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503-588-6173

REVISED DECISION OF THE PLANNING COMMISSION

COMPREHENSIVE PLAN MAP AMENDMENT - MINOR, NEIGHBORHOOD PLAN MAP AMENDMENT, ZONE CHANGE - QUASI-JUDICIAL CASE NO.: CPC-NPC-ZC26-01

APPLICATION NO.: 26-105541-PLN

NOTICE OF DECISION DATE: ~~June 2, 2026~~ June 3, 2026

SUMMARY: A Minor Comprehensive Plan Map Amendment, Neighborhood Plan Map Amendment, and Zone Change from IP (Industrial Park) to IC (Industrial Commercial) to allow a greater variety of Education Services uses on the property.

REQUEST: A consolidated application for a Minor Comprehensive Plan Amendment and Neighborhood Plan Amendment from IND (Industrial) to IC (Industrial Commercial) and a Zone Change from IP (Industrial Park) to IC (Industrial Commercial) for property approximately 15.9 acres in size and located at 355 Hawthorne Avenue SE (Marion County Assessors Map and Tax Lot Number: 073W25D / 1600).

APPLICANT: Saalfeld Griggs lawyers on behalf of Salem-Keizer School District

LOCATION: 355 Hawthorne Ave SE

CRITERIA: Salem Revised Code (SRC) Chapters Chapter(s) SRC 64.025(e)(2); SRC 265.005(e)

FINDINGS: The findings are in the attached Decision dated June 2, 2026

DECISION: The **Planning Commission APPROVED** Comprehensive Plan Map Amendment - Minor, Neighborhood Plan Map Amendment, Zone Change - Quasi-Judicial Case No. CPC-NPC-ZC26-01.

VOTE:

Yes 7 No 2 Absent 2 (Slater & Heller)



President Robert Vieyra-Braendle Planning Commission

NOTICE OF DECISION

PLANNING DIVISION
planning@cityofsalem.net



The rights granted by the attached decision have no expiration date.

Application Deemed Complete:	<u>April 3, 2026</u>
Public Hearing Date:	<u>April 28, 2026</u>
Notice of Decision Mailing Date:	<u>June 2, 2026</u> <u>June 3, 2026</u>
Decision Effective Date:	<u>June 23, 2026</u>
State Mandate Date:	<u>August 1, 2026</u>

Case Manager: Quincy Miller, Planner II, qmillier@cityofsalem.net, 503-584-4676

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, in person at 440 Church St SE, Salem OR 97312, by mail P.O. Box 14300 Salem, OR 97309, or by email at planning@cityofsalem.net, no later than 5:00 p.m. June ~~17~~ 18, 2026. 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(s) Chapter(s) SRC 64.025(e)(2); SRC 265.005(e). 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 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 by contacting the case manager, or at the Planning Desk in the Permit Application Center, 440 Church St SE, Salem, during regular business hours.

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

FACTS & FINDINGS

MINOR COMPREHENSIVE PLAN CHANGE / NEIGHBORHOOD PLAN CHANGE / ZONE CHANGE CASE NO. CPC-NPC-ZC26-01

June 2, 2026

PROCEDURAL FINDINGS

1. Background

On March 6, 2026, Mark Shipman of Saalfeld Griggs Lawyers filed a consolidated application for a Minor Comprehensive Plan Amendment and Neighborhood Plan Amendment from IND (Industrial) to IC (Industrial Commercial) and a Zone Change from IP (Industrial Park) to IC (Industrial Commercial) for property approximately 15.9 acres in size and located at 355 Hawthorne Avenue SE (Marion County Assessor's Map and Tax Lot Number: 073W25D / 1600) on behalf of the applicant and property owner, the Salem-Keizer School District. The application was deemed complete for processing on April 3, 2026.

Pursuant to Oregon Revised Statutes (ORS) 197.610 and Salem Revised Code (SRC) 300.620(b)(1), the City is required to provide the Oregon Department of Land Conservation and Development (DLCD) 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. Required notice of the proposed Comprehensive Plan Change and Zone Change application was provided to DLCD on April 6, 2026, in advance of the hearing scheduled for May 19, 2026.

Pursuant to SRC 300.620(b)(2), mailed notice of the hearing and request for comment was provided on April 27, 2026, to the Southeast Salem Neighborhood Association (SESNA) and the North East Salem Community Association (NESCA), as they are City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property. Notice was also provided to the Northeast Neighbors (NEN) neighborhood association, as the Neighborhood Plan that is being amended as part of the proposal is a joint Neighborhood Plan with NEN and SESNA. Public notice was also provided to all property owners and tenants within 250 feet of the subject property. Pursuant to SRC 300.620(b)(3)(A), the applicant provided posted notice of the hearing on each street frontage on May 7, 2026.

Pursuant to SRC 300.620(c), the staff report with recommendations was made available to the public on May 12, 2026. A comment from SESNA in support of the proposal was received and incorporated into the staff report. No additional comments were received from the neighborhood associations or the public prior to the public hearing.

On May 19, 2026, the Planning Commission held a public hearing for the consolidated application. The Planning Commission received testimony from the applicant, though no testimony was received from the public. The Planning Commission then closed the record and the hearing and voted to approve the application. Pursuant to Oregon Revised Statutes (ORS) 227.128, amendments to an acknowledged Comprehensive Plan and Quasi-Judicial Zone Changes when filed concurrently are not subject to the 120-day rule.

2. Summary of Record

The following items are submitted to the record and are available: 1) all materials and

testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 26 105541.

SUBSTANTIVE FINDINGS

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Southeast Salem Neighborhood Association (SESNA) and is also adjacent to the North East Salem Community Association (NESCA). While the subject property is not abutting the Northeast Neighbors (NEN) neighborhood association, the Neighborhood Plan that is being amended as part of the proposal is a joint Neighborhood Plan with NEN and SESNA.

Applicant Open House: Pursuant to Table 300-2 in SRC 300.100, an application for a Comprehensive Plan Map Amendment requires an open house. However, per SRC 300.320(f), when an open house is required for a land use application, an applicant may elect to present at a regularly scheduled neighborhood association meeting in-lieu of arranging and attending an open house. The applicant's team attended a regularly scheduled meeting for the Southeast Salem Neighborhood Association (SESNA) on February 24, 2026. Documentation of the meeting is included in the record.

Neighborhood Association Comment: As of the date of completion of this staff report, a letter in support of the proposal was provided by the Southeast Salem Neighborhood Association (SESNA), which is available in the record.

Homeowners' Association: The subject property is not located within a Homeowners' Association.

Public Comment: No comments were received from the public.

4. City Department Comments

Development Services Division - Reviewed the proposal and provided findings which are included in the staff report.

Building and Safety Division - Reviewed the proposal and indicated that Building Permits will be required for future development as applicable.

Fire Department - Reviewed the proposal and indicated no concerns.

