BEFORE THE CITY COUNCIL OF THE CITY OF SALEM

IN THE MATTER OF APPROVAL OF)	ORDER NO. 2022-13-SUB-
PHASED SUBDIVISION TENTATIVE)	UGA-03
PLAN, AND URBAN GROWTH AREA)	SUBDIVISION TENTATIVE
PRELIMINARY DECLARATION)	PLAN, URBAN GROWTH AREA
CASE NO.2022-13-SUB-UGA22-03)	PRELIMINARY DECLARATION
) 1374 CROWLEY AVENEUE SE - 97302)	CASE NO. SUB-UGA-ADJ 22-01

This matter coming regularly for hearing before the City Council, at its July 25, 2022 meeting, and the City Council, having received evidence and heard testimony, makes the following findings, and adopts the following order affirming the decision of the Planning Administrator in Subdivision Tentative Plan, and Urban Growth Area Preliminary Declaration Case No. 2022-13-SUB-UGA22-03, and approving the application.

PROCEDURAL FINDINGS:

- (a) On December 19, 2021, a consolidated application for a Subdivision Tentative Plan, and Urban Growth Area Preliminary Declaration was filed for a proposal to divide approximately 14.5 acres located at 1374 Crowley Avenue SE into 46 single family lots in three phases of development (exhibit 1).
- **(b)** After receiving missing information, the consolidated application was deemed complete for processing on March 21, 2022. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on March 21, 2022, and public notice was posted on the subject property on March 21, 2022 pursuant to SRC 300.520(b)(2).
- (c) On June 14, 2022 the 120-day state-mandated local decision deadline was extended by the applicant from July 19, 2022 to September 2, 2022.
- (d) On June 2, 2022 the Planning Administrator issued a decision approving the 46-lot Subdivision Tentative Plan, and Urban Growth Area Preliminary Declaration.
- **(e)** At the June 13, 2022 regularly scheduled meeting, the City Council voted to initiate review of the Planning Administrator's decision.
- (f) On July 25, 2022, the City Council held a public hearing and received public testimony. The public hearing was closed and the City Council conducted deliberations and voted to affirm the Planning Administrator's decision approving Subdivision Tentative Plan, and Urban Growth Area Preliminary Declaration Case No. SUB-UGA22-03.

SUBSTANTIVE FINDINGS:

The City Council adopts the following as findings for this decision:

(a) The Subdivision Tentative Plan, and Urban Growth Area Preliminary Declaration collective application to develop approximately 14.5 acres into 46 lots, as proposed and conditioned, meets the approval criteria set forth in SRC 205.010(d), and SRC 200.025(e).

(b) The Planning Administrator's June 2, 2022 decision approving the applications is based on the collective application meeting the approval criteria set forth in SRC 205.010(d), and SRC 200.025(e).

(c) The facts and findings, attached hereto as exhibit 2, are incorporated to this decision as set forth herein.

NOW, THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF SALEM, OREGON:

Section 1. The City Council affirms the decision of the Planning Administrator and APPROVES Subdivision Tentative Plan, and Urban Growth Area Preliminary Declaration Case No. SUB-UGA22-03.

Section 2. This order constitutes the final land use decision and any appeal must be filed with the Oregon Land Use Board of Appeals within 21 days of the date that notice of this decision is mailed to persons with standing to appeal.

Exhibit 1: Facts and Findings for 2022-13-SUB-UGA22-03

ADOPTED by the City Council this 22nd day of August 2022.

ATTEST:

City Recorder

Checked by: Olivia Dias