensive Plan is intended to

1 promote medium and high-density housing distributed across the Salem area and is generally
2 envisioned to apply near mixed-use and employment areas, low density residential areas, major
3 transportation corridors, transit routes, parks, and schools.
4 The subject property abuts Skyline Road S. Skyline Road is classified as a minor arterial street
5 for the section of the road abutting the property and the nearby surrounding area, but changes to
6 a higher major arterial street classification further to the north at the intersection of Skyline Road
7 and Summer Crest Drive. The redesignation of the subject property to Multiple Family
8 Residential, and the corresponding zone change to RM-I (Multiple Family Residential), along
9 this street is consistent with the Multiple Family Residential designation of the Comprehensive
10 Plan and the development pattern of the area where multiple family land is located along this
11 primary north-south transportation corridor and in relative close proximity (*less than one-half*
12 *mile*) to transit service (*Cherriots Routes 8 and 18 – 12th / Liberty*) and mixed-use zoned land to
13 the north near Kuebler Boulevard S and Skyline Road S.

14 *Salem Area Comprehensive Plan Goals and Policies*

15 The proposed Multiple Family designation and corresponding RM-I zoning are also consistent
16 with the following goals Salem Area Comprehensive Plan goals and policies:

- 17 ▪ **Housing Goal H1 – Housing Choice:** *Promote a variety of housing options to meet the*
18 *needs, abilities, and preferences of all current and future residents.*
- 19 ▪ **Housing Policy H1.1 – Housing Types:** *A variety of housing types shall be allowed and*
20 *encouraged throughout the Salem Urban Area, including single-family homes, accessory*
21 *dwelling units, manufactured homes, townhouses, middle housing, and multifamily housing.*
- 22 ▪ **Housing Policy H1.5 – Housing Diversity:** *New residential developments should be*
23 *encouraged to incorporate a diversity of housing types and sizes to attract residents of*
24 *varying income levels, lifestyles, and housing preferences.*
- 25 ▪ **Housing Goal H2 – Housing Affordability:** *Provide opportunities for housing that are*
26 *affordable to current and future residents of all income levels.*
- 27 ▪ **Housing Goal H3 – Land Supply:** *Provide a supply of residential land that accommodates*
28 *the amounts and types of housing needed to meet the population forecast for the Salem*
29 *Urban Area.*

1 The Multiple Family comprehensive plan designation and RM-I zoning proposed to be
2 applied to the property upon annexation allow for a variety of housing types including middle
3 housing (e.g. townhouses, duplexes, triplexes, fourplexes, and cottage clusters) and multi-
4 family housing with dwelling unit densities of generally eight to 17-25 dwelling units per
5 acre depending on the housing type. Redesignation of the land for multiple family will
6 increase the City's multiple family land supply and allow for a mix of housing types to be
7 provided in the area; thereby providing additional housing diversity, and options for housing
8 choice and greater affordability, to help meet the projected housing needs of the City's
9 diverse population consistent with these applicable comprehensive plan goals and policies.

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

13 The City's development code includes design review standards that apply to multiple family
14 development. Included within these standards are requirements to provide common open
15 space and recreational opportunities to serve the residents of the development. Future
16 development of the property will be reviewed for conformance with the applicable open
17 space and recreational requirements of SRC Chapter 702. The proposal is therefore
18 consistent with this applicable comprehensive plan policy.

- 19 ■ **Land Use and Urbanization Goal L1 – Urbanization and Growth Management:** *Manage*
20 *growth in the Salem Urban Area through cooperative efforts between the City of Salem,*
21 *Marion and Polk counties, and other jurisdictions to provide area residents with a high*
22 *quality of life, contain urban development, promote the City's efficient delivery of services,*
23 *and preserve adjacent agricultural lands.*

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

27 Review of the proposal by the Development Services Division indicates that street, water,
28 sewer, and storm drainage infrastructure are available and appear to be adequate to serve the
29 property. Site-specific infrastructure requirements will be addressed at the time of future
30 development and the 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.*

The proposed multiple family comprehensive plan designation and RM-I 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. The proposal is consistent with this applicable comprehensive plan policy.