5. Existing Conditions

❖ COMPREHENSIVE PLAN

The Salem Area Comprehensive Plan (SACP) is a 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 subject property is located at 355 Hawthorne Avenue SE (Marion County Assessor’s Map and Tax Lot Number: 073W25D / 1600), approximately 15.9 acres in size, and is designated as IND (Industrial) on the SACP Map (**Attachment A**). The proposal includes changing the SACP designation of the subject property to IC (Industrial Commercial). The Comprehensive Plan designations of surrounding properties are in the table below:

Comprehensive Plan Map Designations of Surrounding Properties	
North	IC (Industrial Commercial); Across State Street – CSG (Community Service Government)
South	Across Kettle Court SE – IC (Industrial Commercial)
East	Across Hawthorne Avenue SE – IND (Industrial) and IC (Industrial Commercial)
West	Across Kettle Courte SE – IND (Industrial)

❖ **ZONING AND LAND USE**

The subject property is zoned IP (Industrial Park) and is currently developed with multiple surface off-street parking areas and an approximately 77,869 square-foot building. The building was most recently used as a Call Center for Wells Fargo, which is classified as an *Office* use per SRC 400.050(a). The specific *Office* use as a Call Center is permitted in the IP zone per Table 553-1 in SRC 553.005(a), and all Office uses are permitted in the IC (Industrial Commercial) zone per Table 551-1 in SRC 551.005(a). The proposal includes changing the zoning of the subject property from IP to IC to allow a greater variety of Education Services uses, as only *Child Daycare Services* and *Vocational Trade Schools* are permitted in the IP zone, while all *Educational Services* uses are permitted in the IC zone.

The current zoning designations and land uses for the surrounding properties are in the tables below:

Zoning of Surrounding Properties	
North	IC (Industrial Commercial); Across State Street – PH (Public and Private Health Services)
South	Across Kettle Court SE – IC (Industrial Commercial)
East	Across Hawthorne Avenue SE – IBC (Industrial Business Campus), IC (Industrial Commercial), and IP (Industrial Park)
West	Across Kettle Courte SE – IP (Industrial Park)

Land Use of Surrounding Properties

North	<i>Office Complex</i> (corporate offices), <i>Outpatient Medical Services and Laboratories</i> (Salem Health); Across State Street – <i>Emergency Services</i> (Oregon Military Department Anderson Readiness Center)
South	Across Kettle Court SE – <i>Office</i> (Northwest Farm Credit Services)
East	Across Hawthorne Avenue SE – <i>Shopping Complex</i> (various tenants)
West	Across Kettle Courte SE – <i>General Manufacturing</i> (Kettle Foods Inc.)

❖ **LAND USE HISTORY**

REP06-07: A Replat to reconfigure a portion of Lots 20, 22, 23, 24, 25, 26, 27, 28, 29, and 30 of Melrose Addition and adjacent land in an IP (Industrial Park) zone.

❖ **INFRASTRUCTURE**

▪ ***Streets and Right-of-Way***

Salem Transportation System Plan (TSP)

The Salem TSP uses a Street Classification System to determine the functional classification of each street within the City’s street system. State Street abuts the subject property to the north and is designated as a major arterial street; Kettle Court SE abuts the subject property to the south and west and is designated as a private street; Hawthorne Avenue SE abuts the subject property to the east and is designated as a major arterial street.

The existing conditions of streets abutting the subject property are described in the table below:

Streets			
Street Name		Right-of-Way Width	Improvement Width
Hawthorne Ave NE (Major Arterial)	Standard:	96-feet	68-feet
	Existing Condition:	100-feet	68-feet
Kettle Court SE (Local, Private)	Standard:	N/A - Private	30-feet
	Existing Condition:	N/A - Private	40-feet
State Street (Major Arterial)	Standard:	96-feet	68-feet
	Existing Condition:	128-feet	72-feet

Transportation Planning Rule

The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060), which is available in the record. The TPR analysis is required to demonstrate that the proposed Comprehensive Plan Change / Zone Change will not have a significant effect on the transportation system as defined by OAR 660-012-0060.

▪ ***Utilities***

Urban Growth Management

SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth

Preliminary Declaration (UGA) prior to development of property located outside the City’s Urban Service Area. The subject property is located outside of the Urban Service Area. If the applicant proposes to develop the property as defined in SRC 200.005, an Urban Growth Area (UGA) Development Permit would be required at the time of development (SRC 200.010(c)). A UGA development permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200.

Public Infrastructure Plan

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

The existing conditions of public infrastructure available to serve the subject property are described in the following table:

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level: G-0
	16-inch water mains are located in Hawthorne Avenue NE and State Street.
	A 12-inch water main is located in Kettle Court SE and extends onto the subject property in an easement.
Sanitary Sewer	A 12-inch sanitary sewer main is located in Hawthorne Avenue NE.
	A 10-inch sanitary sewer main is located in Kettle Court SE.
	A 15-inch sewer main is located in State Street.
Storm Drainage	A 36-inch storm main is located in Hawthorne Avenue NE.
	A 10-inch storm main is located in State Street.
Parks	The proposed development is served by Geer Park located one-quarter mile north of the subject property.

❖ **ENVIRONMENTAL FACTORS**

▪ ***SRC Chapter 601 – Floodplain***

Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone “AE” floodplain. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. At time of future development on the property, a Floodplain Development Permit will be required in accordance with the applicable standards of SRC Chapter 601.

▪ ***SRC Chapter 808 – Preservation of Trees and Vegetation***

The City's tree preservation ordinance protects Heritage Trees, significant trees (including Oregon White Oaks with diameter-at-breast-height (dbh) of 20 inches or greater and most other trees with a dbh of 30 inches or greater), trees and native vegetation in Riparian Corridors, and trees on lots and parcels greater than 20,000 square feet.

Finding: There are no mapped waterways on the subject property that would result in a Riparian Corridor being present. There is a cluster of trees in the northeast part of the property and some abutting Kettle Court SE in the southwest part of the property, though no trees appear to be significant. Any significant trees or vegetation on the property are protected pursuant to SRC Chapter 808.

▪ ***SRC Chapter 809 – 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. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

Finding: The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way.

▪ ***SRC Chapter 810 – Landslide Hazards***

The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

6. Analysis of Minor Comprehensive Plan Map Amendment Approval Criteria

Per SRC 64.025(a)(2), a Minor Plan Map Amendment is an amendment to either the Comprehensive Plan Map or a general land use map in a Neighborhood Plan, where the amendment affects only a small number of properties or a closely circumscribed set of factual circumstances. SRC 64.025(e)(2) establishes the approval criteria for a Minor Plan Map Amendment, where the greater the impact of the proposed Minor Plan Map Amendment, the greater the burden on an applicant to demonstrate that the criteria are satisfied.

The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the proposal's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Minor Comprehensive Plan Map Amendment.

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

- (i) *Alteration in Circumstances.* Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate.**
- (ii) *Equally or Better Suited Designation.* A demonstration that the proposed designation is equally or better suited for the property than the existing designation.**
- (iii) *Conflict Between Comprehensive Plan Map Designation and Zone Designation.* A Minor Plan Map Amendment may be granted where there is conflict between the Comprehensive Plan Map designation and the zoning of the property, and the zoning designation is a more appropriate designation for the property than the Comprehensive Plan Map designation. In determining whether the zoning designation is the more appropriate designation, the following factors shall be considered:
 - (aa) Whether there was a mistake in the application of a land use designation to the property;**
 - (bb) Whether the physical characteristics of the property are better suited to the uses in the zone as opposed to the uses permitted by the Comprehensive Plan Map designation;**
 - (cc) Whether the property has been developed for uses that are incompatible with the Comprehensive Plan Map designation; and**
 - (dd) Whether the Comprehensive Plan Map designation is compatible with the surrounding Comprehensive Plan Map designations.****

Finding: The applicant submitted findings meeting SRC 64.025(e)(2)(A)(ii), wherein the proposed change to IC (Industrial Commercial) is equally or better suited for the subject property than the existing designation of IND (Industrial). The proposed change to Industrial Commercial is supported by similar Comprehensive Plan Map updates in the vicinity of the subject property, as well as the proposed use of the property.

