

TO: Planning Commission

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

STAFF: Pamela Cole, Planner II

HEARING DATE: June 19, 2018

APPLICATION: Comprehensive Plan Change / Zone Change / Urban Growth Preliminary Declaration 18-04

LOCATION: 4195 Aumsville Highway SE

SIZE: Approximately 15 acres – see Attachment A

REQUEST: An application to change the Comprehensive Plan Map designation and zoning from "Community Services-Government" with PH (Public and Private Health Services) zoning to "Industrial-Commercial" with IC (Industrial Commercial) zoning and an Urban Growth Preliminary Declaration to determine the public facilities required to serve the subject property.

The subject property is approximately 15 acres in size, zoned PH (Public and Private Health Services) and located at 4195 Aumsville Highway SE (Marion County Assessor Map and Tax Lot Number 082W0800110).

APPLICANT: Kenneth Rasmussen

PROPERTY OWNER: Cascade Legacy Properties LLC (James L. Rasmussen, Kenneth A. Rasmussen, Alan D. Rasmussen, Ryan Rasmussen)

REPRESENTATIVE: Brandie Dalton, Land Use Planner

APPROVAL CRITERIA: Comprehensive Plan Map Amendment: Salem Revised Code, Ch. 64
Zoning Map Amendment: Salem Revised Code, Ch. 265
Urban Growth Preliminary Declaration: Salem Revised Code, Ch. 200

RECOMMENDATION: APPROVE Comprehensive Plan Map Change, Zone Change, and Urban Growth Preliminary Declaration Case No. 18-04, subject to the following conditions:

COMPREHENSIVE PLAN MAP CHANGE AND ZONE CHANGE

Condition 1: Transportation impacts from the 15-acre site shall be limited to a maximum total of 5,948 vehicle trips per day.

URBAN GROWTH PRELIMINARY DECLARATION

Condition 2: Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Aumsville Highway SE.

Condition 3: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Joseph Street SE.

Condition 4: Along the entire frontage of Aumsville Highway SE, construct a three-quarter street improvement to Minor Arterial standards of 23 feet from centerline on the development side and 12 feet wide on the opposite side.

Condition 5: Along the entire frontage of Joseph Street SE, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12 feet wide on the opposite side.

Condition 6: Construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property. The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

Condition 7: Construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:

- a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
- b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
- c. Construct S-2 main(s) from the pump station to the subject property; and
- d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to PWDS.

Condition 8: As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:

- a. Convey or acquire 2 acres of property for dedication of neighborhood park facility NP-41, NP-44, or equivalent; or
- b. Pay a temporary access fee of \$72,450 pursuant to SRC 200.080(a).

APPLICATION PROCESSING

Subject Application

On March 13, 2018, Brandie Dalton, Land Use Planner, on behalf of applicant Kenneth Rasmussen, filed an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of the subject property from "Community Services-Government" to "Industrial Commercial" and to change the zoning from PH (Public and Private Health Services) to IC (Industrial Commercial) and an application for an Urban Growth Preliminary Declaration. This application was deemed complete for processing on April 17, 2018. The public hearing on the application is scheduled for June 19, 2018.

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 and the Urban Growth Preliminary Declaration included in this consolidated application are subject to the 120-day rule. The state-mandated 120-deadline to issue a final local decision in this case is August 15, 2018.

Public Notice

1. Notice of the consolidated proposal was distributed to City departments and public and private service providers on May 22, 2018.
2. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on May 22, 2018.
3. The property was posted in accordance with the posting provision outlined in SRC 300.620.
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 May 10, 2018.

BACKGROUND INFORMATION

Proposal

The applicant is requesting a zone change to IC (Industrial Commercial) for future development of the property with uses permitted in the IC zone. The applicant is not proposing specific uses at this time. 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 "Community Services-Government" to "Industrial-Commercial," a designation which is implemented by the IC zone. The applicant has also

submitted a request for an Urban Growth Preliminary Declaration to determine improvements that will be required with the future development of the site.