Sunnyslope Neighborhood Plan

Although the subject property is currently located outside the City limits, the property is within the boundaries of the Sunnyslope Neighborhood Association. The Sunnyslope Neighborhood Association includes a neighborhood plan that was adopted by the City Council on August 8, 1983.

The generalized land use map of the Sunnyslope Neighborhood Plan identifies the property as being designated Single Family, which is different from the property’s current Developing Residential designation under the Salem Area Comprehensive Plan. Pursuant to SRC 64.310(b), when there is a conflict between an adopted neighborhood plan and the Salem Area Comprehensive Plan, the Salem Area Comprehensive Plan shall control. As such, because the land use designation for the property on the neighborhood association generalized land use map is different from the property’s designation on the Salem Area Comprehensive Plan Map, the property’s Developing Residential comprehensive plan map designation applies to the neighborhood plan as well.

Because the proposal includes a minor comprehensive plan map amendment to change the Salem Area Comprehensive Plan Map designation of the property from Developing Residential to Multiple Family Residential, it also includes a corresponding amendment to the neighborhood plan map of the Sunnyslope Neighborhood Plan from Developing Residential to Multiple Family

1 Residential.

2 Pursuant to SRC 64.015(a)(9), the “Goals and Policies” provisions and the general land use maps
3 adopted in neighborhood plans are considered components of the Salem Area Comprehensive
4 Plan. The proposed Multiple Family designation and corresponding RM-I zoning are consistent
5 with the following applicable goals and policies of the Sunnyslope Neighborhood Plan as
6 follows:

- 7 ■ **Overall Policy 4 – Major Intersections:** *Intensive uses such as multifamily units,*
8 *commercial office complexes, and neighborhood shopping should be clustered at major*
9 *intersections in order to provide the exposure and access these uses require, and to reduce*
10 *the amount of traffic through the neighborhood.*

11 Although not specifically located at a major intersection, the subject property is located along
12 Skyline Road S, which is classified as a minor arterial street under the City’s Transportation
13 System Plan (TSP), and a little more than only one-half mile away from the major
14 intersection of Skyline Road with Kuebler Boulevard S. The location of the property abutting
15 Skyline Road, and its proximity to the intersection of Skyline Road and Kuebler Boulevard,
16 ensures that the future multiple family development that would be allowed on the property
17 under its proposed Multiple Family designation and RM-I zoning has access to a higher
18 classification of street as provided for under this policy. Further, because all properties
19 abutting the subject property are currently developed and the site has only one point of access
20 to Skyline Road, vehicle access to the subject property will be taken directly from Skyline
21 Road and any traffic resulting from the development of the property will not pass through the
22 surrounding residential neighborhood. The proposal conforms to this neighborhood plan
23 policy.

- 24 ■ **Multifamily Policy 9:** *The number of multifamily dwelling units should vary from seven*
25 *units per acre in difficult terrain to 15 units per acre along arterials or at major*
26 *intersections.*

27 The zoning that’s proposed for the property in this case is RM-I (Multiple Family
28 Residential). Of the City’s multiple family zones, the RM-I zone has the lowest density
29 requirements.

30 The residential densities discussed under the above identified neighborhood plan policy were

1 establish in 1983 before the establishment of the current allowed densities for residential
2 development included in the City's development code. Allowed residential densities within
3 the RM-I zone are established under SRC 513.010(c), Table 513-3, and are dependent on the
4 specific type of housing provided. For example, the applicable density for townhouse
5 development within the RM-I zone is 8 to 25 dwelling units per acre, and the density for
6 multiple family development within the RM-I zone is 8 to 17 dwelling units per acre. The
7 maximum allowed 17 dwelling unit per acre density requirement of the RM-I zone is just
8 slightly over the 15-unit per acre density identified in the neighborhood plan for sites that do
9 not include difficult terrain and are located along arterial streets, both of which are the case
10 for the subject property. The proposal conforms to this neighborhood plan policy.

- 11 ■ **Multifamily Policy 10:** *Multifamily units should be located in concentrated locations on*
12 *arterials or collectors and within one-fourth mile of an existing transit bus route. Primary*
13 *locations will be in the vicinity of major intersections.*

14 The subject property is located along Skyline Road S, which is classified as a minor arterial
15 Street under the City's Transportation System Plan; and the nearest transit service to the site
16 is provided via Cherriots Routes 8 and 18 – 12th / Liberty at the intersection of Skyline Road
17 and Summercrest Drive S.

