

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING COMMISSION

Comprehensive Plan Change / Zone Change Case No.: CPC-ZC17-07

APPLICATION NO. : 17-120599-ZO & 17-120600-ZO

NOTICE OF DECISION DATE: January 3, 2018

SUMMARY: A consolidated application to change the Comprehensive Plan Map designation and zoning from "Single-Family Residential" to "Commercial" with approximately 2.6 acres zoned CO (Commercial Office) and approximately 1.3 acres zoned CR (Retail Commercial) for a future mixed-use multi-family and neighborhood commercial development.

REQUEST: An application to change the Comprehensive Plan Map designation from "Single-Family Residential" to "Commercial" and change the zoning from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial) for property approximately 3.89 acres in size, zoned RS (Single-Family Residential), and located at the 1200 Block of Riverbend Road NW - 97304 (Polk County Assessor's Map and Tax Lot number: 073W16BA / 10000).

APPLICANT: Scott Martin

PROPERTY OWNER: OVF Properties, LLC (Louis Fowler)

LOCATION: 1200 Block of Riverbend Road NW / 97304

CRITERIA: Salem Revised Code 64.025(e)(2) and 265.005(e)

FINDINGS: The Facts and Findings are in the attached document dated January 3, 2018.

DECISION: The Planning Commission **APPROVED** Comprehensive Plan Map change from "Residential" to "Commercial" and Zone Change from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial), subject to the following conditions of approval:

Condition 1: Traffic impacts from future development on the subject property shall be limited to a maximum of 1,083 average daily trips generated by the proposed use or uses.

VOTE:

Yes 8

No 1 (McKinley)

Absent 0

Abstained 0

Rich Fry, President
Salem Planning Commission

Application Deemed Complete: November 22, 2017
Public Hearing Date: January 2, 2018
Notice of Decision Mailing Date: January 3, 2018
Decision Effective Date: January 19, 2018
State Mandate Date: March 22, 2018

Case Manager: Aaron Panko, APanko@cityofsalem.net

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., January 18, 2018**. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 64 and 265. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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

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

Criteria and Findings for proposed Comprehensive Plan Map Amendment from “Single Family Residential” to “Commercial” and a Zone Change from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial) for an approximately 3.89-acre site located at the 1200 Block of River Bend Road NW

Procedural Findings

On October 18, 2017, Geoffrey James, Architect, on behalf of the applicant, Scott Martin, and property owner, Louis A. Fowler, OVF Properties LLC, filed an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of the subject property from “Single Family Residential” to “Commercial”, and to change the zoning from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial).

The application was deemed complete for processing on November, 2017. Notice of the consolidated application was distributed to City departments and public and private service providers on December 4, 2017 and was mailed to the owners of all property within 250 feet of the subject property on December 12, 2017. The property was posted in accordance with the posting provision outlined in SRC 300.620.

State law (ORS 197.610) and SRC 300.602(b)(1) require the City 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. The City sent notice of this proposed Comprehensive Plan and Zone Change to DLCD on November 20, 2017.

On January 2, 2018, the Planning Commission held a public hearing on the consolidated applications, received testimony, and voted to approve the Comprehensive Plan Change and Zone Change application subject to the recommended condition of approval limiting the traffic impacts from future development on the subject property to a maximum of 1,083 average daily trips generated by the proposed use or uses.

FINDINGS APPLYING THE APPLICABLE SALEM REVISED CODE CRITERIA FOR A COMPREHENSIVE PLAN MAP AMENDMENT

Salem Revised Code (SRC) 64.025(e)(2) establishes the approval criteria for Comprehensive Plan Map amendments. In order to approve a quasi-judicial Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all of the applicable criteria. The applicable criteria are shown below in **bold** print. Following each criterion is a finding relative to the amendment requested.

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 proposal is justified based on (i) and (ii). The proposal is justified based on (ii) and (iii). An alteration in the social, economic and demographic patterns of the Salem urban area is identified as evidenced by the findings from the 2015 HNA/EOA which found a need for additional commercial and multi-family residential land to meet demand over the next 20-years while conversely finding that the City has a surplus of available single family residential land. The proposed change in designation would allow for a commercial and/or mixed-use development of the property which will better help to contribute needed neighborhood commercial services and housing to meet the projected needs of the Salem urban area.

The applicant does not identify a conflict between the comprehensive plan designation and zoning designation for the subject property.

The proposal meets this criterion.

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 within the Urban Service Area. Water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. The proposal meets this criterion.

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

Finding: The subject property abuts Wallace Road NW, which is designated as a major arterial street. Further south, the Wallace Road corridor is an area characterized by commercial retail and office services, moving north the corridor is characterized by multi-family and single-family residential development, with one commercial node at the intersection of Wallace Road NW and Brush College Road NW.

The finding and conclusions from the EOA show that West Salem has a large residential area that is underserved by retail commercial development. It is recommended that the City identify nodes for development of neighborhood retail uses to surrounding neighborhoods. The subject property is located at the intersection of a major arterial and collector street, which is a logical place to designate land for commercial use. The proposed zoning designations for the property include the CR (Retail Commercial) zone, which will be approximately 1.3 acres in size and located immediately at the intersection. The remaining 2.6 acres of the property, including all areas of the property abutting single family zoned land, will be designated as CO (Commercial Office), which allows for lower intensity land uses.

The proposal provides for a logical urbanization of land, meeting this 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 Comprehensive Plan are addressed as follows:

The applicable Goals and Policies of the Comprehensive Plan are addressed as follows:

Salem Urban Area Goals and Policies, General Development (Page 24, Salem Comprehensive Policies Plan):

To ensure that future decisions concerning the use of land within the Salem urban area are consistent with State Land Use Goals.

Economic Growth B.3

Economic growth which improves and strengthens the economic base of the Salem urban area should be encouraged.

Finding: The Salem EOA identifies a deficit of available commercially zoned land in order to meet current and future community needs. One strategy for addressing this deficit is by targeting conversion of non-commercial lands to commercial uses. The proposal helps to increase the amount of commercial land, which will help to improve and strengthen the economic base of the Salem urban area, thereby meeting this policy.

Development Compatibility B.12

Land use regulations which govern the siting of any development shall encourage development to reduce its impact on adjacent properties by screening, landscaping, setback, height, and mass regulations.

Finding: Future development of the site will be required to conform to the development standards of the CO (Commercial Office) and CR (Retail Commercial) zones, including minimum landscaping and setback requirements. If the property is developed with a multi-family use, the multi-family design review standards and guidelines of SRC Chapter 702 will apply to the development, requiring additional screening and setbacks to reduce impacts on abutting single family residential zoned land. The proposed commercial designation is consistent with this policy.

Salem Urban Area Goals and Policies, Urban Growth Goal (Page 26, Salem Comprehensive Policies Plan):

To ensure that the rate, amount, type, location and cost of development will preserve or enhance the City's quality of life and promote the City's efficient delivery of services.

Infill C.4

Development of land with existing urban services shall be encouraged before the conversion of urbanizable lands to urban uses.

Finding: The subject property is located within the Urban Service Area. Development of the proposed site does not require the extension or development of new public services. City services, including water, sewer, and storm infrastructure are available within surrounding streets and appear to be adequate to serve the proposed development. The proposal is consistent with this policy.

Salem Urban Area Goals and Policies, Growth Management Goal (Page 27, Salem Comprehensive Policies Plan):

To manage growth in the Salem urban area through cooperative efforts of the City of Salem and Marion and Polk Counties, to ensure the quality of life of present and future residents of the area, and to contain urban development and to preserve adjacent farm lands.

Infill on Facilities D.9

New development shall be encouraged to locate in areas where facilities are already available and in areas which require the least public costs to provide needed facilities and services.

Finding: The subject property is located within the Urban Service Area. City services, including water, sewer, streets and storm drainage are available to serve the subject property. Development of the proposed site does not require the extension or development of new public services. The proposal is consistent with this policy.

Salem Urban Area Goals and Policies, Mixed-Use Development Goal (Page 33, Salem Comprehensive Policies Plan):

To provide a mixture of complementary land uses that may include housing, retail, offices, services, industrial and civic uses, to create economic and social vitality.

Development F.2

Encourage development that preserves private open space for residents and employees of mixed-use development.

Finding: The applicant's conceptual site plan for future development shows a mixed-use development, including multi-family residential and neighborhood commercial uses. The layout of the site preserves a large amount of the existing mature trees on the subject property that will be used as private open space area for future residents and will serve as a natural buffer between the proposed development on the subject property and the adjacent single family neighborhoods.

Priorities for Mobility and Access F.3

Facilitate development (land use mix, density, connectivity, design, and orientation) that reduces the need for, and frequency of, SOV trips and supports public transit, where applicable.

Finding: The applicant's conceptual site plan for future development shows a mixed-use development, including multi-family residential and neighborhood commercial uses. The proposed change to a commercial land use designation will allow the property to be developed with a variety of retail sales and services uses. The proposed neighborhood commercial development will provide an alternative for to help serve residential uses in the nearby area, reducing the need for and frequency for longer single occupant vehicle trips.

Salem Urban Area Goals and Policies, Commercial Development Goal (Page 34, Salem Comprehensive Policies Plan):

To promote development of commercial office buildings for a range of employment uses, especially in downtown, mixed use districts, and commercially-oriented urban renewal areas.