Within a quarter mile of the subject property, there have been five Minor Comprehensive Plan Map Amendments since 2005 to change the Comprehensive Plan designation of property from IND (Industrial) to IC (Industrial Commercial), as well as the redesignation of the three abutting properties to the north from IND to IC with the implementation of the 2022 Salem Area Comprehensive Plan (Our Salem). Furthermore, the change to Industrial Commercial will provide a wider range of industrial uses to support the Industrial Land Goal of Our Salem, while also supporting the need for commercial land within the City.

These previous approvals demonstrate that the immediate area has shifted towards light industrial and commercial uses rather than heavy industrial uses, fostering development such as hotels, office and shopping complexes, and light manufacturing. These changes have allowed the area to develop into a commercial business park while still maintaining light manufacturing and industrial uses. In the vicinity of the subject property, there are currently a variety of commercial uses such as hotels, offices, and banks, as well as industrial services and manufacturing.

The intent of the Industrial Commercial comprehensive plan designation is to provide areas that can accommodate a mixture of heavy commercial, light industrial/manufacturing, and warehousing activities. The proposed change is equally or better suited for the property by allowing a wider range of uses for the existing industrial property, while also becoming more consistent with the existing commercial and light industrial uses in the vicinity, which further supports the proposed *Education Services* use.

Following their review, the Planning Commission determined this criterion is met.

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

Finding: The subject property is located outside of the City’s Urban Service Area, though the public facilities available in the surrounding area (water, sewer, and stormwater infrastructure) appear to be adequate to serve uses allowed by the proposed Comprehensive Plan Map designation. Any future development will be reviewed for site-specific infrastructure requirements through the Site Plan Review process pursuant to SRC Chapter 220 and other development processes within the Unified Development Code (UDC) as applicable.

Following their review, the Planning Commission determined this criterion is met.

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

Finding: As the Comprehensive Plan designations for multiple nearby properties have already changed from Industrial to Industrial Commercial in the last 20 years, and the current mix of land uses is more consistent with heavy commercial uses rather than traditional industrial uses, the Planning Commission determined that the redesignation to Industrial Commercial provides for the most logical urbanization of land in line with previous approvals on adjacent properties, meeting the criterion.

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

Finding: The applicable Goals and Policies of the Salem Area Comprehensive Plan and Statewide Planning Goals are addressed as follows:

❖ **APPLICABLE SALEM AREA COMPREHENSIVE PLAN GOALS**

Economic Development Goals and Policies (Page 56, 2022 SACP)

- ***Goal 1 – Strengthen and diversify the economy to enhance Salem’s economic prosperity and resiliency***

E1.1 – Diversity.

A diverse range of businesses and industries should be encouraged in the Salem Urban Area to provide jobs and services to the diverse, growing population and to strengthen economic resiliency.

Finding: The subject property is currently developed with 77,869 square-foot building previously used as a call center (*Office* use) for Wells Fargo and has been vacant since December 2024. The applicant (Salem-Keizer School District) purchased the property in December 2025, and if approved, the request to designate the property as Industrial Commercial would allow the school district to establish a wider variety of *Education Services* uses that are not currently permitted in the IP zone or the Industrial Comprehensive Plan designation. The Industrial Commercial zone and Comprehensive Plan designation allow for a wider range of commercial, light industrial, and public uses, permitting a more diverse range of businesses and industries in the surrounding urban area in line with the goals of the Salem Area Comprehensive Plan.

E1.8 – Campus Institutions.

The stability and growth of major campus institutions should be supported as essential service providers, workforce development resources, and major employers.

Finding: The proposed change to Industrial Commercial will allow major employers such as the applicant—the Salem-Keizer School District—to better support existing education institutions, as well as redevelop for additional *Education Services* uses on the property.

E1.10 – Regional Center.

The Salem Urban Area shall be retained, developed, and promoted as a commercial, cultural, and economic center for the Mid-Willamette Valley region.

Finding: With the proposed change from Industrial to Industrial Commercial, a wider variety of commercial uses will be permitted on the subject property, encouraging more uses that will allow the Salem Urban Area to grow into a greater economic center in the Mid-Willamette Valley.

E1.13 – Flexibility.

The types and arrangements of businesses allowed in employment areas should be flexible to support adaptive reuse of existing buildings in changing economies.

Finding: Under the Industrial designation and IP zone, the existing building is limited in the types of *Office* uses allowed, as well as limiting the types of *Education Services* and *Retail Sales* uses. With the redesignation and rezoning to Industrial Commercial, the subject property and existing building can be utilized for all *Retail Sales and Service, Business and Professional Services, and Education Services* uses—as they would be permitted outright rather than restricted—while also still permitting industrial uses on the property.

- ***Goal 2 – Maintain an adequate supply of land to meet Salem’s economic and employment needs***

E2.1 – Employment Land.

The City shall provide a supply of employment land that accommodates the amounts, size,

types, locations, and service levels needed to meet the short-term and long-term employment growth forecasts for the Salem Urban Area.

Finding: Amending the Comprehensive Plan Map to designate the subject property as Industrial Commercial would maintain the overall acreage available within the Urban Growth Boundary for industrial uses, while allowing the parcel to be developed with a wider range of uses consistent with the industrial and commercial development pattern in the vicinity.

E2.4 – Infill and Redevelopment.

Industrial development should be encouraged in infill and redevelopment locations that are currently served or adjacent to developed properties to maximize returns on public infrastructure investments.

Finding: The subject property is currently served by existing infrastructure, and with the change to Industrial Commercial, will allow a wider variety of compatible uses to utilize the existing building. The subject property also contains several undeveloped areas which could be redeveloped into new structures, as well as the redevelopment of existing surface parking. Furthermore, as the property abuts two major arterial streets (Hawthorne Avenue SE and State Street) development of this site will maximize existing public infrastructure in compliance with this policy.

E2.8 – Industrial Land Inventory

The City shall maintain a long-term supply of industrial land and seek to preserve key high value industrial land, especially areas where the City has made substantial investments in infrastructure. High value industrial land has the following characteristics: it is designated for industrial uses, in flat parcels, most frequently in large parcels at least 10 acres in size, located within an industrial district, has direct access to a state highway or I-5, and is serviced or planned to be serviced with water and wastewater infrastructure.

Finding: As the subject property is relatively flat, more than ten acres in size, is served by existing water and wastewater infrastructure, and is less than a mile from an access point for Interstate 5, it is considered high value industrial land. As the proposed change from Industrial to Industrial Commercial will not prohibit industrial uses and will otherwise not affect the characteristics that make the subject property high value industrial land, the proposed change in Comprehensive Plan Map designation meets the policy.

E2.9 – Industrial Land Conversion

Industrial land that may be appropriate for conversions to commercial or other non-industrial uses should include some or all of the following:

- 1) Located outside of industrial areas or isolated from other industrial uses;
- 2) Surrounded by incompatible uses (such as housing);
- 3) Located adjacent to properties that have converted to commercial uses;
- 4) Have limited or no access to major roads (such as arterial streets, collector streets, or highways); or
- 5) Lack of rail access.