18 As provided by this policy, the subject property is located on an arterial street and access to
19 transit is located approximately 0.36 miles (1,904 feet) to the north of the property which is
20 just 584 feet beyond the one-fourth mile distance discussed in this policy. Due to the
21 property's location on an arterial street and its proximity to transit, the proposal conforms to
22 this neighborhood plan policy.

- 23 ■ **Multifamily Policy 11:** *The principle access points to multifamily developments should be*
24 *limited to arterial and collector streets except along arterials where direct street access is*
25 *discouraged. In those cases, sole or primary access via a local street should be limited to the*
26 *mid-point of the development nearest the arterial or collector.*

27 The subject property is located on Skyline Road S and all properties abutting the subject
28 property are developed; thereby allowing for no alternative points of vehicle access to the
29 property other than from Skyline Road. Because the only access to the subject property is
30 from Skyline Road S – a minor arterial street, the proposal conforms to this neighborhood

1 plan policy.

- 2 ■ **Housing Goal 47:** *To provide for a range of housing needs which will be compatible with*
3 *existing housing stock.*

4 The proposed Multiple Family designation and corresponding RM-I zoning will allow for the
5 property to be developed with medium density housing to help fulfill the City's overall
6 housing need and accommodate a variety of dwelling types, densities, and price points to
7 fulfill the needs of Salem's diverse population. As identified under the Comprehensive Plan,
8 the Multiple Family designation is intended to promote medium and high-density housing
9 distributed across the Salem area generally located not only near mixed-use employment
10 areas, major transportation corridors, transit routes, parks, and schools but also near low-
11 density residential areas. The proposed Multiple Family designation and RM-I zoning for the
12 property will achieve this purpose and future development of the property will be required to
13 conform to the applicable standards of the development code, including the multiple family
14 design review standards of SRC Chapter 702, which help to ensure that the proposed
15 development will be compatible with the existing single family and multiple family housing
16 stock of the surrounding area. The proposal conforms to this neighborhood plan policy.

17 Statewide Planning Goals

18 The proposed Multiple Family designation and corresponding RM-I zoning are also consistent
19 with the following applicable Statewide Planning Goals as follows:

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

23 In addition to the applicant attending a required neighborhood meeting, notice of the proposal
24 was also provided to the Sunnyslope Neighborhood Association, surrounding property
25 owners and tenants within the notification area, and posted on the property prior to the
26 hearing. The Planning Commission will hold a public hearing to consider the requested
27 minor comprehensive plan map amendment, neighborhood plan map amendment, and zone
28 change and a second subsequent public hearing will be held before the City Council to
29 review the requested annexation and the Planning Commission's recommendation
30 concerning the comprehensive plan and zoning designations proposed for the property. The

required neighborhood meeting, public notice, and public hearing process ensure all interested parties are afforded the opportunity to review the application, comment on the proposal, and participate in the decision-making process. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process. The proposal conforms to this statewide planning goal.

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

The City's comprehensive plan and implementing land use review procedures and development code are acknowledged to be in compliance with the Statewide Planning Goals and provide the policy framework for the basis of all land use decisions in the City. As identified by the facts and findings included in this report, the proposal is consistent with the applicable approval criteria and the applicant's proposal does not require that an exception be granted to any of the Statewide Planning Goals. The proposal therefore conforms to this statewide planning goal.

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

The subject property is located within the City's Urban Growth Boundary and the site 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.*

The subject property is not designated as an open space or scenic area; the property does not contain designated wildlife habitat; and according to the Salem-Keizer Local Wetland Inventory (LWI) there are no mapped wetland areas or waterways present on the site. The property is, however, located within 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 therefore conforms to this statewide planning goal.

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

3 At the time of future development of the property, specific site development plans will be
4 submitted and review for conformance with local, state, and federal air, water, and land use
5 resource standards. Required conformance with these applicable standards ensures the
6 proposal will not have an impact on air, water, or land resources quality. The proposal
7 conforms to this statewide planning goal.

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

10 According to the City’s adopted landslide hazard susceptibility maps, there are no areas of
11 mapped landslide hazard susceptibility present on the site and there are similarly no creeks or
12 associated flood hazard areas on the property. The proposal conforms to this statewide
13 planning goal.