Community Shopping and Service Facilities G.4

Community shopping and service facilities shall be located adjacent to major arterials and shall provide adequate parking and service areas. Land use regulations shall include provisions for siting and development that discourage major customer traffic from outside the immediate neighborhoods from filtering through residential streets and provisions for connectivity to the facilities for pedestrian and bicyclist from residential neighborhoods.

Finding: The subject property is located at the intersection of Wallace Road NW, which is classified as a major arterial and River Bend Road NW which is designated as a collector street. This location at the intersection of major streets which is well suited for community shopping and services. The proposed change in designation from Single Family Residential to Commercial will allow the property to be developed with needed commercial services. There are no local residential streets that traffic will need to be filtered through in order to gain access to the subject property. Bicycle and pedestrian access is currently available, or will be available at the time of development for the subject property. The proposal is consistent with this policy.

Salem Urban Area Goals and Policies, Transportation Goal (Page 40, Salem Comprehensive Policies Plan):

To provide a balanced, multimodal transportation system for the Salem Urban Area that supports the safe and efficient movement of goods and people.

Connectivity and Circulation J.5

The vehicle, transit, bicycle, and pedestrian circulation systems shall be designed to connect major population and employment centers in the Salem Urban Area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

Finding: The subject property is located at the intersection of Wallace Road, classified as a major arterial in the Salem Transportation System Plan and River Bend Road NW which is classified as a collector street. Sidewalks are developed on Wallace Road NW abutting the property, there is not current a public sidewalk along the River Bend Road NW frontage of the subject property. Salem Keizer Transit (Cherriots) provides bus service to the property via route 16.

The applicable Statewide Planning Goals are addressed as follows:

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

Finding: A public hearing notice was mailed to the affected property owners, all property owners within 250 feet of the subject property and to the West Salem Neighborhood Association. This satisfies Citizen Involvement described in Goal 1.

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.*

Finding: The City has complied with the Goal requirements for establishing and maintaining a land use planning process. The Oregon Land Conservation and Development Commission have acknowledged the Salem Area Comprehensive Plan to be in compliance with the Statewide Planning Goals.

Statewide Planning Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources: *To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding: There are no known scenic, historic, natural, or cultural resources on the subject property. Through a future application for site plan review for development of the subject property, the application will be reviewed for compliance with the City's tree preservation ordinance, historic preservation ordinance, and applicable wetland standards. Staff finds that the proposal is consistent with Goal 5.

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

Finding: The subject property is not located within a floodplain or floodway. Mapped landslide hazards are present on the subject property. Through a future application for site plan review for development of the subject property, the application will be reviewed for compliance with the City's landslide hazard ordinance. Staff finds that the proposal is consistent with Goal 7.

Statewide Planning 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: In 2014, the City conducted a study called the Salem Economic Opportunities Analysis (EOA). The EOA examined Salem's needs for industrial and commercial land through 2035, and concluded that Salem has a projected commercial land shortage of 271 acres. The EOA provides strategies to meet the projected employment land needs in the Salem area. In 2015, the City Council voted to adopt the EOA; the City now uses the EOA and its findings to inform policy decision, including how to respond to request for rezoning land.

One strategy outlined in the EOA for addressing the commercial land deficit includes rezoning land for commercial use in or near neighborhoods. Specifically, residential areas within West Salem are identified as lacking neighborhood retail development. It is recommended that the City identify sites that are 2-5 acres in West Salem for retail development to serve the surrounding neighborhood.

The proposed commercial designation for the subject property is consistent with the findings and recommendations of the EOA. Granting the comprehensive plan change allows the property to provide economic opportunities for needed neighborhood commercial services for West Salem and the greater urban area into the future.

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

Finding: In 2014, the City conducted a Housing Needs Analysis (HNA) to develop strategies for the community to meet housing needs through 2035 and to inform policy decision related to residential land. The HNA concluded that Salem has a projected 1,975-acre surplus of land for single-family detached housing, and that there is a deficit of approximately 207 acres of available multi-family zoned land. The current single

family residential designation for the property does not allow the possibility for higher density, multi-family housing to be provided on the property. The proposed change from a single family residential designation to a commercial designation will allow the potential for multi-family residential or mixed-use development on the property as either a permitted use in the proposed CO (Commercial Office) zone, or through the conditional use permit process if located in the CR (Retail Commercial) zone.

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.*

Finding: The subject property is within the Urban Service Area. Findings from the Public Works Department indicate that the water, sewer, and storm infrastructure are available within surrounding streets and appear to be adequate to serve the proposed development. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

Salem-Keizer Transit (Cherriots) provides transit service adjacent to the subject property via route 16, and a Park and Ride facility is located approximately 1/3 of a mile north of the subject property on Wallace Road. Other public facilities and services include schools. Comments from the Salem Keizer School District indicate that if the property is developed for multi-family residential use, students would be served by Harritt Elementary School, Walker Middle School, and West Salem High School. Nearby parks include 1) Brush College Park, which is classified as a neighborhood park, providing basic recreation resources for nearby residents, 2) Orchard Heights Park, which is classified as a community park, which is a larger scale park allowing for group activities and organized sports, and 3) Wallace Marine Park, which is classified as an urban park, which is intended to meet the recreational needs of the entire city and may be a regional draw.

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

Finding: 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 decisions and development. The key provision of the TPR related to local land use decisions is Oregon Administrative Rule (OAR) 660-012-0060. This provision is triggered by amendments to comprehensive plans and land use regulations that “significantly affect” a surrounding transportation facility (road, intersection, etc.). Where there is a “significant effect” on a facility, the local government must ensure that any new allowed land uses are consistent with the capacity of the facility. In the context of a site-specific comprehensive plan change request, such as this proposal, a “significant effect” is defined under Oregon Administrative Rule (OAR) 660-012-0060(1) as 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.”

The applicant for a comprehensive plan change is required to submit a Transportation Planning Rule (TPR) analysis to demonstrate that their request will not have a “significant effect” on the surrounding transportation system, as defined above.

The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the Transportation Planning Rule (OAR 660-012-0060). The Assistant City Traffic Engineer concurs with the applicant’s TPR analysis findings and recommends a condition to limit the development on the 3.89 acre site to 1,083 vehicles per day.

Statewide Planning 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: Existing urban services are developed and provided adjacent to the subject property. As demonstrated by the EOA/HNA, the City currently has a surplus of available single family residential land, with a demonstrated need for additional multi-family and commercial land. The proposed change in designation will result in utilization of available land in the urban growth boundary to meet the forecasted needs of the community.

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

Finding: The proposed Comprehensive Plan Map amendment from Single Family Residential to Commercial is in the public interest and would be of general benefit because it would allow an opportunity for the property to develop in a way that provides needed commercial services to an area which is currently lacking in available commercially designated property. Further, the commercial designation would allow for an opportunity for a multi-family or mixed-use development on the property, helping to contribute to the supply of needed housing for the Salem area.

The proposal satisfies this criterion.

WEST SALEM NEIGHBORHOOD PLAN

Finding: The property is located within the boundaries of the West Salem Neighborhood Association. The West Salem Neighborhood Plan was adopted in 2004 and is in effect pursuant to SRC Chapter 64.

The West Salem Neighborhood Plan, Generalized Land Use Map identifies the subject property as an area that is recommended for land use changes. The Recommended Changes to the Generalize Land Use Map designates the subject property as “Center.” The “Center” designation is intended to promote a variety of uses, including residential, neighborhood retail, restaurant, employment, public space, and/or civic uses. The proposed “Commercial” comprehensive plan designation and the proposed CO (Commercial Office) and CR (Retail Commercial) zoning designation offer a similar list of permitted uses for the property, and thereby assist in implementing the goals and policies of the West Salem Neighborhood Plan.

Staff finds that the proposal meets the applicable criteria in the Neighborhood Plan such that the proposed Commercial Comprehensive Plan Map designation of the subject property is consistent with the neighborhood plan policies.

FINDINGS APPLYING TO THE APPLICABLE SALEM REVISED CODE CRITERIA FOR THE ZONING MAP AMENDMENT

The following analysis addresses the proposed zone change for the subject property from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial).

SRC Chapter 265.005 provides the criteria for approval for Quasi-Judicial Zone Changes. In order to approve a quasi-judicial Zone Map amendment request, the review authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria and factors are satisfied. The extent of the consideration given to the various factors set forth below will depend on the degree of impact of the proposed change, and the greater the impact of a proposal on the area, the greater is the burden on the applicant to demonstrate that, in weighing all the factors, the zone change is appropriate.

The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

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 applicant does not identify a mistake in the application of a land use designation to the property.

The proposal is justified based on (ii) and (iii). An alteration in the social, economic and demographic patterns of the Salem urban area is identified as evidenced by the findings from the 2015 HNA/EOA which found a need for additional commercial and multi-family residential land to meet demand over the next 20-years while conversely finding that the City has a surplus of available single family residential land. The proposed change in designation would allow for a commercial and/or mixed-use development of the property which will better help to contribute needed neighborhood commercial services and housing to meet the projected needs of the Salem urban area.

The proposal meets this criterion.

(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: The proposal is not a City-initiated zone change. Therefore, this criterion does not apply.

(C) The zone change conforms with the applicable provisions of the Salem Area Comprehensive Plan.