Finding: While the proposed change from Industrial to Industrial Commercial would permit additional commercial uses on the subject property, the complete conversion to commercial or

other non-industrial uses would not fully align with development patterns in the vicinity. The subject property is abutting industrial uses to the west while also abutting commercial uses to the north and south. Therefore, while the subject property could be considered outside of an industrial area, it is not considered to be isolated from other industrial uses.

Furthermore, changing the designation to Industrial Commercial would make the surrounding uses more compatible with the subject property, as the existing *Office, Retail Sales, and Outpatient Medical Services and Laboratories* uses—as well as the additional *Education Services* uses desired by the applicant—are currently not permitted in the Industrial Comprehensive Plan designation or IP (Industrial Park) zone. However, by retaining status as Industrial Commercial rather than a non-industrial designation, the subject property also maintains compatibility with the adjacent *Manufacturing and Wholesale Sales, Storage, and Distribution* uses. Therefore, even though some adjacent properties have converted to commercial uses, other properties in the vicinity have maintained industrial uses, which supports the change to a transitional zone and Comprehensive Plan designation such as Industrial Commercial to permit the coexistence of both use categories.

Regarding transportation access, the subject property abuts two major arterial streets (Hawthorne Avenue SE and State Street); however, vehicular access is provided by the existing private local street (Kettle Court SE), with direct access onto these major arterial streets requiring additional land use approval. There is also no direct or nearby rail access, which further limits the viability of the subject property for heavy industrial uses. Therefore, the existing and possible transportation access for the subject property is more conducive to light industrial and commercial uses than heavy industrial uses, further justifying the redesignation of the property as Industrial Commercial rather than Industrial.

Land Use and Urbanization Goals and Policies (Page 64, 2022 SACP)

- ***Goal 1 – Manage growth in the Salem Urban Area through cooperative efforts between the City of Salem, Marion and Polk counties, and other jurisdictions to provide area residents with a high quality of life, contain urban development, promote the City’s efficient delivery of services, and preserve adjacent agricultural lands***

L1.10 – Infill.

Development of vacant and underutilized land with existing urban services should be encouraged before converting urbanizable lands to urban uses and extending services beyond presently served areas.

Finding: The subject property is currently developed with a vacant building previously used as a call center (*Office* use), along with a large off-street parking area. Amending the Comprehensive Plan Map for the subject property to Industrial Commercial would increase the likelihood that the existing services and infrastructure on the subject property could be utilized for permitted and compatible uses, rather than requiring further development of vacant land.

Transportation Goals (Page 90, 2022 SACP)

- **Goal 9 – Design and manage on- and off-street parking to ensure an appropriate supply of parking facilities for all modes, while protecting Salem’s neighborhoods and environment**

Finding: The subject property is currently developed with a sizable surface off-street parking area, with vehicle access provided from Kettle Court SE. Pedestrian access is also provided from the existing building to the adjacent streets through existing pedestrian pathways, and a minimum amount of bicycle parking required depending on the proposed use per SRC Chapter 806. The proposed change to Industrial Commercial would not negatively affect the supply of parking facilities for the subject property, and with lighter industrial and commercial uses being permitted, the surrounding environment will be more approachable for non-motorized users and permitted uses will be less impactful to adjacent neighborhoods.

- **Goal 10 – Maximize the efficiency of the existing surface transportation system through management techniques and facility improvements**

Finding: The subject property has existing driveways onto Kettle Court SE (a private street), which provides direct access to State Street and Hawthorne Avenue SE, both of which are classified as major arterial streets in the Salem Transportation System Plan (TSP). As discussed in findings provided by the Development Services Division and within the applicant’s provided Transportation Plan Rule (TPR) Analysis, the existing facilities are already adequate for any additional uses that may result from the Comprehensive Plan and Zone Change.

Per the applicant’s TPR Analysis, the proposed change to Industrial Commercial will not result in an impact to the transportation system and does not require mitigation improvements. As the existing system is sufficient for the proposed Comprehensive Plan Map Amendment and Zone Change and additional mitigation measures are not required, the proposal maximizes the efficiency of the existing transportation systems.

Public Facilities and Infrastructure Goals and Policies (Page 94, 2022 SACP)

- **Goal 1 – Provide accessible, high-quality public facilities and services to meet the needs of current and future generations and to promote quality of life**

PF1.1 – Schools.

The City shall collaborate with the Salem-Keizer School District to help align school services with changes and growth in population, including coordinating in the development of school facility plans and seeking input in long-range planning projects.

Finding: The change to Comprehensive Plan Map designation and zone of Industrial Commercial will allow the property owner—the Salem-Keizer School District—as well as any future property owners or tenants to provide additional service and facilities related to education, as the *Education Services* currently permitted in the IP (Industrial Park) zone and IND (Industrial) Comprehensive Plan Map designation are far more limited.

When designated as Industrial and zoned IP (Industrial Park), as the focus of the area is for heavy industrial uses that have a greater impact on the surrounding community, the permitted *Education Services* uses are limited to child day care services and vocational trade schools.

However, with a change to Industrial Commercial, all *Education Services* listed within SRC 400.070 are permitted, which would allow the school district greater flexibility in providing needed services now and in the future.

❖ **APPLICABLE STATEWIDE PLANNING GOALS**

Goal 1 – Citizen Involvement

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Finding: Prior, during, and anticipated after the issuance of a decision, this consolidated application has ensured that citizens have ample opportunities to provide input regarding the land use planning process for the subject property. As the subject property is located within the Southeast Salem Neighborhood Association (SESNA), the applicant’s representative attended a regularly scheduled meeting with them on February 26, 2026, in lieu of an Open House per SRC 300.320(f). As a Type III Land Use Application, public notice was also provided pursuant to SRC 300.620(b) to the neighborhood associations whose boundaries include, or are adjacent to, the subject property (SESNA and NESCA) as well as all addresses within 250 feet of the subject property. Notice of the public hearing was also provided on all street frontages of the subject property with posted signs pursuant to SRC 300.620(b)(3).

Attending the neighborhood association meeting—as well as the mailed and posted public notice leading up to the public hearing with the Planning Commission—provided all interested parties the opportunity to review the application and participate in the public land use process, meeting the requirements of Goal 1.

Goal 2 – Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: The Salem Revised Code (SRC) as well as the adopted Salem Area Comprehensive Plan (SACP) have established a robust framework for land use planning for the City of Salem in compliance with this goal, which is further supported by the Oregon Department of Land Conservation and Development’s (DLCD) acknowledgement that the SACP complies with the Statewide Planning Goals. As the proposed Comprehensive Plan Amendment and Zone Change are in compliance with the applicable approval criteria and standards within the SRC, the land use planning process has been followed in compliance with this goal.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

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

Finding: The subject property and surrounding area are already mostly developed, with no historic districts or buildings located on or adjacent to the property. Per the Salem-Keizer Local Wetland Inventory, wetlands and/or hydric soils are present on the subject property, which requires notification of the Oregon Department of State Lands (DSL) prior to any construction to determine if additional permits are required. The City of Salem also utilizes an Archaeological Compliance Program to ensure archaeological sites are protected from

disturbance. As the subject property is within the Historic and Cultural Resources Protection Zone, verification with the City Archaeologist is required prior to any ground-disturbing activity on the subject property to protect archaeological resources.