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

17 The subject property is not specifically identified under the City’s Comprehensive Park
18 System Master Plan as a potential park site; and the subject property is not located within an
19 identified open space, natural area, or recreation area, and no destination resort is planned for
20 the property. The proposal conforms to this statewide planning goal.

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

24 The proposal is to change the Comprehensive Plan Map, and corresponding neighborhood
25 plan map, designation of the property to Multi-Family Residential and its zoning to RM-I
26 (Multiple Family Residential). The proposal does not, however, involve commercially or
27 industrially designated land. This statewide planning goal is therefore not applicable to the
28 proposal.

- 29 ▪ **Statewide Planning Goal 10 – Housing:** *To provide for the housing needs of citizens of the*
30 *state.*

As a result of the changes to the City's Comprehensive Plan, Comprehensive Plan Map, and zoning map that were adopted as part of the Our Salem project, the City has increased the amount of land available for housing to meet projected housing needs identified in the adopted Housing Needs Analysis (HNA). The proposed minor comprehensive plan map amendment to change the property's comprehensive plan map designation to Multiple Family Residential and zone change to change the zoning of the property to RM-I (Multiple Family Residential) will further increase the City's multi-family land supply and support the City's further compliance with the adopted Housing Needs Analysis and compliance with Statewide Planning Goal 10 by increasing the amount of land inventory within Salem's portion of the UGB that generally requires, and is intended to be developed for, multi-family housing. The proposal therefore conforms to this statewide planning goal.

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

The City's Development Services Division reviewed the proposal and indicated that there are existing public water, sewer, and storm mains in Skyline Road S available to serve the property. The Water System Master Plan, however, identifies inadequate reservoir capacity in this area and the subject property is not currently served by a neighborhood park, as identified in the Comprehensive Parks System Master Plan. In order to ensure the property is adequately served by public facilities and services, future development will require an Urban Growth Area (UGA) Preliminary Declaration to address public facilities required to serve subject property under the standards and requirements of SRC Chapter 200 (Urban Growth Management). Compliance with the requirements of SRC Chapter 200 at the time of future development ensures that adequate public facilities and services are provided to serve the property. The proposal therefore complies with this statewide planning goal.

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

Statewide Planning Goal 12 is implemented by the Transportation Planning Rule (TPR). In summary, the TPR requires local governments to adopt Transportation System Plans (TSPs) and requires local governments to consider transportation impacts resulting from land use

1 decisions and development. The key provision of the TPR related to local land use decisions
2 is Oregon Administrative Rule (OAR) 660-012-0060. This provision is triggered by
3 amendments to comprehensive plans and land use regulations that “significantly affect” a
4 surrounding transportation facility (road, intersection, etc.). Where there is a “significant
5 effect” on a facility, the local government must ensure that any new allowed land uses are
6 consistent with the capacity of the facility. In the context of a site-specific comprehensive
7 plan map amendment and zone change, such as this proposal, a “significant effect” is defined
8 under Oregon Administrative Rule (OAR) 660-012-0060(1) as either an amendment that
9 “allows types or levels of land uses which would result in levels of travel or access which are
10 inconsistent with the functional classification of a transportation facility,” or an amendment
11 that would “reduce the performance standards of an existing or planned facility below the
12 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. The Assistant City Traffic Engineer has reviewed the TPR Analysis and
21 concurs with the TPR analysis findings. As there is no significant impact on the
22 transportation system, no conditions of approval are recommended to address the
23 transportation impacts of the proposal. At time of future development, the applicant will be
24 required to provide improvements along the frontage of the property if required by SRC
25 803.040 (*Boundary Streets*). The proposal conforms to this statewide planning goal.

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

27 Any future development of the property will be required to be built to comply with current
28 energy standards. The proposal conforms to this statewide planning goal.