Finding: Findings addressing the Comprehensive Plan Change criterion SRC 64.025(e)(2)(D) above address the applicable provisions of the Salem Area Comprehensive Plan for this consolidated comprehensive plan change and zone change request. The proposal satisfies this criterion.

(D) The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.

Finding: Findings addressing the Comprehensive Plan Change criterion SRC 64.025(e)(2)(D), included earlier in this report, address applicable Statewide Planning Goals and Oregon Administrative Rules for this consolidated comprehensive plan change and zone change request. The proposal satisfies this criterion.

(E) If the zone change requires a comprehensive plan change from an industrial use designation to a non-industrial use designation, or from a commercial or employment designation to any other use designation, a demonstration that the proposed rezone is consistent with its 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 rezone; or include both the demonstration and an amendment to the Comprehensive Plan.

Finding: The proposal does not include a comprehensive plan change from an industrial or commercial designation. The property currently has a single family residential comprehensive plan map designation, the request would change the map designation from single family residential to commercial. This criterion is not applicable.

(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 Transportation Planning Rule (TPR) Analysis that is required to address the Transportation Planning Rule (OAR 660-012-0060). The applicant's TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060, and

recommends a condition be placed on the application to limit the traffic impacts from future development to a maximum of 1,083 average daily trips. The Assistant City Traffic Engineer concurs with the TPR analysis findings and recommended condition.

Condition 1: Traffic impacts from future development on the subject property shall be limited to a maximum of 1,083 average daily trips generated by the proposed use or uses.

As conditioned, the proposal meets this criterion.

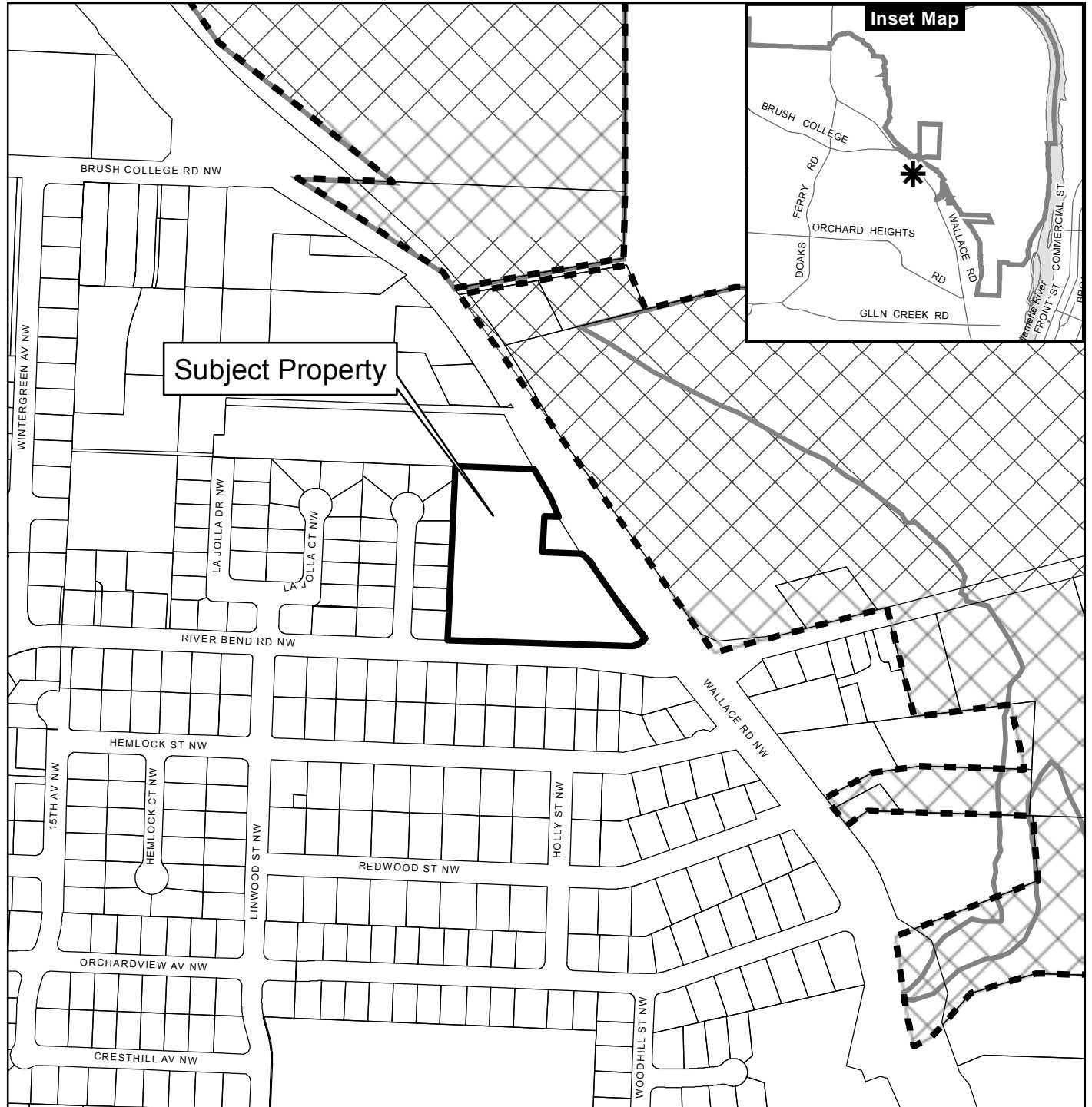
(G)The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed in the proposed zone.

Finding: The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the existing and future tenants. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220. The proposal satisfies this criterion.

Vicinity Map

1200 Block of River Bend Road NW

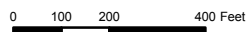
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Subject Property

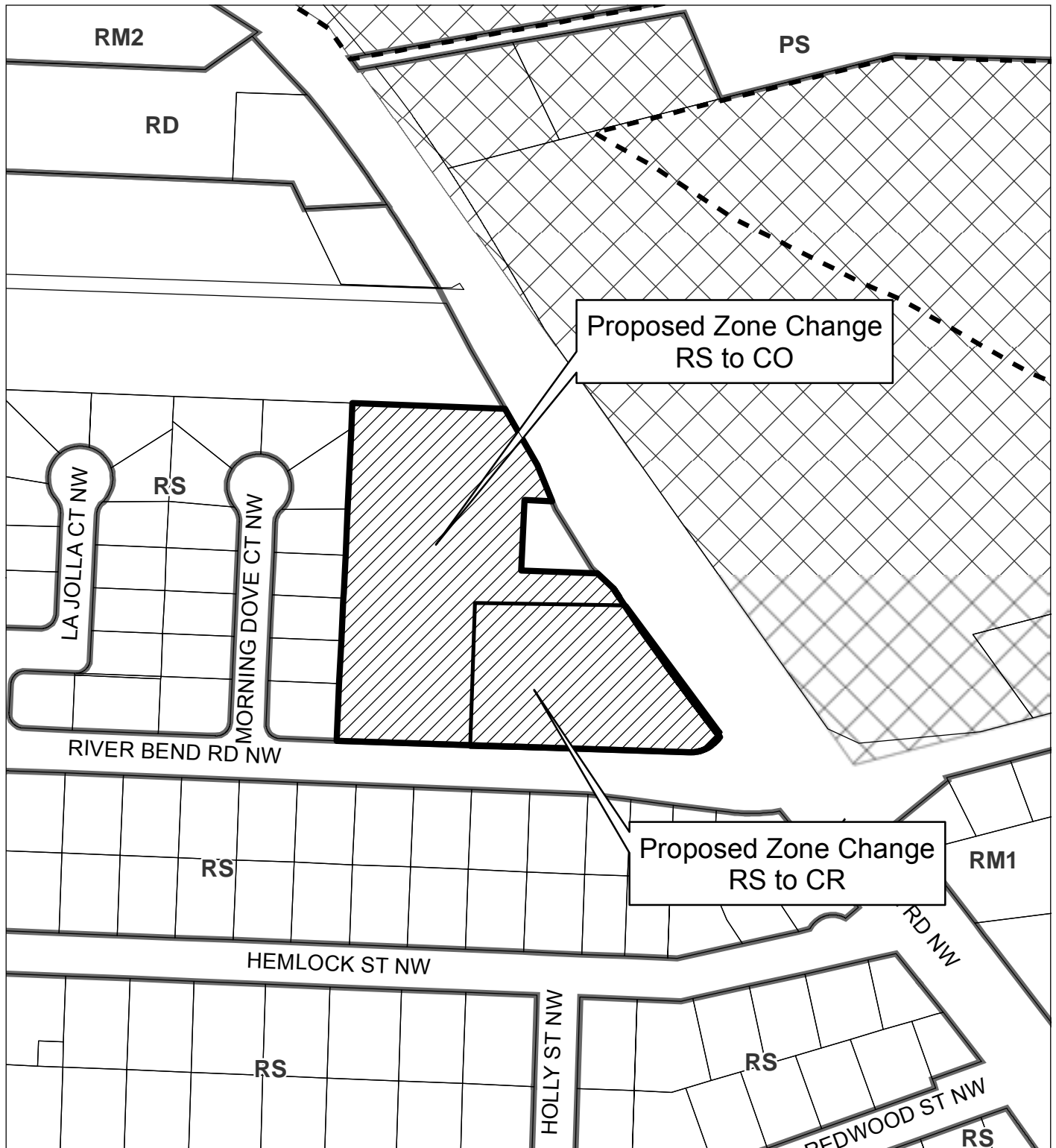
Legend

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



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Zoning Map - 1200 Blk River Bend Road NW



