

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



NOTICE OF RECOMMENDATION

*Si necesita ayuda para comprender esta informacion,
por favor llame 503-588-6173*

RECOMMENDATION OF PLANNING COMMISSION

COMPREHENSIVE PLAN CHANGE / ZONE CHANGE CASE NO. CPC-ZC18-01

NOTICE OF RECOMMENDATION MAILING DATE: MARCH 21, 2018

REQUEST: Comprehensive Plan Change from "Developing Residential" to "Multi-Family Residential" and Zone Change from Polk County SR (Suburban Residential) to City of Salem RM2 (Multiple Family Residential 2), concurrent with a petitioner-initiated, voter-exempt annexation of territory approximately ~~0.85~~ 0.8 acres in size, ~~including 0.8 acres of private property and 0.05 acres of Wallace Road NW right-of-way,~~ located at 1338 and 1340 Wallace Road NW (Polk County Assessor Map and Tax Lot Numbers 073W22B000400, 073W22B000403, and 073W22B000404), and withdrawal from the Salem Suburban Rural Fire Protection District.

APPLICANT: Nathan Quarry

OWNER: Stonewell LLC (Nathan Quarry and Kenneth Birdwell)

LOCATION: 1338 and 1340 Wallace Road NE

CRITERIA: Salem Revised Code Chapter 260.045(b)(1)-(4)

FINDINGS: The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated February 27, 2018, herewith attached and by this reference incorporated herein.

RECOMMENDATION: Based upon the foregoing findings and conclusions, the Planning Commission RECOMMENDS to City Council that upon annexation:

- A. The Salem Area Comprehensive Plan Map Change from "Developing Residential" to "Multi-Family Residential" be GRANTED and
- B. The zone change request from Polk County SR (Suburban Residential) to City of Salem RM2 (Multiple Family Residential) be applied upon annexation of the property, contingent on approval of the "Multi-Family Residential" Comprehensive Plan Map designation.

VOTE:

Yes 9 No 0 Abstain 0 Absent 0



Rich Fry, President
Salem Planning Commission

Case Manager: Pamela Cole, pcole@cityofsalem.net, 503.540.2309

The Salem City Council will hold a public hearing to receive additional evidence and testimony, and this recommendation of the Planning Commission and staff. After due deliberation, the City Council will make a final decision on the application. The appeal of the Council decision would be to the Oregon Land Use Board of Appeals. The appeal period is 21 days from the decision mailing date.

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

TO: Planning Commission

FROM: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

STAFF: Pamela Cole, Planner II

HEARING DATE: February 27, 2018

APPLICATION: Comprehensive Plan Change / Zone Change Case No. 18-01

LOCATION: 1338 and 1340 Wallace Road NE

SIZE: Approximately 0.80 acres – see Attachment A

REQUEST: Comprehensive Plan Change from "Developing Residential" to "Multi-Family Residential" and Zone Change from Polk County SR (Suburban Residential) to City of Salem RM2 (Multiple Family Residential 2), concurrent with a petitioner-initiated, voter-exempt annexation of territory approximately ~~0.85~~ 0.8 acres in size, ~~including 0.8 acres of private property and 0.05 acres of Wallace Road NW right-of-way,~~ located at 1338 and 1340 Wallace Road NW (Polk County Assessor Map and Tax Lot Numbers 073W22B000400, 073W22B000403, and 073W22B000404), and withdrawal from the Salem Suburban Rural Fire Protection District.

APPLICANT: Nathan Quarry

PROPERTY OWNER: Stonewell, LLC (Nathan Quarry and Kenneth Birdwell)

REPRESENTATIVES: Brandie Dalton
Multi-Tech Engineering Services, Inc.

APPROVAL CRITERIA: Comprehensive Plan and Zoning Designation for Proposed Annexation: Salem Revised Code, Ch. 260.045(b)(1)-(4)

RECOMMENDATION: Adopt the findings of this report and recommend approval of Comprehensive Plan Change – Zone Change 18-01 to City Council

APPLICATION PROCESSING

Subject Application

On August 2, 2017, Brandie Dalton of Multi-Tech Engineering Services, on behalf of applicant Nathan Quarry of Stonewell, LLC, filed an application for a Comprehensive Plan Change and Zone Change for the 0.8-acre subject property (Attachment A), which is under consideration to be annexed to the City of Salem.

After the applicant provided additional required information, the application was deemed complete for processing on January 31, 2018. The public hearing on the application is scheduled for February 27, 2018.

The annexation territory is currently zoned Suburban Residential (SR) in Polk County. The city's current geographic information system maps indicate that the comprehensive plan map designation of the subject property is "Multi-Family Residential." Staff researched the designation of the property on the paper copies of the city's official comprehensive plan map, previous land use cases for adjacent properties, and the maps associated with the ordinances for the Salem Multi-Family Residential Land Study (SMFRLS). Staff found no evidence that the comprehensive plan map designation of the subject property has been changed from the designation of "Developing Residential" that appears on paper copies of the city's official comprehensive plan map:

- The 1993 paper copy of the comprehensive plan map indicates that the subject property was designated "Developing Residential."
- The abutting property to the south at 1332 and 1334 Wallace Road NW inside the Urban Growth Boundary was annexed November 4, 1998 (Ordinance Bill No. 77-98). Prior to annexation, this area was zoned SR (Polk County Suburban Residential) and designated "Developing Residential" in the Salem Area Comprehensive Plan; upon annexation, the property was zoned RA (Residential Agriculture). Planning Commission findings dated May 19, 1998 and related to the recommendation of the RA zoning state, "The area north of the subject property has been identified as an area proposed to be designated for multifamily residential use in the City's Residential Land Study. During the next three months, the Planning Commission plans to conclude their review of the study. The land use designation of the proposed annexation is not proposed to change as a result of the City's Residential Land Study."
- The Residential Land Study resulted in several ordinances, including Ordinance Bill Nos. 91-98, 92-98 and 60-2000. The maps attached to these ordinance bills (Attachment B) indicate that properties north of 1332-1340 Wallace Road NW were re-designated from "Developing Residential" to "Multi Family Residential" but do not indicate that the properties at 1332-1340 Wallace Road NW were re-designated.

Therefore, staff finds that the properties at 1338-1340 Wallace Road NW are designated "Developing Residential" rather than "Multi Family Residential," and the city's electronic geographic information system maps have incorrectly depicted the designation as "Multi Family Residential."

Staff notified the applicant at the pre-application conference that the "Multi-Family Residential" designation on the geographic information system maps may be a mapping error, and the applicant has not disputed that statement or provided evidence that the property is designated "Multi-Family Residential."

Salem Revised Code (SRC) Chapter 260 contains annexation procedures. SRC 260.045, Land Use Designations, provides that territory annexed into the city shall be automatically given the city comprehensive plan designation and zoning designation that is the equivalent to the applicable county zoning designations, as set forth in Table 260-1, unless one or more

of the following apply: (1) the petitioner requests a new comprehensive plan designation, or zone designation other than the equivalent city designation in Table 260-1, in the petition for annexation; (2) the Council proposes a new comprehensive plan designation, or zone designation other than the equivalent city designation in Table 260-1, in the resolution initiating the annexation; or (3) the equivalent city designation in Table 260-1 is inconsistent with the Salem Area Comprehensive Plan.

In Table 260-1, the equivalent city zoning designation for the Polk County SR zoning designation would be RA (Residential Agriculture) with a comprehensive plan designation of "Developing Residential," RS (Single Family Residential) with a comprehensive plan designation of "Single Family Residential," or RM1 (Multiple Family Residential 1) with a comprehensive plan designation of "Multi-Family Residential." Table 260-1 does not include a combination of a Polk County zone and a comprehensive plan designation that is equivalent to a city zone of RM2 (Multiple Family Residential 2). Therefore, the petitioner is requesting a zone designation other than the equivalent city designation in Table 260-1.