29 ▪ **Statewide Planning Goal 14 – Urbanization:** *To provide for an orderly and efficient*
30 *transition from rural to urban land use, to accommodate urban population and urban*

1 *employment inside urban growth boundaries, to ensure efficient use of land, and to provide*
2 *for livable communities.*

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

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

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

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

16 **Finding:** The findings included in the written statement provided by the applicant indicate that
17 the proposed amendment to change the comprehensive plan designation from Developing
18 Residential to Multiple Family Residential is in the public interest and would be of general
19 benefit to the community. The amendment supports the City of Salem’s efforts to address
20 housing needs by increasing the supply of land designated for multi-family residential use in an
21 area that is already urbanizing and fully surrounded by city limits. This supports more efficient
22 development patterns and promotes the use of existing public infrastructure.

23 By facilitating moderate-density residential development, the amendment contributes to a
24 greater diversity of housing types and price points within the community, helping the City meet
25 the objectives of Goal H 1 and Goal H 2 of the Salem Area Comprehensive Plan. It also reduces
26 pressure to expand the Urban Growth Boundary by making better use of land already within it,
27 consistent with Goal G 3 – Growth Management.

28 The property’s location along Skyline Road S, its proximity to existing city services, and its
29 position within a developed urban enclave make it particularly well-suited for residential
30

development. Directing growth to this location supports compact development, reduces vehicle miles traveled, and strengthens the City's ability to deliver cost-effective public services. Accordingly, the amendment serves the broader public interest by promoting efficient land use, housing availability, and responsible infrastructure planning. Staff concurs with the findings included in the applicant's written statement. The proposed comprehensive plan map amendment, and corresponding neighborhood plan map amendment, to change the property's designation to "Multiple Family Residential" will help the City to further meet its multi-family housing needs identified in the adopted Housing Needs Analysis by providing additional land designated, and intended to be developed, for multi-family housing. Future development of the property will be required to conform to the applicable standards of the City's development code, including the multiple family design review standards of SRC Chapter 702, which ensure that development occurs in a manner that minimizes any potential impacts, and promotes compatibility, between the development and uses on adjacent land. This approval criterion is met.

Quasi-Judicial Zone Change Approval Criteria.

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

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

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

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

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

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

Finding: The findings included in the written statement provided by the applicant indicate that the proposed zone change from the City of Salem's automatic post-annexation designation of RA

1 (Residential Agriculture) to RM-I (Multiple Family Residential) is justified under SRC
2 265.005(e)(1)(A)(iii), which allows a zone change where the proposed zone is equally or better
3 suited for the property than the existing zone. The RM-I zone is better suited for the subject
4 property because the physical characteristics of the site—its location within the Urban Growth
5 Boundary, direct frontage on Skyline Road S, proximity to existing public utilities, and its
6 position as an enclave surrounded entirely by city limits—make it logical and appropriate for
7 urban-scale residential development.

8 The RA zone is intended as a holding zone for recently annexed properties and is not reflective
9 of long-term planned uses. In contrast, the RM-I zone allows for moderate-density multi-family
10 residential development, which is more consistent with the City's housing needs, long-term
11 growth policies, and the character of the surrounding area. Adjacent and nearby properties are
12 developed or designated for urban residential uses, and the RM-I zone facilitates a logical
13 extension of that pattern. The site's suitability for extension of public services and infrastructure
14 further supports its appropriateness for urban residential zoning. Accordingly, the RM-I zone is
15 better suited for the property than the RA zone, both in terms of compatibility with surrounding
16 development and in furthering the City's adopted land use goals.

17 Staff concurs with the findings included in the applicant's written statement. The proposed minor
18 comprehensive plan map amendment to change the property's comprehensive plan map
19 designation to Multiple Family Residential and zone change to change the zoning of the property
20 to RM-I will further increase the City's multi-family land supply and support the City's further
21 compliance with the adopted Housing Needs Analysis (HNA) and compliance with Statewide
22 Planning Goal 10 – Housing by increasing the amount of land inventory within Salem's portion
23 of the UGB that generally requires, and is intended to be developed for, multi-family housing.
24 By providing for additional multiple family zoned land, the proposed zone change responds to
25 the changing social and demographic patterns within the City and the surrounding area that
26 underly the multi-family housing needs identified in the adopted HNA. The proposed zone
27 change to RM-I also provides for an equally or better suited zone for the property than the RA
28 (Residential Agriculture) zone that would otherwise be applied to the property upon annexation
29 if a comprehensive plan map amendment and zone change weren't requested. This is because the
30

1 proposed RM-I zoning allows for the logical expansion of the RM-I zone district boundary
2 which applies to land immediately to the west; it provides for more efficient utilization of the lan
3 d within the UGB based on its size and proximity to the other RM-I zoned land; and it represents
4 a lower density multiple family zone that is more appropriate to the site, based on the size and
5 configuration of the property and its proximity to abutting single family zoned land to the north,
6 east, and south. This approval criterion is met.