Legend

- | | |
|---------------------------|---------|
| RS Base Zoning | Taxlots |
| Urban Growth Boundary | Parks |
| Outside Salem City Limits | Schools |

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CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

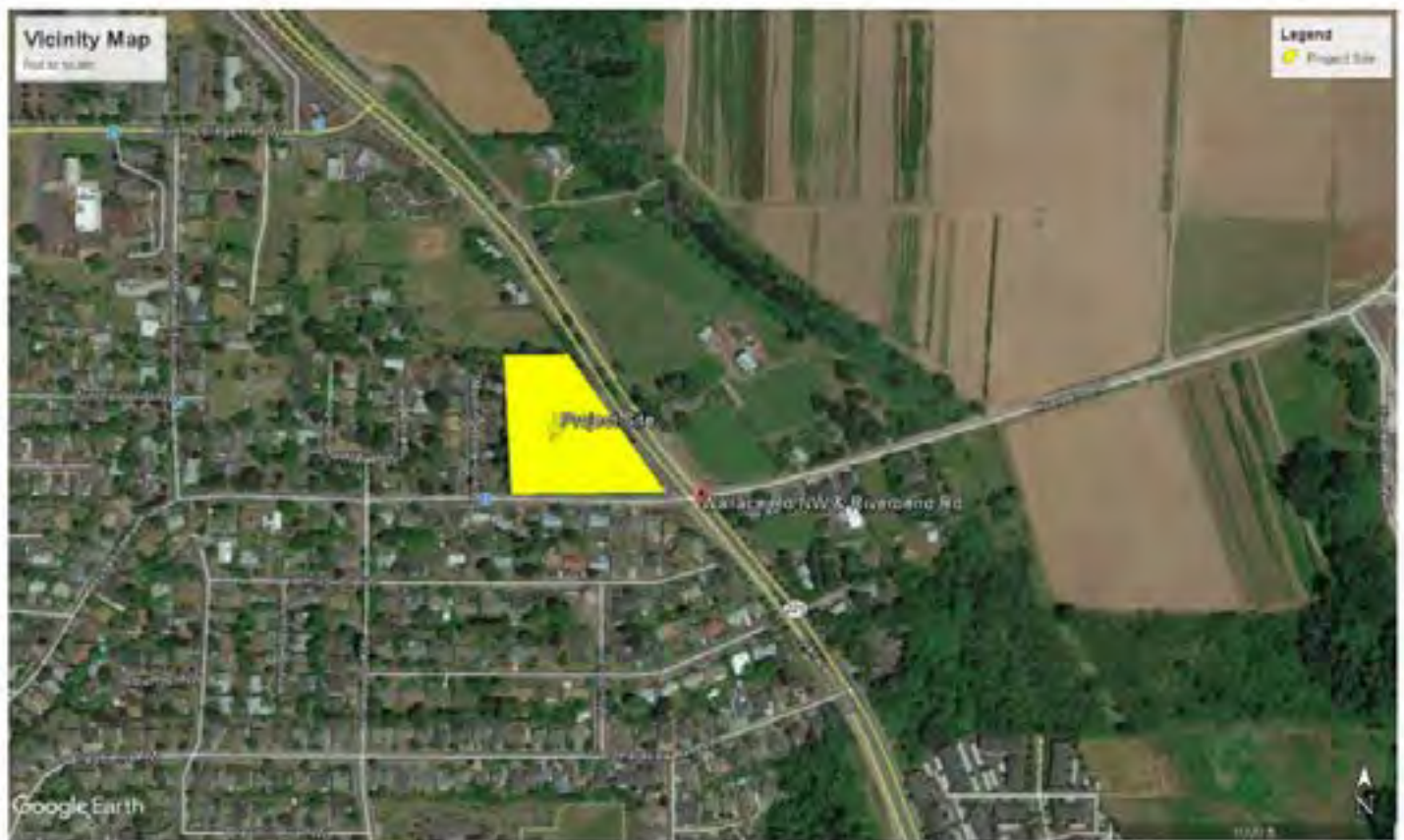
3030 RIVERBEND NW ZC/CPC

THE COMPREHENSIVE PLAN & ZONE CHANGE REQUEST:**ZC/CPC**

A consolidated application to change the Comprehensive Plan Map designation and Zoning of a 3.98-acre property from “Single Family Residential” with RS (Single Family Residential) zoning to “Commercial Office” and “Commercial Retail” with CO (Commercial Office) and CR (Commercial Retail) zoning. This is a proposed comprehensive plan change and zone change to Neighborhood Commercial and Multi-Family Residential, and construction of a mixed use commercial and residential development. A copy of the proposed Site Plan of this proposed development is contained in the report. The change of zoning classification would permit the implementation of this plan, subject to Site Plan Review, Design Review, and all City permitting procedures.

LOCATION

The subject site is located at 3030 Riverbend Rd. NW, Salem, OR 97304, at the NW corner of its intersection with Wallace Road NW (Polk County Assessor map 073W16BA and tax lot 10000). The subject property is located within the City’s Urban Service Area.

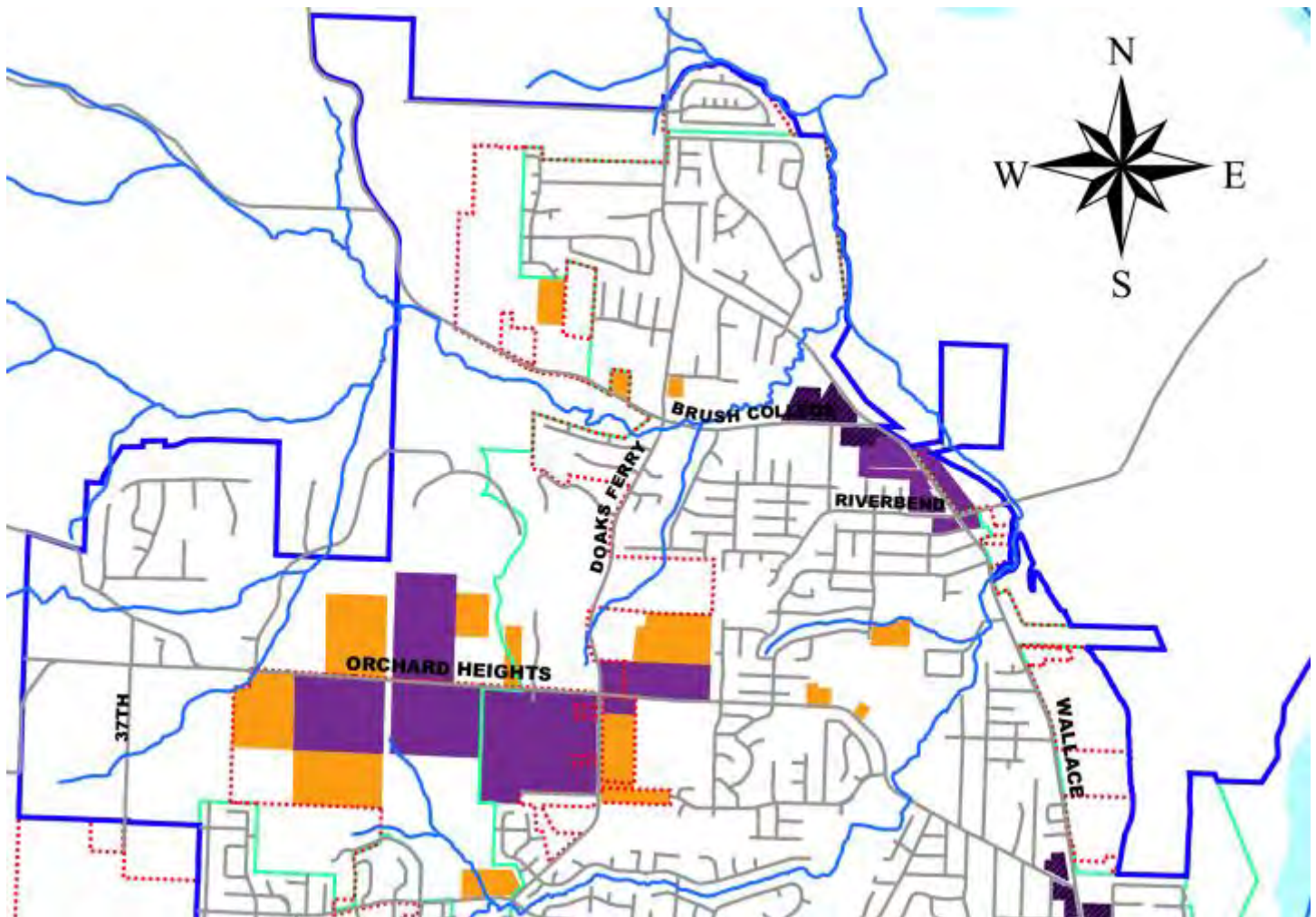


THE PROPERTY AND THE WEST SALEM NEIGHBORHOOD PLAN

The subject site is located at 3300 Riverbend Rd. NW at the NW corner of its intersection with Wallace Road NW. It shows on the Neighborhood Plan PROPOSED CHANGES Map (see below) as future Neighborhood Commercial.