As the proposed Comprehensive Plan Amendment and Zone Change will not require any additional ground-disturbing development, and future construction on undeveloped portions of the property will require clearance from DSL and the City Archaeologist to protect the existing natural and historic resources, the proposal complies with Goal 5.

Goal 6 – Air, Water, and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Finding: The subject property is located within an urban area of the City of Salem, which anticipates impacts to the local environment such as air, water, and land resources. Standards within the Unified Development Code (UDC) and Salem Revised Code (SRC) provide protections for these natural resources, such as the SRC Chapter 600 protecting the Willamette Greenway and SRC Chapter 808 protecting significant trees and vegetation. Additional standards related to stormwater and wastewater are also required to be met with new development, as well as approval from the Oregon Department of Environmental Quality (DEQ). Therefore, as new development will be required to meet the standards of the UDC and SRC that provide protection to these natural resources, and the Industrial Commercial designation encourages less impactful uses such as commercial rather than heavy industrial, this meets Goal 6.

Goal 7 – Areas Subject to Natural Hazards

To protect people and property from natural hazards.

Finding: The subject property is designated on the Federal Emergency Management Agency’s floodplain maps as a Zone AE floodplain, though there are no mapped landslide or other natural hazards present. Any new development on the subject property within the floodplain will require approval of a Floodplain Development Permit subject to SRC Chapter 601 to ensure new structures are more resilient to flooding. As the SRC requires any new development within mapped hazard areas to obtain specific approval, and the proposal by the applicant does not include any new structures or modifications to existing structures, the proposal is consistent with Goal 7.

Goal 9 – Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Finding: Prior to the Comprehensive Plan update in 2022, the City of Salem in 2014 conducted a study to examine Salem’s needs for industrial and commercial land through 2035. This study—the Salem Economic Opportunities Analysis (EOA)—was adopted by City Council in 2015 and concluded that Salem is projected to have a shortage of commercial land by 2035. The EOA provided strategies for how to meet the projected employment needs of the area even with a lack of commercial land, though one solution to the shortage of commercial land is to rezone to zones that permit additional commercial uses.

Therefore, in line with the Salem EOA, the proposal to redesignate the Comprehensive Plan and zone of the subject property as Industrial Commercial will increase the amount of land available for commercial uses, with the additional permitted uses in the IC zone providing additional opportunities for economic development to accomplish Goal 9.

Goal 10 – Housing

To provide for the housing needs of citizens of the state.

Finding: Alongside the EOA, the City of Salem also conducted a Housing Needs Analysis (HNA) in 2014 to determine what the City’s housing needs would be by 2035 and the policy decisions necessary to address any shortfalls. The HNA concluded that by 2035, there would be a surplus of approximately 1,975 acres of land zoned for detached, *Single-Family* homes; however, there would also be a deficit of approximately 207 acres of land zoned for *Multifamily* dwellings. With the adoption of the Our Salem Comprehensive Plan update in 2022, the allowed uses for some zones were modified to permit additional residential types, including *Multifamily*. The current designation as Industrial and zone of IP (Industrial Park) does not permit Middle-Housing or *Multifamily* uses; however, with a change to Industrial Commercial and IC zoning, more types of residential uses are permitted, including *Multifamily* when located in a mixed-use building. Therefore, the proposed Comprehensive Plan Map Amendment and Zone Change will increase the City’s supply of land for housing in compliance with Goal 10.

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.

Finding: The subject property is located outside of the City’s Urban Service Area, though the public facilities available in the surrounding area (water, sewer, and stormwater infrastructure) appear to be adequate to serve uses allowed by the proposed Comprehensive Plan Map designation. Any future development will be reviewed for site-specific infrastructure requirements through the Site Plan Review process pursuant to SRC Chapter 220 and other development processes within the Unified Development Code (UDC) as applicable. Therefore, as adequate facilities are available and will be reviewed for compatibility at the time of development review, Goal 11 is met.

Goal 12 – Transportation

To provide and encourage a safe, convenient and economic transportation system.

Finding: Transportation and related land use decisions are guided by Oregon Administrative Rule (OAR) 660-012-0060, which requires adherence to the Transportation Planning Rule (TPR) and for local governments to adopt Transportation System Plans (TSPs) to analyze transportation impacts resulting from land use decisions and development.

Amendments to the Comprehensive Plan and Zone Changes require the application of OAR 660-012-0060 to determine if surrounding transportation facilities (roads, intersections, etc.) are “significantly affected.” Per OAR 660-012-0060(1), a facility can generally be considered “significantly affected” with a site-specific Comprehensive Plan Map Amendment such as the proposal when either:

- An amendment that “allows types or levels of land uses which would result in levels of

travel or access which are inconsistent with the functional classification of a transportation facility,” or;

- An amendment that would “reduce the performance standards of an existing or planned facility below the minimum acceptable level identified in the TSP.”

As the local government must ensure that any change in allowed uses are consistent with the capacity of the related facility and will not “significantly affect” surrounding facilities, as part of the Comprehensive Plan Map Amendment, the applicant was required to submit a Transportation Planning Rule (TPR) analysis. The TPR analysis demonstrates that the proposed Comprehensive Plan Map Amendment and Zone Change will not have a significant impact on the transportation system as defined by OAR 660-012-0060 and as such, no mitigation is required. As the Assistant City Traffic Engineer concurs with the TPR analysis and findings, the proposal aligns with Goal 12.

Goal 13 – Energy Conservation

To conserve energy, land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Finding: The applicant indicates that the proposal will allow the existing building to be used for a wider variety of uses and would prevent the construction of similar buildings for the same purpose, thereby making use of underutilized land consistent with Goal 13.

Goal 14 – Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: The subject property is located within city limits and the Urban Growth Boundary (UGB), with public facilities such as transportation and utility infrastructure available nearby to serve the current and any future development. The Comprehensive Plan Map Amendment and related Zone Change will permit additional uses that traditionally require less land area and can be built more densely, such *Office or Education Service* uses. It will also allow for the existing building to be repurposed for a greater variety of uses, promoting the efficient use and development of the property without requiring an extension of public services. Therefore, the proposal supports the efficient use of land in compliance with Goal 14.

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

Finding: The proposal will permit a wider variety of uses on the property, allowing for additional flexibility for future use and development of the property, including the utilization of the existing building and surrounding infrastructure. The proposal will also permit the applicant—the Salem-Keizer School District—to use the existing building for *Education Services* uses, which are severely limited with the current Comprehensive Plan Map designation and zone. Therefore, as the proposed Amendment will allow for greater flexibility of the subject property and will permit the expansion of a public service (*Education Services*

provided by the school district), the Planning Commission determined it is in the public interest and would be of general benefit, meeting the criterion.

7. Analysis of Neighborhood Plan Change

Per SRC 64.300(a), a Neighborhood Plan is a written plan embodying citizen desires on a broad range of concerns in a designated neighborhood. The purpose of a Neighborhood Plan is to provide detailed goals and policies for the designated neighborhood in a manner consistent with the Salem Area Comprehensive Plan.