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

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

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

13 **Finding:** The findings included in the written statement provided by the applicant indicate that
14 the proposed zone change from the City of Salem’s automatic post-annexation zoning
15 designation of RA (Residential Agriculture) to RM-I (Multiple Family Residential), in
16 coordination with a comprehensive plan amendment from Developing Residential to Multiple
17 Family Residential, complies with the applicable provisions of the Salem Area Comprehensive
18 Plan (SACP). The RM-I zone is an implementing zone of the Multiple Family comprehensive
19 plan designation and is intended to accommodate a variety of moderate-density multi-family
20 housing types. The subject property is located within the Urban Growth Boundary and is entirely
21 surrounded by land within city limits, making it an appropriate location for urban development.
22 The proposal is consistent with Goal H 1 – Housing, which seeks to ensure that the City provides
23 a variety of housing opportunities to meet the needs of Salem’s diverse population. By
24 designating this site for RM-I zoning, the amendment supports the creation of multi-family
25 housing options in a location that is readily serviceable and integrated into the existing urban
26 fabric. The zone change also aligns with Goal H 2, which promotes infill development and
27 redevelopment of underutilized land within the Urban Service Area.

28 Additionally, the amendment advances Goal G 3 – Growth Management, which encourages
29 compact and efficient urban development patterns. The property’s location within the Urban
30 Growth Boundary and its adjacency to existing development ensure that the extension of services

1 and infrastructure will be both practical and cost-effective. The proposal also supports Goal PF 2
2 – Public Facilities, by ensuring that new residential development occurs in areas where public
3 services and infrastructure can be provided in a timely and efficient manner.

4 The requested zone change is consistent with the comprehensive plan’s vision for
5 accommodating growth in a way that supports the efficient use of land, infrastructure, and
6 public resources. Therefore, the proposed zone change complies with the applicable provisions
7 of the Salem Area Comprehensive Plan.

8 Staff concurs with the finding included in the applicant’s written statement. The proposed zone
9 change to RM-I conforms with the applicable provisions of the Salem Area Comprehensive Plan
10 as identified by the applicant, and as identified by the findings addressing minor comprehensive
11 plan map amendment criterion SRC 64.025(e)(2)(D). This approval criterion is therefore met.
12 *SRC 265.005(e)(1)(D): The zone change complies with applicable Statewide Planning Goals and*
13 *applicable administrative rules adopted by the Department of Land Conservation and*
14 *Development.*

15 **Finding:** The findings included in the written statement provided by the applicant indicate that
16 the proposed zone change from the City of Salem’s automatic post-annexation zoning
17 designation of RA (Residential Agriculture) to RM-I (Multiple Family Residential), in
18 conjunction with a comprehensive plan amendment from Developing Residential to Multiple
19 Family Residential, complies with all applicable Statewide Planning Goals and administrative
20 rules adopted by the Oregon Department of Land Conservation and Development (DLCD).
21 The subject property is located within the Salem Urban Growth Boundary (UGB) and is entirely
22 surrounded by properties already within the City limits. The proposed change facilitates infill
23 development in an urbanizing area consistent with Goal 14 (Urbanization), which encourages the
24 efficient use of land and public services within UGBs.

25 The zone change also directly supports Goal 10 (Housing) by allowing for higher-density
26 residential development that contributes to Salem’s supply of land for needed housing types. The
27 RM-I zone permits a variety of multi-family housing options and promotes housing affordability
28 and diversity in a location already suited for urban development.

29 The proposal aligns with Goal 1 (Citizen Involvement) through adherence to the City’s public
30 hearing and notification process, and it is consistent with Goal 2 (Land Use Planning) by

1 following an acknowledged local land use process supported by a factual record and policy
2 framework. Additionally, the site can be served by existing or extendable public infrastructure,
3 satisfying Goal 11 (Public Facilities and Services) and Goal 12 (Transportation) by ensuring that
4 adequate services are available to support the proposed urban use.