To ensure that the comprehensive plan designation and city zoning designation are consistent if the annexation is approved, the applicant is also requesting a change in the comprehensive plan designation from "Developing Residential" to "Multifamily Residential" along with the request for a city zoning designation of RM2 (Multiple Family Residential 2).

The West Salem Neighborhood Plan (2003) designates the subject properties as Multi-Family on its generalized land use map. No Neighborhood Plan Change is required.

In accordance with Section 300.720(b) of the Salem Revised Code, notice of the proposed comprehensive plan change and zone change was mailed on February 7, 2018 and posted on the subject property on February 14, 2018.

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

Appeals:

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

120-Day Requirement

Amendments to an acknowledged Comprehensive Plan are not subject to the 120-day rule (Oregon Revised Statutes [ORS] 227.128). The request for Zone Change included in this

consolidated application is subject to the 120-day rule. The state-mandated 120-deadline to issue a final local decision in this case is May 31, 2018.

Public Notice

1. Request for Comments of the consolidated proposal was distributed to City Departments and public and private service providers on January 31, 2018.
2. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on February 7, 2018.
3. The property was posted on February 14, 2018 in accordance with the posting provision outlined in SRC 300.720.
4. 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 January 17, 2018.

BACKGROUND INFORMATION

Proposal

The applicant is requesting a zone change from Polk County SR (Suburban Residential) to city of Salem RM2 (Multiple Family Residential) upon annexation to allow for future development of multifamily housing on the subject site. The zone change also requires an amendment to the Salem Area Comprehensive Plan (SACP) Map to change the Comprehensive Plan Map designation of the property from "Developing Residential" to "Multifamily Residential," a designation which is implemented by the RM2 zone. For the 0.80-acre subject property, the RM2 zone would require a minimum of 12 and maximum of 28 units per acre, or 10 to 23 units.

The petitioner for the annexation and comprehensive plan map and zone change also owns the property to the south and east at 1332 and 1334 Wallace Road NW (Polk County tax lots 073W22B000402 and 073W22B000405). The western area of 1332 and 1334 Wallace Road NW that is located inside of the Urban Growth Boundary was recently approved for "Multi-Family Residential" comprehensive plan designation and RM2 (Multiple Family Residential) zoning through CPC-ZC Case No. 17-06.

The West Salem Neighborhood Plan designates the property as multifamily, which would be consistent with the proposed change.

The applicant's written statements summarizing the request and addressing compliance with the required approval criteria is included as Attachment C.

Existing Conditions

The subject property for the proposed Comprehensive Plan Map and Zone Change includes approximately 0.80 acres of private property in three Polk County tax lots (073W22B000400, 073W22B000403, and 073W22B000404), which are occupied by two dwellings and several accessory buildings. The city limits line forms the western, southern, and eastern boundary of the subject property. The applicant submitted an annexation request concurrent with this Comprehensive Plan Map and Zone Change. A preliminary map of the annexation territory is being prepared by the City Surveyor's office and is not available at the time of this report.

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

Wetlands and Waterways. Based upon a review of the data in the City geographic information system, the subject property contains no wetlands or waterways but does contain hydric soils.

Salem Area Comprehensive Plan (SACP) Designation

The Salem Area Comprehensive Plan (SACP) map designates the subject property as "Developing Residential." The SACP describes the intent of the "Developing Residential" designation as "to hold the properties needed to accommodate future urban development during the next 20 years."

The Comprehensive Plan designations of surrounding properties include:

North: "Multi-Family Residential"
South: "Multi-Family Residential"
East: "Multi-Family Residential"
West: (Across Wallace Road NW) "Commercial"

Components of the Comprehensive Plan

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

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

Salem Transportation System Plan (TSP): The TSP uses a Street Classification System to determine the functional classification of each street within the City's street system. Wallace Road NW, designated as a Major Arterial street in the TSP, abuts the western boundary of

the subject property. The Street System Element of the TSP includes a future north-south collector across 1334 Wallace Road NW (tax lot 073W22B000402) to the east of the subject property.

Neighborhood Plan: The proposed project is located within the boundaries of the West Salem Neighborhood Association. The West Salem Neighborhood Plan was adopted in 2004, and notes the neighborhood boundaries in effect at that time. The West Salem Neighborhood Plan (2004) designates the subject properties as Multi-Family on its generalized land use map. Therefore, the proposed Comprehensive Plan Map change does not require a neighborhood plan change.

Zoning and Surrounding Land Use

The subject property is zoned Polk County SR (Suburban Residential) and occupied by two single family dwellings. Surrounding properties are zoned and used as follows:

North:	(In Polk County, inside the Urban Growth Boundary), SR (Suburban Residential); single family dwelling
South:	RM2 (Multiple Family Residential); single family dwellings
East:	RM2 (Multiple Family Residential); vacant
West:	(Across Wallace Road NW) CR (Retail Commercial); commercial development

Relationship to the Urban Service Area

The subject property is located outside the Urban Service Area and extension of public facilities is the obligation of the development. An Urban Growth Area Development Permit is required prior to development. A UGA permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200. Future development requires the site to connect to existing facilities that are defined as adequate under SRC 200.040.

Infrastructure

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

There is a 6-inch public water line located in Wallace Road NW.

Sewer: An 8-inch sewer line is located in Wallace Road NW.

Storm Drainage: An 10-inch storm main is located in Wallace Road NW.

Streets: Wallace Road NW has an approximate 95-foot improvement within a 150-foot-wide right-of-way abutting the subject property. This street is designated as a major arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way. At the time of development street improvements and/or right-of-way dedication may be required.

Public and Private Agency Review

Salem Public Works Department - The Public Works Department, Development Services Section, reviewed the proposal and submitted comments (see Attachment D).

Salem Fire Department – The Salem Fire Department submitted comments indicating no concerns with the proposed Comprehensive Plan and zone change, and that Fire Code requirements such as access and water supply would be addressed at the time of building permit application.

Salem Community Development Department, Building and Safety Division – The Building and Safety Division submitted comments indicating no concerns with the proposal.

Neighborhood Association Comments

The subject property is located within the boundaries of the West Salem Neighborhood Association. Notification was sent to the West Salem Neighborhood Association on January 31, 2018. As of the date of this staff report, no comments have been received from the Neighborhood Association.

Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposal. At the time of writing this staff report, one citizen submitted comments (Attachment E) that are summarized in italics below.

Land Use Designations

The citizen questions whether the current designation of the subject property is “Developing Residential” when the current Salem Comprehensive Plan Map identifies the property as “Multi-Family Residential” and requests documentation such as a legal description of the area designated as “Multi-Family Residential” in the Salem Multi-Family Residential Lands Study (SMFRLS) ordinances.

Staff Response: Staff’s evidence that the current Comprehensive Plan Map designation is “Developing Residential” is presented in the Subject Application section above. The areas designated “Multi-Family Residential” through the Residential Lands Study were identified on maps adopted with the ordinances; no legal description is available.

Area of Annexation Territory

The summary report states that territory to be annexed is 0.85 acres in size, including 0.05 acres of Wallace Road right-of-way and 0.80 of private property, but Polk County online data indicate that the three parcels total 0.80 acre and there is no graphic representation of the purported 0.05 acres on the Polk County ESRI map/data site.

Staff Response: Staff prepared the vicinity map (Attachment A) in January, 2018 using the city’s geographic information system and, based on the city limits line shown on that map, estimated that 0.05 acres of Wallace Road NW right-of-way would be included in the annexation territory along with 0.80 acres of private property. After receiving the citizen’s

comments, staff reviewed the annexation documents for the property at 1332 and 1334 Wallace Road NW (ANXC-491) and found that the Wallace Road NW right-of-way abutting 1340 Wallace Road NW had been annexed effective November 3, 1998. Staff contacted the geographic information systems staff, who acknowledged that the city limits line within the right-of-way in the vicinity map is incorrect. Staff has corrected the summary statement to indicate that the request for the comprehensive plan map amendment and zone change includes approximately 0.80 acres and no right-of-way. A map of the annexation territory will be provided for the annexation hearing.