Pursuant to SRC 64.310(a), only the goals and policy statements in a Neighborhood Plan and generalized land use map shall be considered for adoption as part of the Salem Area Comprehensive Plan. The goals and policies that are adopted shall be consistent with the Salem Area Comprehensive Plan and the Statewide planning goals. Recommendations that are not consistent with the Salem Area Comprehensive Plan shall not be adopted as components of the Salem Area Comprehensive Plan but may be adopted as support documents and may be considered in making land use decisions affecting the designated neighborhood.

Finding: The subject property is located within the boundaries of the Southeast Salem Neighborhood Association (SESNA), which shares a Neighborhood Plan with the Northeast Neighbors (NEN) neighborhood association. The NEN-SESNA Neighborhood Plan was adopted by Ordinance No. 23-14 and enacted on March 25, 2015, and contains the following Goals and Policies applicable to the proposed Minor Comprehensive Plan Map Amendment from IND (Industrial) to IC (Industrial Commercial):

▪ **Goal 5 – Mixed-Use Development**

Promote mixed-use development that encourages walking and bicycling, supports economic and social vitality, provides services to nearby residential neighborhoods, reduces reliance on automobile trips, encourages the efficient use of land and reduces the need for parking.

Policy 5.1 – The City shall facilitate mixed-use development that promotes walkability and reduces the need for single-occupancy vehicle trips and off-street parking.

Finding: While the applicant has not indicated the development of housing or mixed-use development as part of the proposal, the change to Industrial Commercial and IC zoning permits residential uses when located in a mixed-use building, which would permit future development of mixed-use buildings on the subject property.

▪ **Goal 6 – Industrial Development**

Support and promote industrial development that strengthens the community's economic base, increases employment opportunities, and minimizes negative impacts on adjacent neighborhoods and the environment.

Policy 6.1 – New industrial development adjacent to residential uses shall incorporate landscaping and screening to reduce negative visual impacts.

Finding: The applicant has indicated that industrial development is not proposed, though a minimum 30-foot setback with Type C landscaping is required for buildings, accessory structures, and vehicle use areas for all uses in the IC zone when abutting a residentially zoned property. Per SRC 807.015, Type C landscaping requires a minimum of one Plant Unit per 20 square feet of landscaped area, along with a six-foot-tall fence or wall. However, as there are no residential zones adjacent to the subject property, this goal is not applicable to the proposal.

Policy 6.2 – The industrial base in NEN and SESNA should be diversified through the expansion of existing industries and the growth of new, clean industries.

Finding: The proposal would allow for lighter industrial and commercial uses while prohibiting heavier industrial uses, permitting a wider variety of uses overall and encouraging denser and less impactful development. Therefore, this goal is met.

Policy 6.3 – The City should establish new – and continue existing – incentives to encourage the creation of new industrial and manufacturing jobs.

Finding: While the proposal is not anticipated to create new industrial or manufacturing jobs, the property is currently developed with a vacant office-style building with a large surface off-street parking area. With the current Industrial designation, there are not many permitted uses that could utilize the existing building, and redeveloping the site for a manufacturing or heavy industrial use would likely be cost-prohibitive. Therefore, as a wider variety of uses will be permitted on the subject property, and the subject property does not have any industrial or manufacturing jobs located on it currently, this goal is met.

Policy 6.4 – Vehicular access to and from industrial sites should avoid going through residential neighborhoods.

Finding: The subject property does not abut any residential properties and would not utilize and roadways which traverse residential neighborhoods; therefore, this goal is not applicable.

Policy 6.5 – The City should encourage the establishment of small industrial businesses.

Finding: By changing the designation and zone to Industrial Commercial, more industrial and commercial businesses that have a smaller footprint are permitted on the subject property, meeting the goal of encouraging more small industrial businesses.

Policy 6.6 – The conversion of industrial zones to CR (Commercial Retail) and CO (Commercial Office) zones should be discouraged unless such a conversion serves the community's interest and does not result in a deficiency of needed industrial land.

Finding: The proposed Comprehensive Plan Map Amendment from IND (Industrial) to IC (Industrial Commercial) would not permit the CR (Commercial Retail) or CO (Commercial Office) zones; therefore, this goal is not applicable.

Policy 6.7 – Industrial development should incorporate sustainable site design techniques such as green stormwater infrastructure to reduce negative impacts on the environment and community.

Finding: While the proposal does not include the construction of any new buildings or impervious areas—and no industrial development is proposed—all new development is subject to the stormwater requirements of SRC Chapter 71, which can include requirements for Green Stormwater Infrastructure (GSI) depending on the development proposed.

Policy 6.8 – Developers should be encouraged to create flexible spaces that can accommodate commercial and industrial uses in the IC (Industrial Commercial) zone.

Finding: The proposed Comprehensive Plan Map Amendment to Industrial Commercial would permit the Zone Change to IC (Industrial Commercial), which would permit a wider variety of uses than previously allowed.

8. Analysis of Quasi-Judicial Zone Change Approval Criteria

Due to normal and anticipated growth of the City, changing development patterns, governmental policy decisions affecting land use, community needs, and other factors whose specific future application cannot be anticipated, the zoning pattern established by the Uniform Development Code (UDC) cannot remain fixed in perpetuity and can be changed pursuant to SRC Chapter 265.

SRC 265.005(e) establishes the approval criteria for a Quasi-Judicial Zone Change, where the greater the impact of the proposed Zone Change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied. The following subsections are organized with approval criteria shown in **bold italic**, followed by findings evaluating the proposal's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Zone Change, or for the issuance of certain conditions to ensure the criteria are met.

SRC 265.005(e)(1)(A): The Zone Change is justified based on the existence of 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 proposed zone would be compatible with the vicinity's development pattern; or***
- (iii) A demonstration that the proposed zone is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited for the property 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 proposed Zone Change is justified based on the demonstration that the proposed zone (Industrial Commercial) is equally or better suited for the property per SRC

265.005(e)(1)(A)(iii).

The subject property is abutting other IC zoned properties to the north and south, with the southern abutting property rezoned to IC less than five years ago (Case No. CPC-NPC-ZC22-07). The existing development in the vicinity of the subject property is also more closely aligned with commercial uses, with uses such as hotels and shopping complexes located nearby. The proposal to rezone to IC will also permit the property owner—the Salem-Keizer School District—to utilize the existing building for *Education Services* uses, while also permitting additional development that is more logical with the existing land uses in the surrounding area.

Following their review, as the proposed Zone Change to IC would allow for a wider variety of uses and would permit the Salem-Keizer School District to utilize the property for *Education Services*, the Planning Commission determined the proposed zone is better suited for the property than the current zoning (Industrial Park), meeting the criterion.

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

Finding: As the proposal is not City-initiated, this criterion is not applicable.

SRC 265.005(e)(1)(C): The Zone Change complies with the applicable provisions of the Salem Area Comprehensive Plan.

Finding: Following their review, the Planning Commission determined the findings above related to the proposed Comprehensive Plan Map Amendment from Industrial to Industrial Commercial address the applicable provisions of the Salem Area Comprehensive Plan, meeting the criterion.

SRC 265.005(e)(1)(D): The Zone Change complies with applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development.

Finding: As part of the findings for the proposed Comprehensive Plan Map Amendment, the Planning Commission determined conformance with the applicable Statewide Planning Goals was also addressed, meeting the criterion.