5 No Goal exceptions are required because the land is within the UGB and the proposed zoning is
6 consistent with Salem's acknowledged comprehensive plan. Therefore, the proposed zone
7 change complies with all applicable statewide planning goals and DLCD administrative rules.
8 Staff concurs with the finding included in the applicant's written statement. The proposed zone
9 change to RM-I conforms with the applicable provisions of the Statewide Planning Goals as
10 identified by the findings addressing minor comprehensive plan map amendment criterion SRC
11 64.025(e)(2)(D). This approval criterion is therefore met.

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

20 **Finding:** The findings included in the written statement provided by the applicant indicate that
21 the applicant is requesting to change the default post-annexation designations applied by the City
22 of Salem from Developing Residential in the comprehensive plan and RA (Residential
23 Agriculture) zoning to Multiple Family Residential in the comprehensive plan and RM-I
24 (Multiple Family Residential) zoning. The change does not involve any property currently
25 designated or proposed for industrial, commercial, or employment use.

26 Because the amendment does not result in the conversion of industrial or employment-designated
27 land to residential or other non-employment uses, no analysis of the Economic Opportunities
28 Analysis (EOA) or comprehensive plan policies related to employment land is required.

1 Staff concurs with the findings included in the applicant's written statement. The proposed zone
2 change does not involve a change to commercially or industrially designated land. This approval
3 criterion is therefore not applicable to the proposal.

4 *SRC 265.005(e)(1)(F): The zone change does not significantly affect a transportation facility, or,*
5 *if the zone change would significantly affect a transportation facility, the significant effects can*
6 *be adequately addressed through the measures associated with, or conditions imposed on, the*
7 *zone change.*

8 **Finding:** The findings included in the written statement provided by the applicant indicate that
9 the applicant provided a Transportation Planning Rule Evaluation, which is required because the
10 zone change is consolidated with the annexation petition. The findings conclude that the
11 proposed future development will not significantly affect transportation facilities.

12 Staff concurs with the findings included in the applicant's written statement. The applicant
13 submitted a TPR analysis to address the requirements of OAR 660-012-0060. The TPR analysis
14 demonstrates that the proposed comprehensive plan map amendment and zone change will not
15 have a significant impact on the transportation system as defined by OAR 660-012-0060. The
16 Assistant City Traffic Engineer has reviewed the TPR Analysis and concurs with the TPR
17 analysis findings. As there is no significant impact on the transportation system, no conditions of
18 approval are recommended to address the transportation impacts of the proposal. At time of
19 future development, the applicant will be required to provide improvements along the frontage of
20 the property if required by SRC 803.040 (Boundary Streets). This approval criterion is met.

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

23 **Finding:** The findings included in the written statement provided by the applicant indicate that
24 there are existing public facilities in Skyline Road S that are available to serve the subject site
25 upon annexation. There is not a specific development being proposed with this application
26 submittal, but initial analysis of the existing infrastructure shows it would be feasible for the
27 existing infrastructure to be extended and upgraded if the existing capacity is insufficient for the
28 future proposed development. This will be reviewed more closely in the future when the
29 applicant submits for development approval.

Staff concurs with the findings included in the applicant’s written statement. The City’s Development Services Division reviewed the proposal and indicated that there are existing public water, sewer, and storm mains in Skyline Road S available to serve the property. The Water System Master Plan, however, identifies inadequate reservoir capacity in this area and the subject property is not currently served by a neighborhood park, as identified in the Comprehensive Parks System Master Plan. In order to ensure the property is adequately served by public facilities and services, future development will require an Urban Growth Area (UGA) Preliminary Declaration to address public facilities required to serve subject property under the standards and requirements of SRC Chapter 200 (Urban Growth Management). In addition, site-specific infrastructure requirements associated with the future development of the property will be further addressed at the time of Site Plan Review under SRC Chapter 220. This approval criterion is met.

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

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

Section 4. Withdrawal. The Territory is hereby withdrawn from the Salem Suburban Rural Fire Protection District. Such withdrawal is effective upon, and 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 _____, 2026.

ATTEST:

City Recorder

Approved by City Attorney: _____

Checked by: B. Bishop