Transportation Planning Rule Analysis

The citizen challenges the TPR assessment submitted on behalf of the proposed annexation and multi-family zone change proposal associated with lots 073W22B000400, 073W22B000402, 073W22B000403, 073W22B000404, and 073W22B000405 on the east side of Wallace Road NW 1300 block.

Staff Response: The Public Works Department, Development Services Division provided the following comments.

The September 11, 2017 memo provided by Associated Transportation Engineering & Planning (Attachment F) contends the proposed Comprehensive Plan Change and Zone Change will not “significantly affect the transportation system.” This assertion is based upon the assumption that all five parcels under common ownership at 1332-1340 Wallace Road NW, totaling 2.33 acres, are changed from Single Family Residential to Multi-Family Residential. The net increase in traffic to the transportation system is 308 average daily traffic (ADT). That is the difference between the proposed multi-family traffic (432 ADT) and the allowed single family traffic (124 ADT).

In October of 2017, the Comprehensive Plan designation and Zoning was changed from Single Family Residential to Multi-Family Residential for tax lot 073W22B000405 and a portion of 073W22B000402 that were located within the city limits. The public hearing was held on October 3, 2017 and the decision was final on October 21, 2017. This 2017 application was comprised of approximately 1.51 acres of the 2.33 total acres. Using the traffic information provided in the September 11, 2017 memo, the anticipated increase in traffic volumes for this portion of the development would be 200 ADT which is 65% of the total traffic (1.51 acres/2.33 acres). The City concurred that this proposal complied with the Transportation Planning Rule and did not have a “significant affect” on the transportation system.

This current application is for the three parcels, comprising approximately 0.8 acres that are currently outside the city limits. Parcels 073W22B000400, 073W22B000403, and 073W22B000404 are the only properties subject to this annexation (ANXC-724) and a comprehensive plan change and zone change (CPC-ZC18-01). Again using the traffic information provided in the September 11, 2017 memo, the anticipated increase in traffic volumes for this portion of the development would be 108 ADT, which is 35% of the total traffic (0.8 acres/2.33 acres).

Wallace Road NW is under the jurisdiction of the Oregon Department of Transportation (ODOT). The 1999 Oregon Highway Plan, including amendments November 1999 through

May 2015, Action 1F.5 identifies thresholds to “avoid further degradation” for state highway facilities already that may be operating above the mobility targets. The policy states: “The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows: Any proposed amendment that does not increase the average daily trips by more than 400.”

This entire development (2.33 acres) will only increase traffic by 308 daily trips (432 – 124), and this specific application (0.8 acres) will only increase the traffic by 108 daily trips (35% of 308 daily trips).

The Assistant City Traffic Engineer has reviewed the analysis and concurs with the applicant’s September 11, 2017 memo that this entire proposal will not have a “significant affect” on the transportation system and is consistent with the Transportation Planning Rule.

Applicant Submittal Information:

Requests for Minor Comprehensive Plan Changes and Zone Changes associated with an annexation request must include a statement addressing each applicable approval criterion and standard. The applicant submitted such statements and proof, which are included in their entirety as Attachment C to this staff report. Staff utilized the information from the applicant’s statements to evaluate the applicant’s proposal and to compose the facts and findings within the staff report.

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

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

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

Staff Finding: The proposed Multi-Family Residential designation and RM2 zoning are a logical extension of the existing Multi-Family Residential and RM2 land surrounding the site to the south and east. The property abuts Wallace Road NW to the west. As the West Salem neighborhood expands over time, a distinct land use pattern has developed in the vicinity that includes commercial uses and multi-family uses near the intersection of Wallace Road NW and Orchard Heights NW, transitioning into single family residential neighborhoods farther west. This pattern is reflected in the Salem Area Comprehensive Plan Map and the West Salem Neighborhood Plan. The subject property’s location makes the proposed multi-family designation a logical choice for the site, given its location near Wallace Road and near existing apartments.

The proposal meets this criterion.

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

Staff Finding: The proposed comprehensive plan designation of "Multi-Family Residential" and application of RM2 zoning are compatible with the surrounding development patterns and consistent with the established uses in the vicinity and the overall character of the neighborhood. Development of the property at 1338 and 1340 Wallace Road NW as multi-family residential would also be compatible with future development resulting from the "Multi-Family Residential" SACP designation and RM2 zoning recently applied to the property at 1332 and 1334 Wallace Road NW that is under common ownership and contiguous on the east and north. The abutting property at 1370 Wallace Road NW, to the north of the subject property, is currently developed with a single family dwelling; the area of this property that lies west of the Urban Growth Boundary is designated "Multi-Family Residential" in the SACP, and it is likely to be designated with multi-family zoning upon annexation.

The proposal meets this criterion.

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

Staff Finding: Staff concurs with the applicant's statement that the economic, demographic, and social nature of this area is in the process of changing. The 2015 Housing Needs Analysis (HNA) identifies a deficit of approximately 207 acres of land designated for multifamily residential development. The proposal to designate 0.80 acres from "Developing Residential" to "Multifamily Residential" addresses a housing need identified in the HNA. The proposed change to provide for a small multiple-family residential housing development would provide reasonable housing alternatives for families at a variety of income levels. The proposal is consistent with the range of existing and planned housing unit types in the immediate vicinity, which includes a mix of Single Family Residential and Multi-Family Residential designations.

The proposal meets this criterion.

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

Findings: The City of Salem construes the public interest to be that which is consistent with the adopted goals and policies of the Salem Area Comprehensive Plan, in light of its intent statements. The applicant has addressed applicable Statewide Planning Goal 12, which requires coordination of land use decisions and transportation systems in ways that encourage a variety of transportation choices. The proposal also complies with Statewide Planning Goal 10, which requires that cities must allow a variety of housing locations, types, and densities.

The proposal also is consistent with the intent of the Salem Area Comprehensive Plan. The "Single Family Residential" and "Multi-Family Residential" plan map categories apply to the portion of the Salem urban area that is currently developed with housing or served by public facilities and suitable for residential development at urban densities. The proposal meets the

intent of the residential designations:

- (a) To retain and conserve the existing sound housing stock;
- (b) To provide for the systematic conversion of sites to more intensive residential uses in accord with development policies and standards;
- (c) To provide and maintain an overall land use pattern in the urban area that is consistent with the service capabilities of the jurisdictions;
- (d) To ensure a compatible transition between various types of housing;
- (e) To provide and maintain a supply of serviced, developable land throughout the urban area for residential and other urban uses, as demand warrants and service capabilities permit;
- (f) To stabilize and protect the essential characteristics of residential environments, including natural features;
- (g) To encourage locating residential development where full urban services, public facilities, and routes of public transportation are available;
- (h) To permit multifamily housing developments which are consistent with development standards and growth policies to blend into the overall fabric of the Salem urban area.

The proposed change corrects an apparent mapping error by officially approving the SACP map designation of Multi-Family Residential that has been assumed applicable to the property for many years, resolves an inconsistency between the property's current zoning of Polk County SR (Suburban Residential) and the SACP designation, and makes a small property available for multi-family housing within the Salem urban area. The Urban Growth Boundary was designed to provide a supply of land available for the city's urban growth needs. Since the property is already in the City of Salem Urban Growth Area, it is expected that the land will eventually be annexed by the city, and the applicant is requesting this annexation, SACP designation, and zoning designation to facilitate development in coordination with development on the adjacent property to the south which is already in the city. Annexation would allow further residential development at urban densities that would help maximize investment in public services and encourage the efficient use of developable land. The proposed changes would not have a significant traffic impact or significant impact on protected natural features. The proposed change in land use designations is consistent with the location and character of the property, with adjacent land use designations, and with the existing and planned transportation facilities available to serve the property (Wallace Road NW, Orchard Heights NW, and future collector Marine Drive NW).