SRC 265.005(e)(1)(E): If the Zone Change requires a Comprehensive Plan change from an industrial designation to a non-industrial designation, or a Comprehensive Plan change from a commercial or employment designation to any other designation, a demonstration that the proposed Zone Change is consistent with the most recent economic opportunities analysis and the parts of the Comprehensive Plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the Comprehensive Plan to address the proposed Zone Change; or include both the demonstration and an amendment to the Comprehensive Plan.

Finding: The proposed Zone Change from IP (Industrial Park) to IC (Industrial Commercial) is consolidated in this application with a proposed Comprehensive Plan Map Amendment from Industrial to Industrial Commercial. As the proposed Comprehensive Plan Map designation and proposed zone are still considered to be within the industrial designation, this criterion is not applicable.

SRC 265.005(e)(1)(F): The Zone Change does not significantly affect a transportation facility, or, if the Zone Change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the Zone Change.

Finding: The applicant has submitted a TPR analysis prepared by Transight Consulting, LLC and dated November 18, 2025. This analysis is required to address the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed Zone Change will not have a significant impact on the transportation system as defined by OAR 660-012-0060 and as such, no mitigation is required in order to address the requested Zone Change. The Assistant City Traffic Engineer concurs with the TPR analysis and findings, and following their review, the Planning Commission determined this criterion is met.

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

Finding: As described above, there are multiple existing street and utility infrastructure systems surrounding the property and available to serve future development within the property. The water, sewer, and storm infrastructure are available within surrounding streets and appear to be adequate to serve the proposed zone. Site-specific infrastructure requirements will be addressed with Site Plan Review pursuant to SRC Chapter 220 or other applicable development processes as defined in the Unified Development Code (UDC). Following their review, the Planning Commission determined this criterion is met.

9. Conclusion

Based on the facts and findings presented herein, the Planning Commission concludes that the consolidated application for a Minor Comprehensive Plan Amendment and Neighborhood Plan Amendment from IND (Industrial) to IC (Industrial Commercial) and a Zone Change from IP (Industrial Park) to IC (Industrial Commercial) for property located at 355 Hawthorne Avenue SE (Marion County Assessor's Map and Tax Lot Number: 073W25D / 1600) satisfies the applicable approval criteria of SRC 64.025(e)(2) and SRC 265.005(e)(1).

Attachments:

- A. Vicinity Map, Comprehensive Plan Map, and Zoning Map

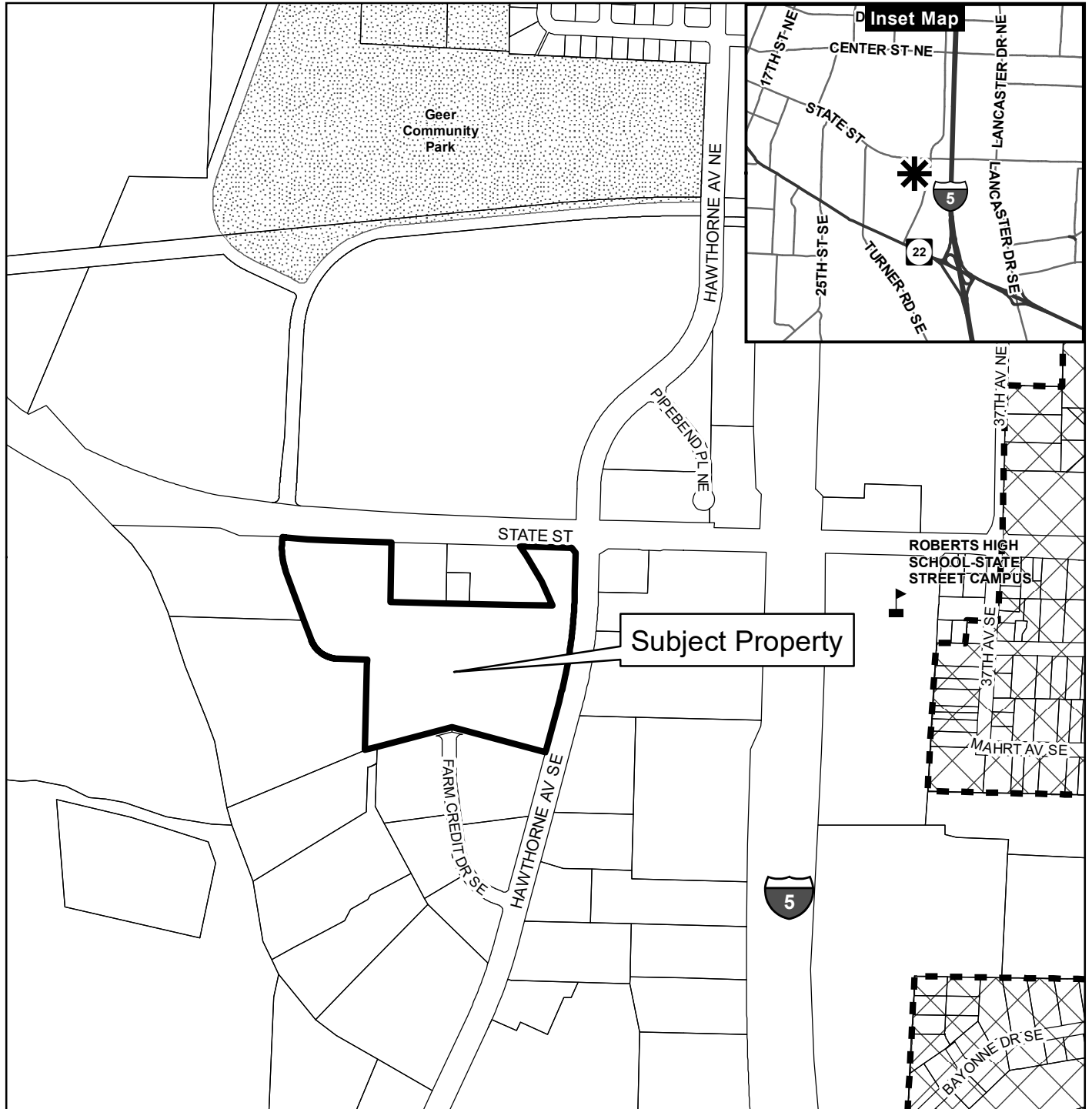
CPC-NPC-ZC26-01 Facts & Findings

June 2, 2026








Page 22

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Vicinity Map 355 Hawthorne Avenue SE