The proposed implementation of that Neighborhood Plan regarding this property has been discussed with the West Salem Neighborhood Association several times since June.

The WSNA Land Use Committee has met with the immediate neighbors and with the applicant's architect several times regarding the design, i.e. the proposed site plan.



THE PROPOSAL

The Site Plan, and the proposed land uses, have resulted from discussions with City staff and with the WSNA Land Use Committee, and the Site Plan proposes a node of limited commercial retail zoning at the intersection of Riverbend and Wallace. This is indicated to be about 6,000 sq.ft. of neighborhood shops and 6,000 sq.ft. of neighborhood services. The balance of the property is proposed to be walk-up apartments, plus parking to code. A key design feature is the identification of all trees on the property, and the layout of driveways and buildings is influenced by these existing tree locations, especially by the White Oaks.



Another Site Plan is on the last page of this report, with statistics, proposed buildings areas and unit counts in each zone.

TRAFFIC AND ACCESS

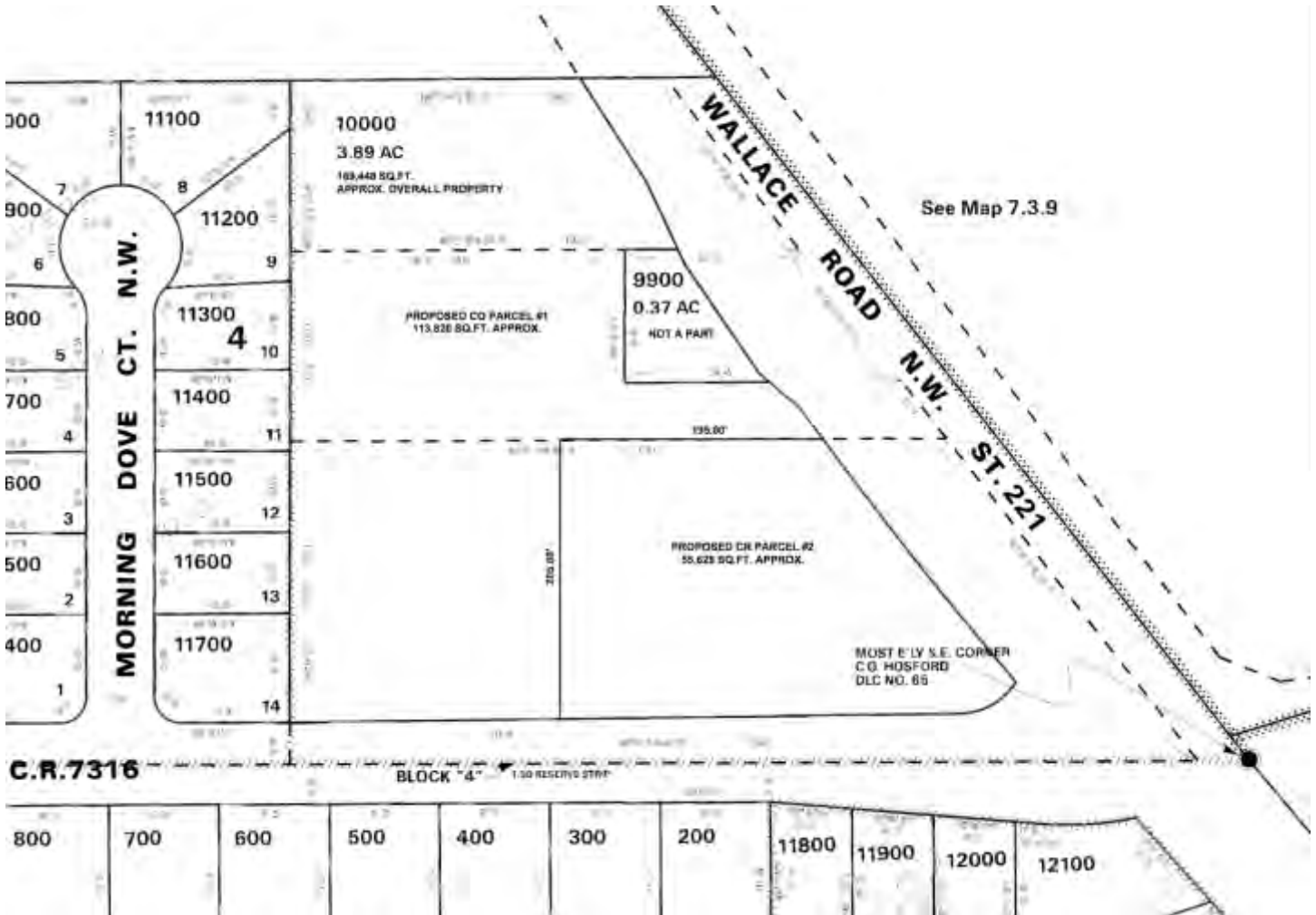
A TIA Transportation Impact Analysis is submitted with this application. That report documents the traffic design issues. A Pre-Application Conference was held, attended by Public Works and by ODOT. Public Works concurred with the proposed driveway access location from Riverbend. ODOT concurred with the proposed driveway location at Wallace Road, just north of the bus stop. Both driveway access points will be subject to detailed driveway permits and Site Plan Review.

Generally, the site is proposed to be served by 24 ft. curbed and paved two-way driveways, generally bordered by parking spaces to code. These driveways are curvilinear, to save existing major trees, plus create an attractive ambience and landscaped design.

Pedestrian Circulation is by a curvilinear design of concrete paved walkways, linking the parking areas, children's play area, and common open space, to building entrances, and connecting to public sidewalks at Riverbend and Wallace.

TIA RECOMMENDATIONS

The proposed zone change/comprehensive plan amendment can be approved with no mitigation. The Transportation Planning Rule requirements are met. All study intersections will operate adequately in the City of Salem's TSP horizon year of 2035.



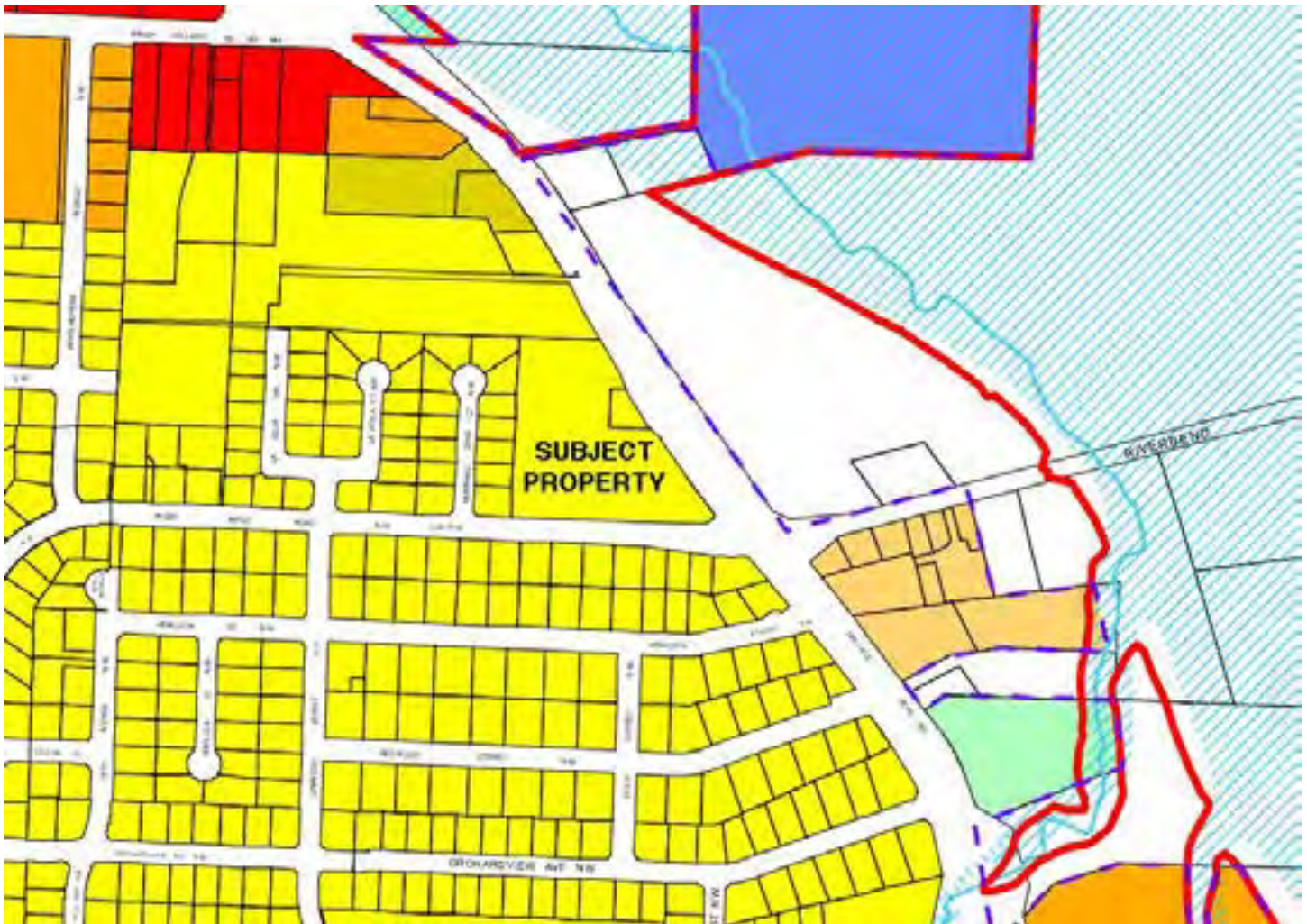
ASSESSOR MAP & PROPOSED CO & CR ZONING

Proposed Use

The proposal includes a comprehensive plan change and zone change for property currently zoned RS (Single Family Residential) in order to support development of a mixed use for property approximately 3.89 acres in size and located at the intersection of Wallace Road NW, designated as a major arterial and River Bend Road NW designated as a collector street.