The proposal meets this criterion.

CONCLUSION

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

RECOMMENDATION

Staff recommends that the Planning Commission adopt the facts and findings of the staff report and make the following recommendation to the City Council for the subject property 0.8 acres in size and located at 1338 and 1340 Wallace Road NW (Polk County Assessor

Map and Tax Lot Numbers 073W22B000400, 073W22B000403, and 073W22B000404):

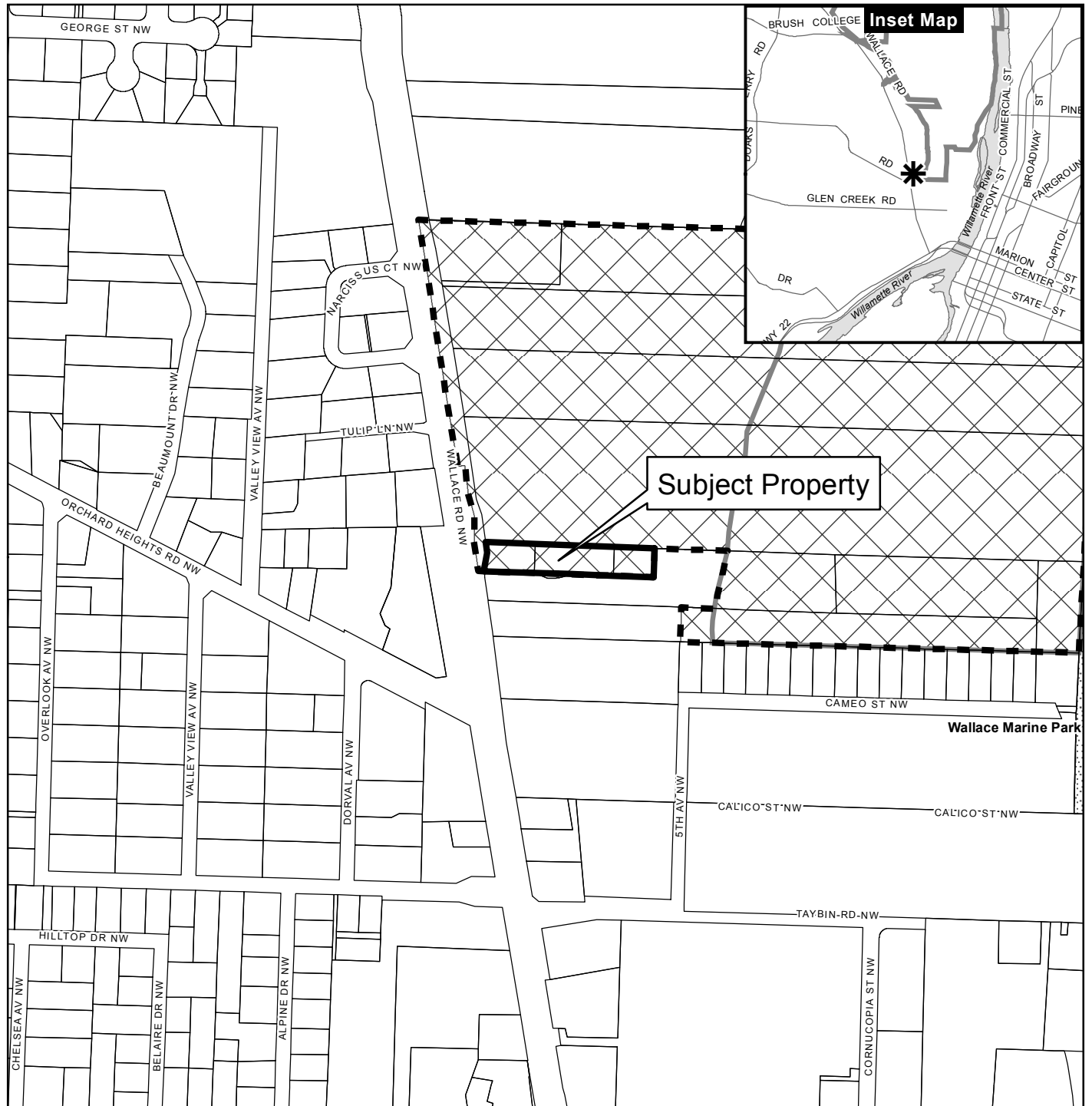
- A. That the Salem Area Comprehensive Plan Map Change from “Developing Residential” to “Multi-Family Residential” be GRANTED and
- B. That the zone change request from Polk County SR (Suburban Residential) to City of Salem RM2 (Multiple Family Residential) be applied upon annexation of the property, contingent on approval of the “Multi-Family Residential” Comprehensive Plan Map designation.

Attachments: A. Vicinity Map
B. Area Maps Adopted with the Salem Multifamily Residential Land Study
C. Applicant’s Written Statement
D. Public Works Department Memo
E. Comments from E.M. Easterly
F. Applicant’s Transportation Planning Rule Analysis