Legend

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

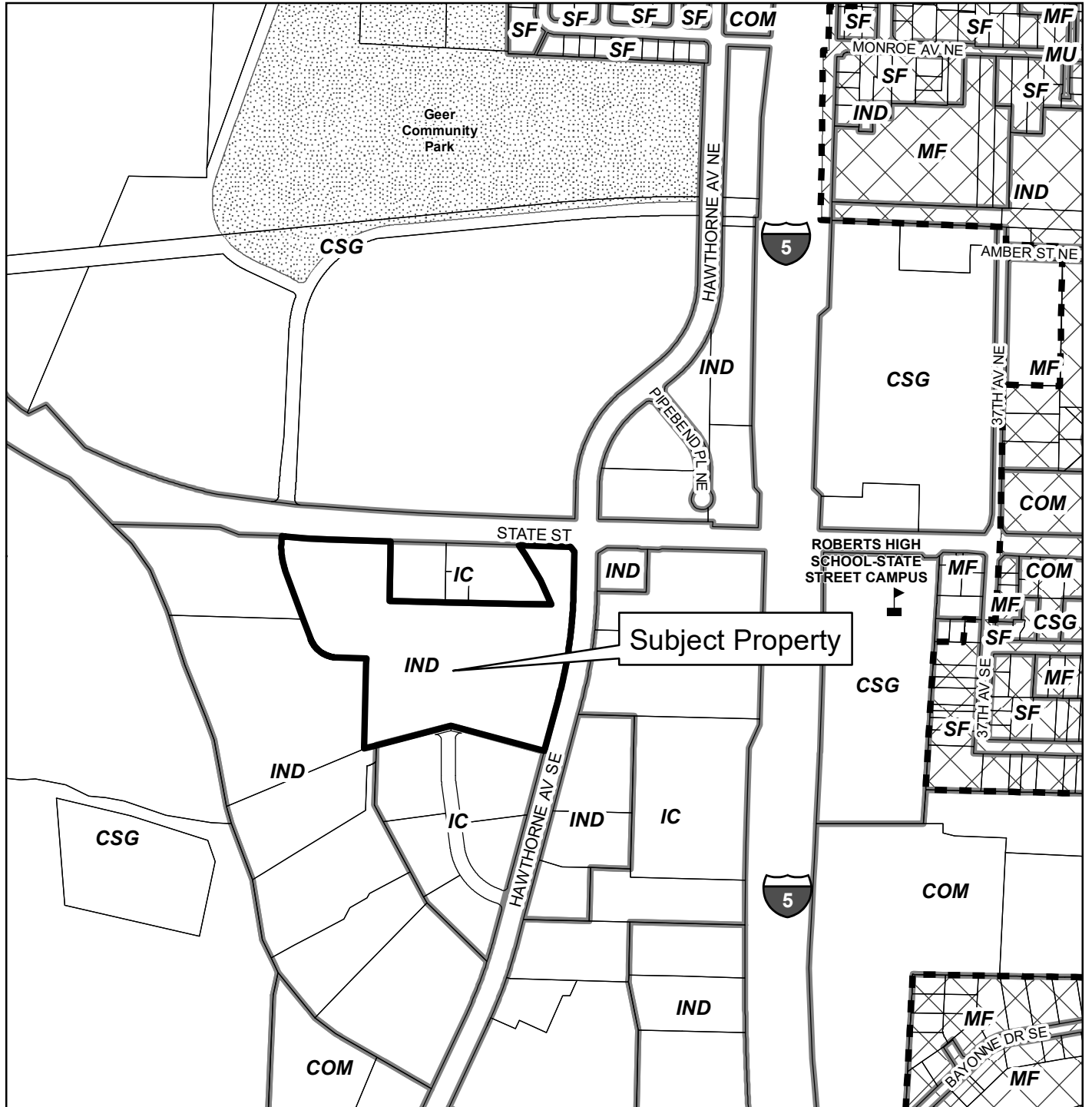


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Comprehensive Plan Map

Proposed Comprehensive Plan Amendment to IC (Industrial Commercial)



Legend

- SF Comprehensive Plan
- Tax Lot
- City Limits
- Parks
- Outside Salem City Limits
- Schools

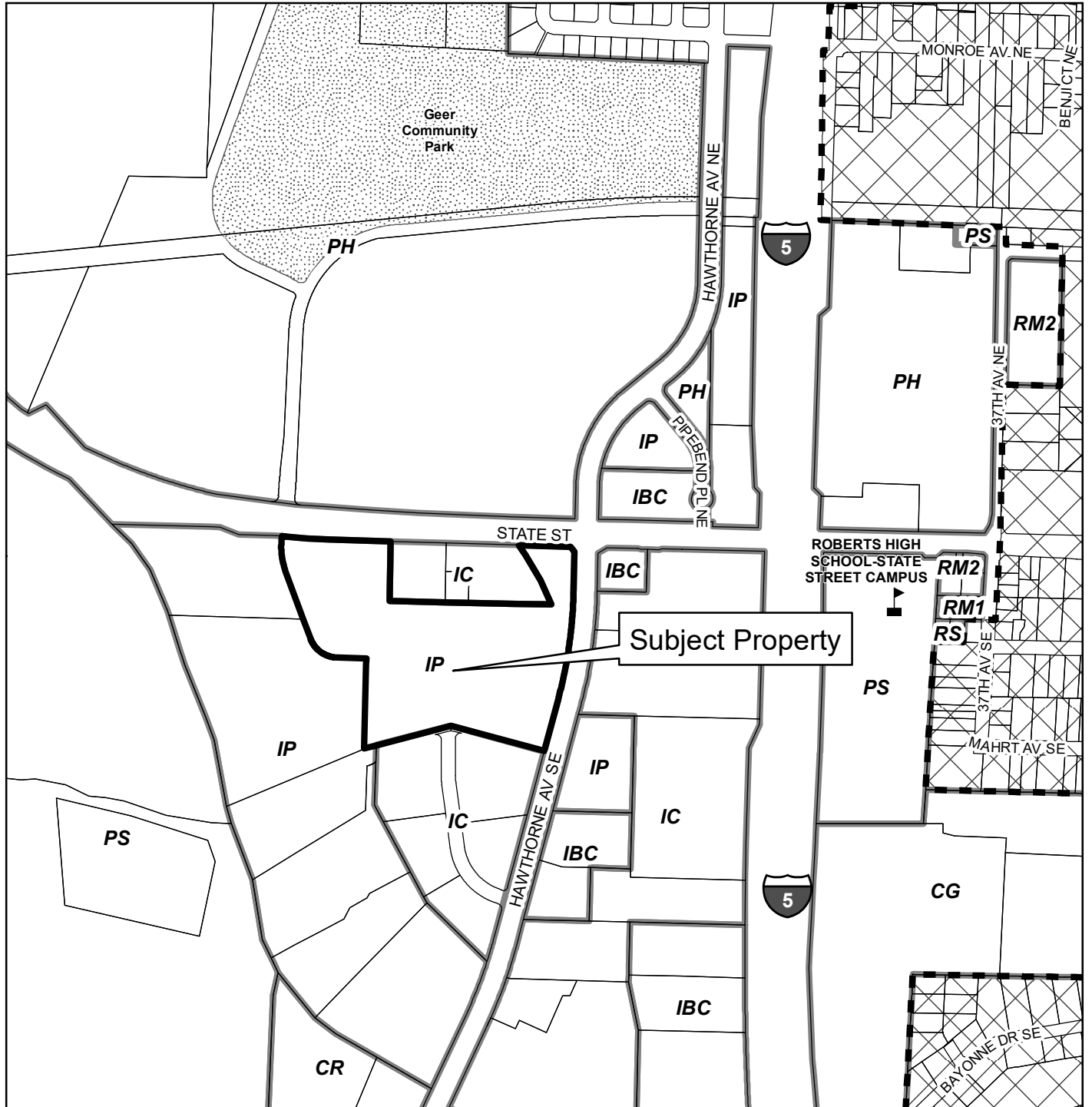


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Zoning Map

Proposed Zone Change to IC (Industrial Commercial)



Legend

- | | | | |
|--|---------------------------|--|---------|
| | Zoning | | Tax Lot |
| | City Limits | | Parks |
| | Outside Salem City Limits | | Schools |

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