EXISTING SITE CONDITIONS

The property does have street frontage onto Wallace Road NW and onto Riverbend Road NW. The property is completely vacant. The subject property is approximately 3.98 acres in size and located on the west side of Wallace Road, and on the north side of Riverbend Road. Tax Lot 10000 is zoned RS (Single Family Residential) with a comprehensive plan designation of Single Family Residential.



The vicinity and existing zoning map is shown above. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

Zoning of Surrounding Properties

NORTH: RS (Single Family Residential)

SOUTH: Across River Bend Road NW – RS (Single Family Residential)

EAST: Across Wallace Road NW –

Unincorporated Polk County, Multi-Family Comprehensive Plan

WEST: RS (Single Family Residential)

Applicable Detail Plans:

Detailed plans are prepared as policy guides to the Salem Area Comprehensive Plan, and are specific plans for a geographic area of the city, or for the provision or performance of some particular service or function.

Salem Transportation System Plan (STSP):

The STSP uses a Street Classification System to determine the functional classification of each street within the city's street system. The subject property has access to Riverbend Road, Wallace Road is designated as a 'Major Arterial' in the Salem Transportation System Plan, and is a State Highway, so ODOT has reviewed the Wallace Road proposed access.

West Salem Neighborhood Plan:

West Salem does have an adopted Neighborhood Plan that was adopted by City Council on April 7, 2004. The Plans Goals and Policies are to maximize the use of land within the current UGB; provide a mixture of housing types for all income levels; encourage higher densities, infill, and mixed-use opportunities, where appropriate, to minimize the need for UGB expansion.

According to the West Salem Neighborhood Plan Policies, housing needs should require 15 percent alternative housing types in new-single family subdivisions greater than 5 acres to promote diversity of housing throughout West Salem; locate multiple-family housing complexes near existing or proposed shopping services; and encourage infill development that is compatible with the adjacent established neighborhood character.

The rezoning of the site will help to maximize the densities allowed in the area while providing a mixture of housing in a single family residential and multi-family residential area.

One of the recommended changes to the Generalized Land Use Map within the West Salem Neighborhood Plan is to designate the subject property and properties along Wallace Road NW as neighborhood commercial. The rezoning of the site will be consistent with this proposed change for this area.

The rezoning of the property to CO and CR will further implement, and be harmonious and consistent with, the West Salem Neighborhood Plan.

The public is benefited by creating a well-located parcel of multi-family land, and in this key corner location, a modest sized node of neighborhood commercial, shops and services; it will increase the City and State tax base; it will be an attractive and efficient development; will identify and mitigate any hazard areas in a responsible manner; and will provide the ability to enhance the site.

ZC

REVIEW CRITERIA

ZONE CHANGE

Pursuant to SRC 265.005(e), a QUASI-JUDICIAL ZONE CHANGE shall be granted if the

(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 property, the zone change is in the public interest and would be of general benefit.

(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.

(B) If the zone change is City-initiated, and the change is for other than City-owned Chapter 265 page 1 5/2014

(C) The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.

(D) The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.

(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.

(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.

(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.

ZONE CHANGE CRITERIA SRC CHAPTER 265

The intent and purpose of a zone change is described in SRC 265. In this section, it is recognized that due to a variety of factors including normal and anticipated growth, changing

development patterns and concepts, and other factors which cannot be specifically anticipated, the rezoning of the property is consistent with the character of the neighborhood. The zone change review process is established as a means of reviewing proposals and determining when they are appropriate.

This zone change is requested to allow a higher density use on the site. The proposed CR and CO zones will implement the requested SACP map designation.

ZONE CHANGE CRITERIA SRC 265.005(e)(1)(A)(ii)-(iii) and (C)-(G):

(1) A quasi-judicial zone change shall be granted if the following criteria are met:

(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.

Applicant Response to (A)(iii):

The proposed zone change fits the development pattern of the vicinity. Wallace Road is planned to be a combination of multi-family housing along the arterial, with certain designated neighborhood commercial nodes, of which this is one, at the corner of Riverbend and Wallace. The proposed zone change will allow the site to be developed with high density housing, and some neighborhood commercial, which will be compatible with the West Salem Neighborhood Plan.

There is RM zoned property located along Wallace Road. These sites are all developed. This site gives the applicant the ability to provide mixed housing and needed housing within this area and help Salem meet their housing needs.

As shown on the City land zone map there is no multi-family zoned property contiguous to the existing site that is vacant.

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of residential land. With a multi-family designation, the subject property can be developed as multi-family dwellings; the rezone helps maximize the density while helping to meet housing needs within

the Salem Urban Growth Boundary.

The subject property will not only be a site that will contribute to the multi-family housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property, when developed, has the potential to provide a driveway connection to the properties to the north for existing and future development.

In conclusion, there are no vacant sites for the proposed use located along Wallace Road. There are no appropriately designated alternative sites within the vicinity, for the proposed use, that are currently vacant. A multi-family use and limited neighborhood commercial use on the site is better suited for the site because of the location and by helping to provide additional housing in the City of Salem.

Therefore, the proposal satisfies this criterion.

(B) City-initiated zone change.

Applicant Response to (B):

The proposed zone change is not City-initiated. Therefore, this criterion is not applicable.

(C) The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.

Applicant Response to (C):

The applicant is requesting a change to the Comprehensive Plan Designation from “Developing Residential” to ‘Commercial Office’ and ‘Commercial Retail’.

The proposal complies with the “Residential” Goals and provisions of the SACP by creating an area that promotes multi-family uses and neighborhood commercial uses that are consistent with the Neighborhood Plan.

Residential Development Goal

The SACP states that one of the intents of the Residential Development goals is, “To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing.”

The zone change will allow the property to be developed at a higher density, therefore, meeting or exceeding the dwelling average.

Residential Development Policies

Establishing Residential Uses: The applicant’s proposal is to rezone most of the property from RS to CO, to allow a higher density to be built on the site, and CO zoning allows the proposed

multi-family housing as a permitted use. Similarly, the proposed CR zoning allows a limited amount of neighborhood shops and neighborhood services to be developed at the intersection of Riverbend and Wallace. As stated above, according to the Housing Needs Analysis, Salem has a deficit of multifamily designated land, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of multi-family land. The rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary. Therefore, establishing a mixture of residential uses plus some neighborhood shops and services within the area.

Facilities and Services Location:

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located west of Wallace Road NW and north of Riverbend Road NW. The major streets are already in place.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. There are existing structures located on the site that already have services. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The subject property is located within the Salem Urban Growth Boundary and in the corporate city limits. The subject property is located within the Urban Service Area. A UGA permit has not been deemed necessary.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development:

There are no existing structures located on this subject property. In order to provide a needed housing type in Salem, the applicant is requesting a zone change. All the properties along Wallace Road south and west of the subject property are developed as single family development. Properties north of the subject property are still rural agricultural large acreage parcels, with few houses, but could be future multifamily. The comprehensive plan encourages a mixture of housing types with in a neighborhood that have access to commercial services. This infill of multi-family development, with some limited commercial or

neighborhood shops and services, does satisfy this requirement.

The comprehensive plan change/zone change will promote infill development with the development of a property that is already served by City Services, and all transportation, to be developed with a higher density of housing, that is needed in this area.

The existing neighborhood consists of single family housing and multi-family dwellings on Wallace Road NW. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards. The applicant will be required to go through the Design Review/Site Plan Review process prior to development.

Circulation System and Through Traffic:

The subject property is located west of Wallace Road NW. The subject property currently has direct access onto Riverbend Road, and ODOT has indicated that access will be permitted to and from Wallace Road. The major streets are in place due to previous development, and sidewalks will be enhanced at the intersection of Riverbend and Wallace.

Alternative Housing Patterns:

The surrounding properties are zoned for single family development and multi-family. In order to provide a residential housing pattern while being consistent with the neighborhood, the proposed development will provide a higher density of needed housing in Salem while meeting the required Design Standards.

Requests for Rezoning:

The subject property is designated for residential development. All public facilities and services are available to the site. The proposed development will meet State-Wide Planning Goals and Policies pertaining to residential development. The development of the site will not impact adjacent properties, and a careful design with treed buffers and setbacks is proposed.

Urban Design:

The City has adopted Design Standards and has a process in place to help implement multi-family design standards. The applicant's development will be in compliance with the Multi-Family Design Standards as outlined in SRC Chapter 514 and 702. As required by code, the applicant will submit a Design Review and Site Plan Review application.