Prepared by Pamela Cole, Planner II

Vicinity Map

1338 and 1340 Wallace Road NW



Legend

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

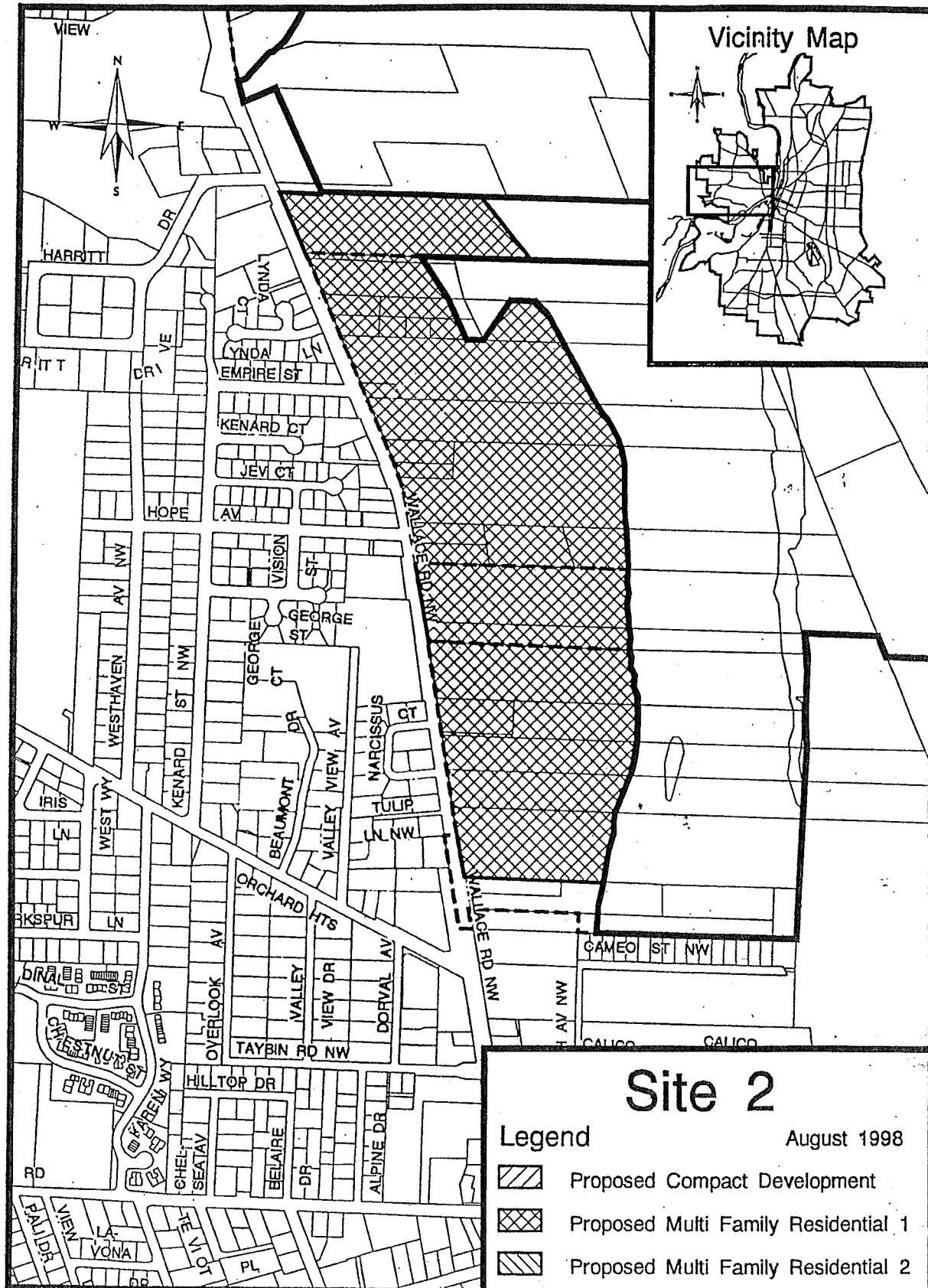
- Parks

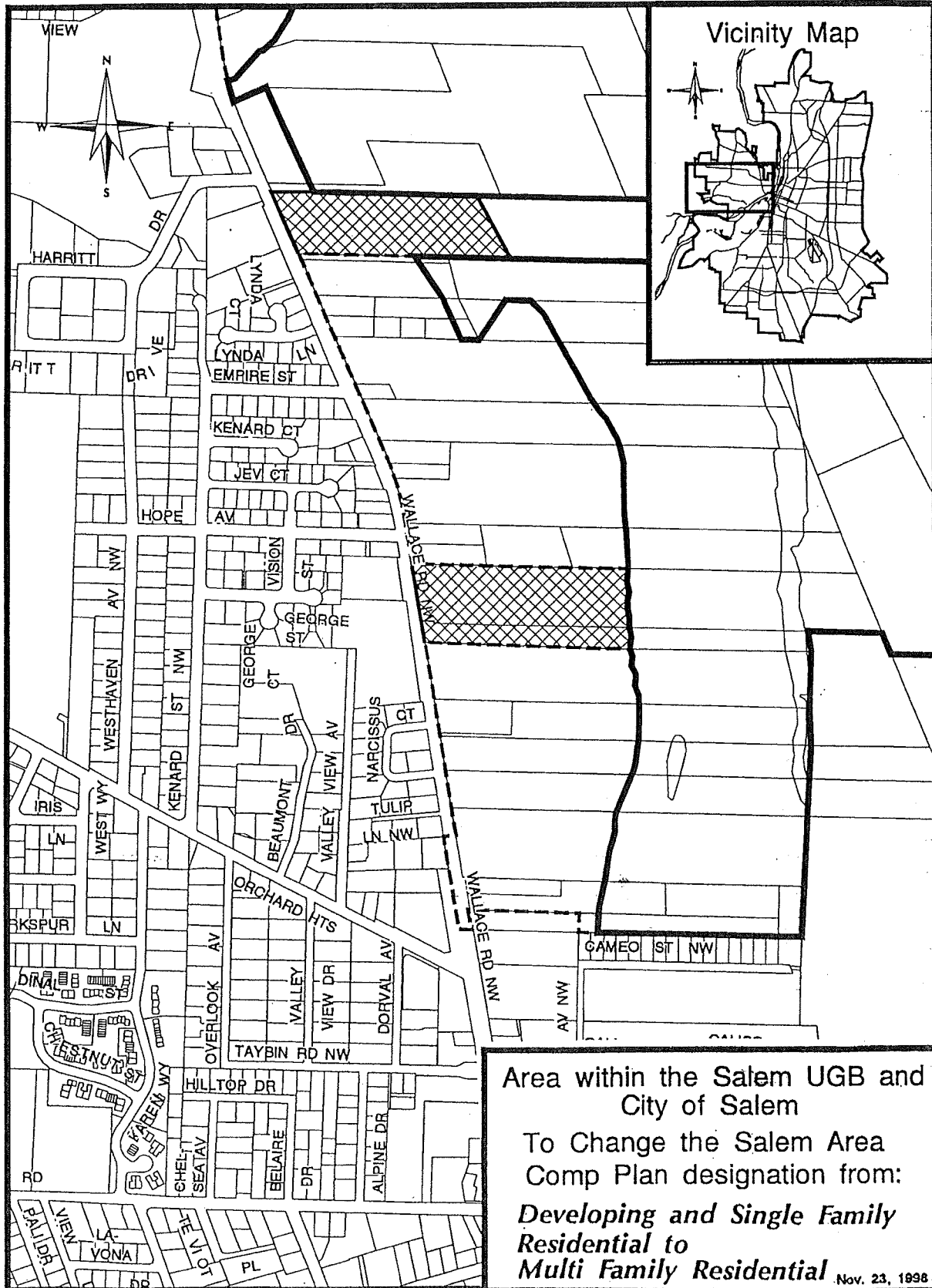
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

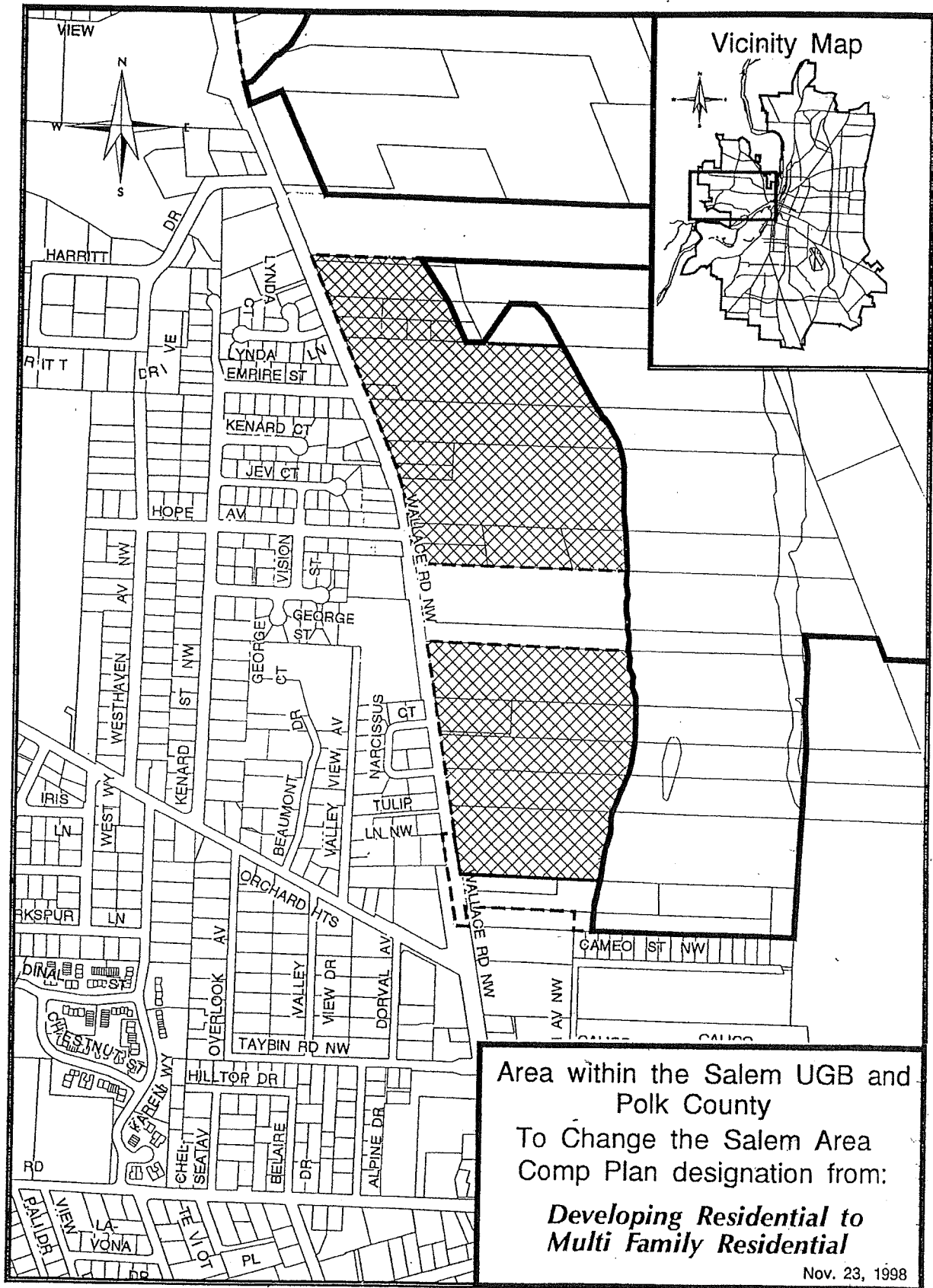
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0 100 200 400 Feet









The applicant is requesting a Comprehensive Plan Change/Zone Change from RA (Residential Agriculture) to City of Salem RM2 (Multi-Family Residential) for properties identified as 073W22B/Tax Lots 400 (1340 Wallace Road), 403 (1338 Wallace Road), and 404.

(A) The comprehensive plan and zone designation provides for the logical urbanization of land;

The City's adopted Comprehensive Plan Goal and Policies implements Urbanization through its Statewide Planning Goals.

The subject property is within a developing area of the City. 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 will permit efficient, compact development to contain sprawl and preserves the land by developing under the requirements of the Code.

(B) The comprehensive plan and zone designation is compatible with development patterns in the Wallace Road Annex/CPC/ZC nearby vicinity;

Wallace Road Annex/CPC/ZC

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July 19, 2017

There is RM2 zoned property located to the south along Wallace Road NW. These sites are all fully developed. The subject property gives the applicant the ability to provide housing type consistent with the surrounding area and help Salem meet their housing needs.

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 adjacent properties for future development.

In conclusion, the proposed CPC/ZC will allow the subject property to be developed with a needed housing type in the City of Salem, while be compatible with the existing housing within the neighborhood.

Therefore, the proposal satisfies this criterion has been met.

(C) Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate; and

The economic, demographic, and social nature of this area is in the process of changing. The housing needs in West Salem have changed as outlined the West Salem Neighborhood Plan and the Salem-Keizer Needed Housing Study. The City zone and Neighborhood maps show that changes are occurring with the designation of areas too higher density residential and by creating commercial/social service nodes along the southern portion of Wallace Road NW. The proposed zone change fits the current and future residential development pattern of the vicinity and the housing needs as outlined in the Salem-Keizer Housing Analysis Study. The Housing Needs Analysis states that, "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 of the helps with the deficit of gross acres of residential land while helping to meet housing needs. Therefore, this criterion is met.

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

The territory to be annexed is located along the City limits on the south property line. It is located within the Urban Growth Boundary and is planned to be serviced by the City when developed. The proposal to annex will permit the subject parcels to be eligible for connection to City services. Public and private facilities and services are available to serve the site. The annexation will permit development as residential. Private utilities will be provided with the under grounding of electrical, gas, telephone and cable lines as the result of the development process.

Extensions of public facilities generally occur as development occurs. With the annexation, the developer is in a better position to make the necessary improvements to the interior of the subject property and provide linkages to surrounding streets which will continue the transportation system.

It is reasonable to consider the territory for annexation at this time. The annexation appropriately places the site within the municipal boundaries where it is more efficiently served by the City than by the County. Annexation will result in a shift in property taxes to the City for provision of facilities. The proposal to annex is a reasonable and logical extension of the city limits in this area of Salem.

The applicant is proposing that the subject property be annexed into the City of Salem with a RM2 zone designation. The RM2 zone designation will allow the subject property to be developed with multi-family and help to meet Salem's housing needs, therefore, meeting the interests of the public. Multi-family development will be consistent with surrounding uses.

The subject property is in an area characterized by single family uses and multi-family uses.

The development of the site will be according to City design standards and other improvement standards which are the minimum community development "harmony" standards established by the City. By meeting these requirements at the development stage, the development will meet the City's adopted

community development standards which are designed to make abutting land uses compatible with each other.

Development standards of the City further direct harmonious design with regard to the amount and direction of outdoor lighting, bufferyards, improved access, street improvements, paved parking lots and paved surfaces to limit dust.

The development of the site is in the best interest of the public, since improvements to public facilities will be made, additional taxes will go into the City, and the site will to land that needs to be beatified.

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 and will be consistent with the proposed RM2 zoning to the south along Wallace Road NW.

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 RM2 (Multi-Family Residential). See attached map. The rezoning of the site will be consistent with this proposed change for this area.

The West Salem Neighborhood Plan is provided in order to help development be developed logically and harmonious to the area. The rezoning of the property upon annexation to RM2 will be harmonious and consistent with the West Salem Neighborhood Plan.

The public is benefitted by creating a well-located parcel of multi-family land; 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.

CONCLUSION


We believe that requested Annexation/Comprehensive Land 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 "Multi-Family Residential" land use designations and corresponding RM2 (Multi-Family Residential) zoning designation are appropriate for the subject property.

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



MEMO

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: February 20, 2018

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CPC/ZC NO. 18-01 (18-102325-ZO / 18-102326-ZO)
1338 AND 1340 WALLACE ROAD NW
CHANGE DEVELOPING RESIDENTIAL TO MULTI-FAMILY

PROPOSAL

A Comprehensive Plan Change from "Developing Residential" to "Multi-Family Residential" and Zone Change from Polk County SR (Suburban Residential) to City of Salem RM2 (Multiple Family Residential 2); concurrent with a petitioner-initiated, voter-exempt annexation of territory approximately 0.85 acres in size, including 0.8 acres of private property and 0.05 acres of Wallace Road NW right-of-way; and withdrawal from the Salem Suburban Rural Fire Protection District.

The subject property is located at 1338 and 1340 Wallace Road NW (Polk County Assessor Map and Tax Lot Numbers 073W22B000400, 073W22B000403, and 073W22B000404).

SUMMARY OF FINDINGS

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

FACTS

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

Transportation Planning Rule—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 Comprehensive Plan Change / Zone Change (CPC/ZC) will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer concurs

with the TPR analysis findings that the proposed change will not have a significant impact on the existing transportation system.

CRITERIA AND FINDINGS

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

Finding—Logical urbanization requires the provision of adequate city infrastructure. 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 effect on the transportation system as defined by OAR 660-012-0060. City of Salem staff has reviewed this TPR analysis and concurs with its findings of no significant effect.

The water, sewer, and storm infrastructures are available within surrounding streets/areas 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.

RESPONSE TO CITIZEN COMMENTS:

Comment—A citizen objected to the finding that the proposed development does not “significantly affect” the transportation system as described in the Transportation Planning Rule analysis submitted by the applicant’s traffic engineer.

Staff Response—The September 11, 2017, memo provided by Associated Transportation Engineering & Planning contends the proposed Comprehensive Plan Change and Zone Change will not “significantly affect the transportation system.” This assertion is based upon all five parcels, totaling 2.33 acres, are changed from Single Family Residential to Multi-Family Residential. The net increase in traffic to the transportation system is 308 average daily traffic (ADT). That is the difference between the proposed multi-family traffic (432 ADT) and the allowed single family traffic (124 ADT).