The rezoning of the site will help to maximize the densities in the area while providing a mixture of housing in the area. The rezoning of the property will provide approximately 48 needed multi-family units within the area. This development will be in a location with accessibility to the included neighborhood commercial development at Riverbend and Wallace Road NW. Therefore, meeting the guidelines of providing housing within areas with services. The development of the site will encourage a mixture of housing types and higher

densities within an infill lot, all in conformance with the Neighborhood Plan.

Salem-Keizer Housing Needs Analysis:

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of residential land. The rezone helps maximize the density while helping to meet housing needs.

Therefore, this criteria has been met.

(D) The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.

Applicant Response to (D):

All Planning Goals have been addressed above. See findings under 64.025(e)(2)(D).

(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.

Applicant Response to (E):

The applicant is proposing to change the zone from RS to CO and CR to allow multi-family development and neighborhood shops and services. The subject property is currently zoned single family residential, but the neighborhood plan indicates this recommended change.

Therefore, this criteria is not applicable.

(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.

Applicant Response to (F):

The current zoning of the property is RA. The applicant is proposing to change the zone to CO and CR, so the site can be developed at a higher density.

The proposal does warrant a TIA and this report is submitted with this ZC/CPC application. The TIA shows that the proposal will not generate enough traffic to impact Wallace Road that is designed for additional capacity. Therefore, the proposed zone change will not adversely affect the existing transportation facilities.

This criterion has been met.

(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.

Applicant Response to (G):

The Subject Property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed in the CO and CR zones.

Therefore, this criteria has been met.

CPC

REVIEW CRITERIA

COMPREHENSIVE PLAN CHANGE

Pursuant to SRC 64.025(e) (2), 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. A Minor Plan Map Amendment may be made if it complies with the following:

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

1. (i) Alteration in Circumstances. Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate.
2. (ii) Equally or Better Suited Designation. A demonstration that the proposed designation is equally or better suited for the property than the existing designation.
3. (iii) Conflict Between Comprehensive Plan Map Designation and Zone Designation. A Minor Plan Map Amendment may be granted where there is a 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 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.

(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;

(C) The proposed plan map designation provides for the logical urbanization of land;

(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

(E) The amendment is in the public interest and would be of general benefit.

APPLICANT’S REASONS ADDRESSING THE COMPREHENSIVE PLAN CHANGE CRITERIA SRC 64.020(f)(2) minor plan change criteria:

This is a minor plan change in that it only involves the land that the applicant owns. The minor plan change is consistent with the overall objectives of the SACP. No substantive changes are needed to SACP policies or text amendments to accomplish the change in designation. The applicant has outlined below how the proposed meets the criteria under 64.025(e)(2):

64.025(e)(2)(A)(ii): Equally or Better Suited Designation

There is a lack of appropriately designated vacant RM2 sites within this vicinity. There is RM zoned property located along Wallace Road. These sites are all developed. This site gives the applicant the ability to provide mixed housing within this area and help Salem meet their housing needs.

As shown on the City land zone map there is no RM2 property contiguous to the existing site that is vacant.

According to the Housing Needs Analysis, “Salem has a deficit of capacity in the MF designation, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of residential land. With a multi-family designation, the subject property can be developed as multi-family dwellings; the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

The subject property will not only be a site that will contribute to the multi-family housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property when developed has the potential to provide street connections to the properties to the north for existing and future development.

In conclusion, there are no vacant sites for the proposed use located along Wallace Road. There are no appropriately designated alternative sites within the vicinity for the proposed use that are currently vacant. A multi-family use on the site is better suited for the site because of the location and by helping to provide additional housing in the City of Salem.

Therefore, the proposal satisfies this criterion has been met.

64.025(e)(2)(B): Services

The City provided information at the pre-application conference that water and sewer lines are available for extension into the site. Natural gas, telephone and electrical services are located within the public right-of-way.

Applicable state or federal permits are required to be obtained for issuance of building or construction permits from the City.

Private utilities will be provided with under grounding of electrical, gas, telephone and cable lines into the site. The needed services are available for the development of the site.

64.025(e)(2)(C): Urbanization

The City's adopted Comprehensive Plan Goal and Policies implements Urbanization through its Statewide Planning Goals. The subject property is within the City of Salem and located within the UGB. The eastern portion, as shown on the site plan, is located outside the UGB.

The subject property is within a developing area of the City and does not convert the urban areas beyond the City limits. Specific development triggers specific facilities that are required to be connected to existing systems for looped service. Police, fire and applicable government services can be provided via the increase in property taxes as a result of new development. The proposal permits efficient, compact development to contain sprawl and preserves the land by developing under the requirements of the Code.

64.025(e)(2)(D): Comprehensive Plan/Applicable Goals

The following Statewide Planning Goals apply to this proposal:

The request is in conformance with State Wide Planning Goals and all applicable land use standards imposed by state law and administrative regulation, which permit applications to be filed. Development of the subject property can meet the minimum standards of the zone code and the STSP. The proposal complies with the applicable intent statements of the SACP as addressed in this report. The applicant has presented evidence sufficient to prove compliance with these standards.

Goal 1 – Citizen Involvement:

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies, and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held

by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Goal 2 – Land Use Planning:

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Salem Area Comprehensive Plan (SACP) is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the SACP and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the annexation and comprehensive plan change/zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed comprehensive plan/zone change, along with findings and evidence to support the annexation of the subject property into the City of Salem. For these reasons, the proposal conforms to the land use planning process established by this Goal.

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

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there are no mapped wetlands or waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will applied at the time of development and will ensure compliance with Goal 5.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required.

There are no significant historic buildings (or any buildings) on the subject property, which is vacant.

The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Goal 6 – Air, Water and Land Resources Quality:

The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside

agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The City has identified the process through which water; sewer and storm drainage will be supplied to the site. Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The major impact to air quality in the vicinity is vehicle traffic along the boundary streets, The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact.

The proposed change will have no significant impact on the quality of the land. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land. The City's adopted facility plans implement Goal 6.

Goal 10 – Housing:

In 1998 and 2000, in-order-to meet State Wide Planning Goal 10 (Housing), some properties along Wallace Road were rezoned to RM1 and RM2 as part of the Salem Multi-Family Residential Land Study (SMFLS).

According to the 2014 Housing Needs Analysis, "Salem has a deficit of land for nearly 2,900 dwelling units (2,897) in the Multi-Family Residential designation. ...Salem has a deficit of about 207 gross acres of land in the Multi-Family Residential." The rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

As stated in the Salem's Housing Needs Analysis dated December 2014:

"Re-designate or rezone land to Multi-Family. Salem's biggest opportunity to address the deficit of Multi-Family land will be through re-designating land from SF (or possibly DR) to MF. There may be opportunities to up-zone existing residential land to increase capacity."

The applicant's proposal helps the City re-designate land while helping meet the housing needs.

The development will also be located in an area in close proximity to existing and proposed

services.

The existing neighborhood consists of single family housing and multi-family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards through the Site Plan Review/Design Review process.

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

Goal 11 - Public Facilities and Services:

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are, or will be, provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the Salem urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Goal 12 – Transportation:

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located east of Wallace Road. The major streets are in place due to previous developments. The subject properties will continue to have direct access to Wallace Road.

64.025(e)(2)(E): Public Interest

The public is benefitted by creating a well-located parcel of multi-family land; it will increase the City and State tax base; will be an attractive and efficient development; will identify and mitigate any hazard areas in a responsible manner.

The rezoning addresses planning issues such as use, adequate parking, open space, landscaping, access, internal circulation, public facilities, topography, and drainage. Site constraints such as configuration, frontage and topography are always taken into consideration for lot layout and access. Enhanced vehicular circulation is critical to City as well as the applicant.

In summary, by establishing a use that is consistent with the future economic and multi-family needs, and by providing a compatible use, the proposed change benefits the public.

ZC/CPC

CONCLUSION

The requested Comprehensive Plan Change/Zone Change application is appropriate for the subject property for the reasons describe herein. The proposal is consistent and in compliance with the applicable goals and policies of the Comprehensive Plan and the Statewide Planning Goals, and satisfies all applicable criteria. As demonstrated herein, the “Neighborhood Commercial” land use designations and corresponding CO (Commercial Office) and CR (Commercial Retail) are appropriate zoning designations for the subject property, to implement the neighborhood plan recommendations and the proposed neighborhood services and multi-family residential developments.

The proposal will make productive use of a vacant site for a type of housing that is needed in the community. The proposal carefully sites new apartments, in an appropriate density of development, in three story buildings, and creates extensive landscaped buffers and setbacks from the neighboring homes. The end-product will be an attractive and quality development, increasing livability and property values. The location provides an opportunity to live near employment, while minimizing the requirements for transportation, and affording transportation alternatives. The economic conditions for multi-family housing have changed substantially since the time the site was zoned RM, and justify a slight increase to RMA. The proposal conforms to the policies for residential development and for increased residential densities. The proposed use of the site will result in efficient use of the land and public utilities and services. For these reasons, the proposal is appropriate for the property, the neighborhood, and the location.

The materials submitted address all the relevant City criteria for a Comprehensive Plan Change/Zone Change. Obviously, there are other approval processes needed for the development of the property at the time preceding actual development. For these reasons, we believe that the proposal is warranted and that the Planning Commission has sufficient findings to grant the proposal as requested.