In October 2017 the Comprehensive Plan designation and Zoning were changed from Single Family Residential to Multi-Family Residential for Parcel 073W22B000405, as well as a portion of 073W22B000402405 that was located within the city limits. The public hearing was held on October 3, 2017, and the decision was final on October 21, 2017. This 2017 application was comprised of approximately 1.51 acres of the 2.33 total acres. Using the traffic information provided in the September 11, 2017, memo, the anticipated increase in traffic volumes for this portion of the development would be 200 ADT which is 65 percent of the total traffic (1.51 acres/2.33 acres). The City concurred that this proposal complied with the Transportation Planning Rule and did not have a “significant affect” on the transportation system.

This current application is for the three parcels, comprising of approximately 0.82 acres that are currently outside the city limits. Parcels 073W22B000400, 073W22B000403, and 073W22B000404 are the only properties subject to this annexation (ANXC-724) and a comprehensive plan change and zone change (CPC-ZC18-01). Again using the traffic information provided in the September 11, 2017 memo, the anticipated increase in traffic volumes for this portion of the development would be 108 ADT which is 35 percent of the total traffic (0.82 acres/2.33 acres).

Wallace Road NW is under the jurisdiction of the Oregon Department of Transportation (ODOT). The 1999 Oregon Highway Plan, including amendments November 1999 through May 2015, Action 1F.5 identifies thresholds to "avoid further degradation" for state highway facilities already that may be operating above the mobility targets. The policy states: "The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows: Any proposed amendment that does not increase the average daily trips by more than 400."

This entire development (2.33 acres) will only increase traffic by 308 daily trips (432 – 124), and this specific application (0.86 acres) will only increase the traffic by 108 daily trips (35 percent of 308 daily trips).

The Assistant City Traffic Engineer has reviewed the analysis and concurs with the applicant's September 11, 2017, memo that this entire proposal will not have a "significant affect" on the transportation system and is consistent with the Transportation Planning Rule.

Prepared by: Jennifer Scott, Project Coordinator
cc: File

To: Salem Planning Commission

Via: Pamala Cole, Case Manager

Re: CPC-ZC18-01 SPLASH

Date: February 12, 2018

I have reviewed the summary statement for Annexation & CPC-ZC18-01 offered on the Salem SPLASH site. The summary is reproduced below.

"Petitioner-initiated annexation, comprehensive plan change to "Multi-Family Residential," zone change to RM2 (Multiple Family Residential) zoning, and withdrawal from the Salem Suburban Rural Fire Protection District for property at 1338 and 1340 Wallace Road NW. Description: Petitioner-initiated, voter-exempt annexation of territory approximately 0.85 acres in size, including 0.8 acres of private property and 0.05 acres of Wallace Road NW right-of-way, located at 1338 and 1340 Wallace Road NW (Polk [County Assessor Map](#) and Tax Lot Numbers 073W22B000400, 073W22B000403, and 073W22B000404) and currently zoned [Polk County](#) SR (Suburban Residential) and designated "Developing Residential" in the Salem Area Comprehensive Plan (SACP), with a concurrent Comprehensive Plan Change from "Developing Residential" to "Multi-Family Residential," Zone Change to City of Salem RM2 (Multiple Family Residential 2), and withdrawal from the Salem Suburban Rural Fire Protection District."

The above statement offers conclusions unsubstantiated by evidence. For example, the first statement says the applicant is requesting that the parcels be changed to "Multi-Family Residential"; yet the current Salem Comprehensive Plan Map identifies the property as "Multi-Family Residential". A query to the Case Manager explained that the actual Salem Comprehensive Plan designation for the parcels is "Developing Residential." I responded by requesting that the case manager provide a legal description supporting the current "Developing Residential" status.

The summary report states that territory to be annexed is "0.85 acres in size, including 0.05 acres of Wallace Road right-of-way and 0.80 of private property." A review of Polk County online data provides the information to the right. There is no reference to the right-of-way portion of the three parcels which make up the annexation request. There is no graphic representation of the purported 0.05 acres on the Polk County ESRI map/data site. Nor does the SPLASH summary explain the relevance of the right-of-way information.

Parcel	Acre	Feet ²
403	0.39	16849
404	0.20	8631
400	0.22	9583.2
	0.80	35063.2

I do agree that the three named parcels are Polk County zoned SR (Suburban Residential) and are identified as Urban Reserve parcels on the Polk County Comprehensive Plan Map. However, the Salem Comprehensive Plan Map DR claim needs supporting documentation.

The case manager's earlier reference to the City's revision of the Comp Plan designation for West Salem land along Wallace Road is appreciated. My review of a comp plan map prior to the SMFRLS implementing ordinance clearly shows that most properties north of parcel Map: 7.3.22B Taxlot: 00500 held the Comp Plan designation of developing residential (DR) or Single-Family Residential. Apparently the SMFRLS ordinance changed only some those designations to MRF.

Since the Salem Comp Plan Map is a forward looking document which stipulates the future use designation for properties within the UGB as well as within the Salem City limits, I find it disconcerting that the SMFRLS ordinance skipped changing DR parcels outside the Salem City limits to MFR when it also modified at least two single-family comp plan designated properties along Wallace Road to MFR. That is why I believe it important to provide the legal description of the SMFRLS ordinance to confirm for the Planning Commission that the three parcels outside the Salem City Limits being annexed retained the DR rather than the current comp plan map designation of MFR.

To: Salem Planning Commission
Re: CPC-ZC18-01 TPR Analysis

Via: Pamala Cole, Case Manager
Date: February 12, 2018

I challenge the TPR assessment submitted on behalf of the proposed annexation and multi-family zone change proposal associated with lots 073W22B000400, 073W22B000402, 073W22B000403, 073W22B000404, and 073W22B000405 on the east side of Wallace Road NW 1300 block. The chart on page 2 supports and updates the 2015 ADT offered in the TPR assessment. The projected vehicle trips of 432 per/day associated with the project is a reasonable number. However, the logic and subsequent conclusion are based upon an unsupportable assumption.

First, I concur with the Birky TPR analysis regarding the estimated vehicle trips from the proposed development project. Under the unverified current Developing Residential Comprehensive Plan status it is reasonable to assume that 13 single-family parcels could be developed and that 124 vehicle trips per day is a reasonable build out estimate. Similarly, the the 432 vehicle trips per day as the maximum impact of a multi-family development is a reasonable projection. The difference between these two estimates is 308 vehicle trips per day entering Wallace Road.

Second, the site contains three single-family dwellings which equal approximately 29 vehicle trips per day. Subtracting 29 from 308 provides an estimated 299 new unanticipated daily vehicle trips linked to and emanating from the zone change generated by the proposed project or approximately a 1.2% daily increase in new traffic on Wallace Road not previously anticipated under an in-place single-family zone comprehensive plan designation.

Third, the conclusion offered by Mr. Birky,

“In my opinion the requested change in generated traffic from 124 trips/day to 432 trips/day will not significantly affect the transportation system.” is wrong.

His base assumption that Wallace Road, a major arterial, meets current and is projected to meet future City of Salem transportation facility vehicle capacity and service requirements is flawed. Both the data from the 2012 ODOT traffic analysis and 2017 Kittleson TIA, associated with a development project at the intersection of Glen Creek and Wallace Roads, confirm that any new traffic added to Wallace Road will significantly affect, “degrade” the transportation facility known as Wallace Road NW.

The specifics are as follows:

1. AM peak travel at Glen Creek and Wallace exceeds a v/c of one and a service level of F.
2. Adding 29¹ new trips during the AM peak travel period will further “degrade”² Wallace Road because the new trips are not exempted under OAR 660-12-0060(9)(c)
3. While the Birky document cites a possible mitigation scenario³ no actual mitigation proposal as stipulated by OAR 660-12-0060(2) is offered.

¹ According to statements made by the assistant Salem traffic engineer AM peak traffic is roughly 10% of ADT.

² **OAR 660-12-0060 (1)(c)(C)** “Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.”

³ “There is a future collector street east of Wallace Rd in the City of Salem TSP that will be built in the future. A 60' wide right of way has been monumented across TL 402 near the east end. When developed it will provide another access to the site and carry some Wallace Road traffic.” Wallace Rd Apts TPR Analysis A.T.E.P., Inc. September 11, 2017

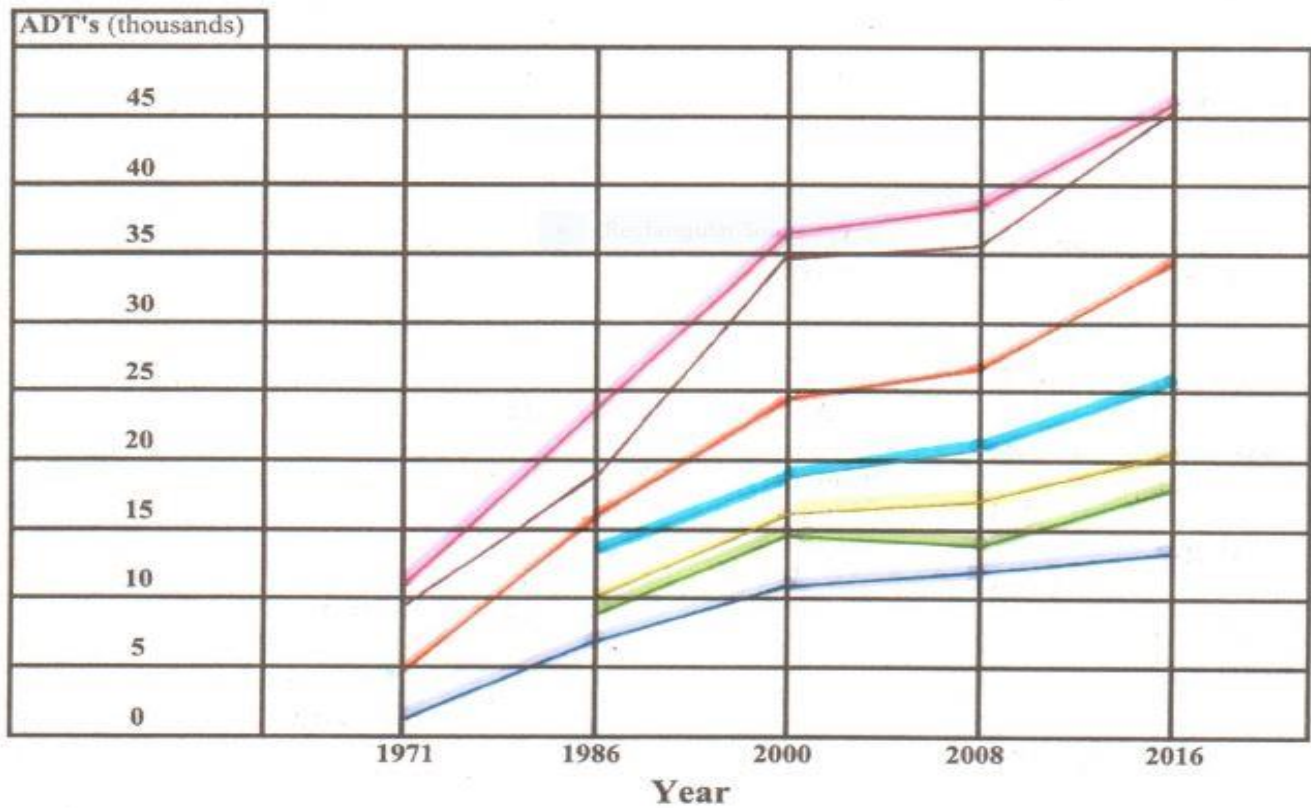
4. Any finding that states the City's acknowledged Transportation System Plan (TSP) already anticipates the levels of traffic from the development of this property does not accurately address the ODOT data showing that the Wallace Road transportation facility currently exceeds the level of traffic anticipated in the Salem TSP.

My conclusion: Absent actual findings which address OAR 660-12-0060(1)(c)(B) and (C) and identifies mitigation measures that conform to the Salem Transportation System Plan Policy 2.5 (2)(c) this zone change and comprehensive plan change may not be approved because it fails to adequately address Oregon Land Use Goal 12 and the Salem Transportation System Plan.

Sincerely,

E.M. Easterly
E.M. Easterly

**Wallace Road NW (OR Route 221)
ODOT Average Daily Traffic Counts**



	M.P. 18.60	0.09 mile north of Brush College NW
	M.P. 18.71	0.02 mile south of Brush College NW
	M.P. 19.05	0.02 mile south of River Bend Road NW
	M.P. 20.11	0.02 mile north of Orchard Hts. Road NW
	M.P. 20.15	0.02 mile south of Orchard Hts. Road NW
	M.P. 20.41	0.02 mile south of Glen Creek Road NW
	M.P. 20.72	0.06 mile north of Edgewater Street NW

Date: September 11, 2017
 To: Ms Brandie Dalton, MultiTech Engineering, Inc.
 From: Karl Birky, PE, PTOE
 Re: Traffic effects of proposed zone change



Ms. Dalton:

Tax lots 400, 402 (the portion in the City), 403, 404 and 405 of Tax Map 7S 3W 22B in Salem, Oregon, comprise a 2.33 acre parcel east of Wallace Rd and north of the Orchard Heights Rd at Wallace Rd intersection. It is zoned Residential Agricultural (RA) on the City's zoning map and the comprehensive plan map. The developer would like to annex the portion of the site outside the City and change the zoning and comprehensive plan map designation from RA to RM-II - Multiple Family Residential (RM-II) to facilitate developing multi-family housing on the entire site. The intent of this letter is to provide an engineer's estimate of the traffic effects of changing the zoning from RA to RM-II. The Generalized Land Use Map on pages 21 and 22 of the West Salem Neighborhood Plan shows the area along the east side of Wallace Rd being developed as Multi-Family housing. As this area has developed in recent years, RM-II housing has been built to the north and south of this site.

The Oregon Transportation Planning Rule (TPR) requires an estimate of the effects a land use action will have on the transportation system in certain instances. This zoning change comprehensive plan map amendment request is one of those instances. The TPR prevents persons or cities from allowing construction of a fast food outlet with its high traffic to be built in a residential neighborhood if the zoning does not allow the fast food outlet. The zone change can be allowed if there is no "significant" effect on the transportation system.

I will assume that 13 single family homes could be on the 2.33 acre site if the site were zoned RS. 13 single family homes are estimated to generate 124 trips per day. The parcels can be developed in RM-II zoning with 28 apartments per acre or 65 apartments on the site. The 65 apartments would generate an estimated 432 trips per day if the requested comprehensive plan map and zoning changes are approved. ODOT estimates Wallace Rd carried 24,000 vehicles per day in 2015. Adding 13 single family homes would represent a 0.0052 (0.52%) increase in traffic and adding 65 apartments would represent a 0.0181 (1.81%) increase in traffic. Wallace Rd is a major arterial in the City of Salem. Approving the requested zone change so apartments can be built and access a major arterial without using local or other streets is reasonable. In my opinion the requested change in generated traffic from 124 trips/day to 432 trips/day will not significantly affect the transportation system.

There is a future collector street east of Wallace Rd in the City of Salem TSP that will be built in the future. A 60' wide right of way has been monumented across TL 402 near the east end. When developed it will provide another access to the site and carry some Wallace Road traffic.

It is my opinion that the requested zoning and comprehensive plan map amendment can be approved from a traffic engineering perspective without significantly affecting the transportation system. I thank you for asking ATEP to provide this information. I can be reached at 503-364-5066 if there is any additional information you or other decision makers might find helpful.