3030 RIVERBEND NW ZC/CPC

Geoffrey James A.J.A. <small>REGISTERED ARCHITECT</small> <small>ARCHITECTS IN THE STATE OF OREGON</small>	Geoffrey James A.J.A. ARCHITECT Architect & Planning TELEPHONE: 503-574-4700 FAX: 503-574-1886 gja@geoffreyjames.com www.geoffreyjames.com	REGISTERED ARCHITECT GEOFFREY JAMES A.J.A. 5700 NEVEN STATE OF OREGON	NEIGHBORHOOD CENTER & APARTMENTS RIVERBEND AT WALLACE SALEM, OREGON	PROJECT NUMBER: CLIAA-2017-15 DRAWN BY: G.C.J. DATE: 06-28-2017	LANDSCAPING MASTER PLAN showing 100 EXISTING TREES
	(Empty space for notes or additional information)				



STATISTICS

PHASE 1

56,000 SQ. FT.
CR ZONE CHANGE
NEIGHBORHOOD COMMERCIAL
 NEIGHBORHOOD SHOP & OFFICES
 52,000 SQ. FT. SHOWN
 8 COMMERCIAL LEASE SPACES
 4 FIRST FLOOR LEASE SPACES
 ALL 1 STORY
 48 PARKING SPACES

113,448 SQ. FT. 2.6 ACRES
CO ZONE CHANGE
FOR MULTI-FAMILY
 48 APARTMENTS ARE SHOWN
 10 UNITS / ACRE
 2.6 ACRES
 ALL 2 BEEDROOM 2 BATH UNITS
 3 STORY BUILDINGS
 12 PARKING SPACES

TOTAL SITE: 3.89 ACRES
169,448 SQ. FT.

FUTURE CO PHASE 2 (NOT A PART)

12 MORE APARTMENTS (AND 10 PARKING SPACES) TO BE SHOWN IN THE FUTURE (NOT A PART AT THIS TIME)
 TOTAL CO SITE WILL BECOME 2.8 + 0.37 = 3.17 ACRES
 TOTAL OF 60 APARTMENTS
 10 UNITS / ACRE





RECEIVED

DEC 21 2017

COMMUNITY DEVELOPMENT

MEMO

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: December 21, 2017

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CPC/ZC NO. 17-07 (17-120599-ZO)
1200 BLOCK OF RIVERBEND ROAD NW

PROPOSAL

An application to change the Comprehensive Plan Map designation from "Single-Family Residential" to "Commercial" and change the zoning from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial) for property approximately 3.89 acres in size, zoned RS (Single-Family Residential), and located at the 1200 block of Riverbend Road NW - 97304 (Polk County Assessor's Map and Tax Lot number: 073W16BA / 10000).

RECOMMENDED CONDITIONS

Traffic impacts from future development on the subject property shall be limited to a maximum of 1,083 average daily trips generated by the proposed use or uses.

FACTS

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

Transportation Planning Rule—The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060). The TPR analysis is required to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer concurs with the TRP analysis findings and recommends a condition to limit the development on the 3.89 acre site to 1,083 vehicles per day.

Water

1. Existing Conditions

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

- b. A 6-inch water line is located in River Bend Road NW. Mains of this size generally convey flows of 500 to 1,200 gallons per minute.
- c. A 36-inch water line is located in River Bend Road NW. Individual connections to this main will not be permitted.
- d. A 12-inch water line is located in Wallace Road NW. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Conditions—A 10-inch sewer line is located in River Bend Road NW.

Storm Drainage

1. Existing Conditions
 - a. A 24-inch storm line is located in Wallace Road NW.
 - b. A 10-inch storm line is located in River Bend Road NW.

Natural Resources

1. City records show there are category 2 landslide hazard areas mapped on the site. A commercial building permit is assigned 3 activity points, for a total of 5 activity points indicating a Moderate Landslide Risk per SRC Chapter 810.
2. The Salem-Keizer Local Wetland Inventory shows that there are no hydric soils or linear wetland area(s) mapped on the property.
3. The subject property is not located within a regulatory floodplain as depicted on the Federal Emergency Management Agency Flood Insurance Rate Maps.

Streets

River Bend Road NW

- a. Standard— This street is designated as a collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
- c. Right-of-Way—The applicant may need to convey additional land for dedication at the intersection of River Bend Road NW and Wallace Road NW to accommodate future intersection improvements.

- d. Access Control—Access to River Bend Road NW will be subject to the Class 2 Driveway Approach requirements described in SRC Chapter 804.

Wallace Road NW

- a. Standard—This street is designated as a major arterial street with special street right-of-way and improvements requirements identified in the Salem TSP. The standard for this street classification is a 76-foot-wide improvement within a 104-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 77-foot improvement within an approximate 130-foot-wide right-of-way abutting the subject property.
- c. Right-of-Way—No additional right-of-way dedication is necessary.
- d. Access Control—Access is under the jurisdiction of Oregon Department of Transportation.

CRITERIA AND FINDINGS

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 that is required to address the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060.

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: Water, sewer, and storm infrastructure are available within surrounding streets and appear to be adequate to serve the proposed development. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

Prepared by: Curtis Pellatz, Project Coordinator



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

Christy Perry, Superintendent

December 13, 2017

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

RE: Land Use Activity Case No. Salem Case No. CPC-ZC17-07, 1200 Block of Riverbend Rd. NW

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

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

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

School Name	School Type	Grades Served
Harritt	Elementary	K thru 5
Walker	Middle	6 thru 8
West	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

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

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Harritt	Elementary	508	465	109%
Walker	Middle	672	956	70%
West	High	1,812	1,739	104%

Table 2

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

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

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	48	MF	.201	10
Middle	48	MF	.077	4
High	48	MF	.084	4

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

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

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Harritt	Elem.	508	69	10	79	465	126%
Walker	Mid.	672	27	4	31	956	74%
West	High	1,812	47	4	51	1,739	107%

Table 4

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

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

provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Harritt	Elementary	Walk Zone
Walker	Middle	School Bus Eligible
West	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

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

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	10	\$50,831	\$508,310
Middle	4	\$54,625	\$218,500
High	4	\$46,389	\$185,556
TOTAL			\$912,366

Table 6

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

Sincerely,


 David Fridenmaker, Manager
 Planning and Property Services

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

Aaron Panko
City of Salem, Planner

December 18, 2017

Case No: CPC-ZC17-07

1200 Block of Riverbend Rd NW

The proposed mixed use commercial and residential development requires a comprehensive plan change and zone change to Neighborhood Commercial and Multi-Family Residential. A copy of the site plan is attached.

The developer brought the proposal to the West Salem Neighborhood Association early in the design concept stage. Because of the significance of the plan, the West Salem Neighborhood Association invited neighbors, property owners and tenants in the vicinity to participate in the discussions. Mr. Geoffrey James, representing the developer, came three times to the WSNA to present the progression of the plan and listen to concerns and suggestions.

Several iterations of the plan resulted in:

- Preservation of more than significant trees;
- Retention of a significant distance and vegetative buffer between the development and the abutting single-family neighborhood;
- Safe and convenient flow of traffic to, through and from the development.
- Anticipating enhanced signal design and ADA walkways near the intersection of Riverbend and Wallace Road
- While the traffic impact analysis notes minimal traffic impact, it also notes that a spacing requirement in the approach to Wallace Road is not met between the proposed approach to Wallace Road and a private approach to the north (200 feet versus 250 feet standard). A deviation is required and will be requested. Also, a southbound right-turn lane evaluation and updated signalized intersection analysis will be conducted as a part of the Application for State Highway Approach for the proposed development.

The WSNA is concerned about the cumulative impacts of development on the Wallace Road corridor and the West Salem transportation system. Ignoring cumulative traffic impacts in the Wallace Road corridor is no longer acceptable. The recent Traffic Impact Analysis for the drive way application at 500 Block of Glen Creek Road NW, SPR-ADJ-DAP17-26, showed that at the Glen Creek /Wallace Road intersection that the Volume to Capacity Ratio was greater than one exceeding the 0.90 standard. Additionally, the Level of Service for this intersection was a "F". The Wallace Road corridor currently exceeds acceptable traffic volume and level of service. Adding even a little more traffic will further exacerbated an already unacceptable situation. Ignoring cumulative traffic impacts by excusing away single site analysis as acceptable yet adding to a traffic problem that exceeds standards without mitigation is no longer acceptable. There is a need for a change in how traffic impacts are analyzed.

To address the cumulative impacts of development, our community, the City of Salem, needs to develop a strategy going forward so needed housing development is supported by and contributes to an adequate transportation system. Transportation systems developments charges, and residual Streets and Bridges Bond funds, for example, need to be focused on mitigation efforts in the Wallace Road corridor. Such mitigation activities may include investment in Marine Drive for local access and circulation, among other projects identified in the West Salem Elements of the Transportations Systems Plan.

Some members are concerned about commercial signage, preferring minimal subdued professional signage at the commercial building rather than lighted neon signage now characteristic of commercial corridors in Salem.

The 2016/2017 West Salem Land Use Committee Members is recommending the West Salem Neighborhood Association communicate its support of the development by adopting this report at its Monday December 18, 2017, meeting.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Kathleen Dewoina".

2016/2017 WSNA Land Use Committee Members

Kathleen Dewoina

Steve Anderson

EM Easterly

Lowell Ford

Linda Bierly

Herb Shaw