The applicant's written statement summarizing the comprehensive plan map change and zone change request and addressing compliance with the required approval criteria is included as **Attachment B**. The applicant's site plan showing the proposed zoning is included as **Attachment C**. The applicant's written statement addressing the Urban Growth Preliminary Declaration is included as **Attachment D**.

Summary of Record

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

Existing Conditions

The subject property consists of a single, undeveloped, 15-acre property located between Aumsville Highway SE and Joseph Street SE. The site includes approximately 2,100 feet of frontage on Joseph Street SE and 2,300 feet of frontage on Aumsville Highway SE. The property is contiguous with the Urban Growth Boundary and the city limits along its east boundary and most of its northern boundary. The subject property was platted in 2012 as Parcel 1 of Partition Plat 2012-021 (Partition Case No. PAR10-04). The site is steeply sloped, with an elevation gain of more than 160 feet from the lowest point in the northwest at the intersection of Aumsville Highway and Deer Park Drive SE to the highest point in the east at the city limits. The applicant provided an existing conditions plan (**Attachment E**).

Salem Area Comprehensive Plan (SACP) Designation

The Salem Area Comprehensive Plan (SACP) map designates the subject property as "Community Services-Government."

The Comprehensive Plan designations of surrounding properties include:

Northwest: Across Joseph Street SE, "Community Services-Government"

Northeast: Across Joseph Street SE, Outside of Urban Growth Boundary

South: Across Aumsville Highway SE, "Community Service-Education"

East: Outside of Urban Growth Boundary

West: Across Aumsville Highway SE, "Community Service-Education"

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.

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. The subject property abuts Aumsville Highway SE, designated as a Minor Arterial, to the south and Joseph Street SE, designated as a Local street, to the north.

Neighborhood Plan: The proposed project is located within the boundaries of the Southeast Mill Creek Association (SEMCA). The Neighborhood Association does not have an adopted neighborhood plan.

Zoning and Surrounding Land Use

The subject property is zoned PH (Public and Private Health Services). Surrounding properties are zoned and used as follows:

- Northwest: Across Joseph Street SE, PH (Public and Private Health Services); Department of Corrections
- Northeast: Across Joseph Street SE, Marion County SA (Special Agriculture); single family dwellings and accessory structures, agricultural and forest
- South: Across Aumsville Highway SE, PH (Public and Private Health Services); Corban University
- East: Marion County AR (Acreage Residential); single family dwellings and accessory structures, forest
- West: Across Aumsville Highway SE, PE (Public and Private Educational Services); Corban University

Relationship to the Urban Service Area

The subject property is located outside of the Urban Service Area.

Infrastructure

- Water:* The subject property is located in the S-1, T, and T+ water service levels. A 12-inch S-1 water line is located in Aumsville Highway SE and Deer Park Drive SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute. No T or T+ water mains are currently available to serve the proposed development.

Sewer: The nearest adequate linking facility appears to be an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

Storm Drainage: The subject property is within the Mill Creek Drainage Basin.

Streets: Aumsville Highway SE abuts the southern boundary of the subject property and is designated as a Minor Arterial in the Salem Transportation System Plan (TSP). The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

The abutting portion of Aumsville Highway SE has an approximate 48-foot improvement for approximately 350 feet from the intersection with Joseph Street SE prior to tapering to a 20-foot turnpike improvement within a 64-foot-wide right-of-way for approximately 1,200 feet until an elevation of approximately 390, then the right-of-way reduces to 60-foot-wide abutting the subject property.

Joseph Street SE abuts the northern boundary of the subject property, and is designated as a Local street in the Salem Transportation System Plan (TSP). Approximately 1,130 feet of it is under the jurisdiction of Marion County. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

The abutting portion of Joseph Street SE currently has a varying width improvement with approximately 215 feet of 34-foot-wide improvement prior to tapering to a 20-foot turnpike improvement within a 60-foot-wide right-of-way abutting the subject property.

Parks: The Comprehensive Parks System Master Plan shows that future Neighborhood Parks (NP 41 and NP 44) area planned near the subject property. No existing parks facilities are available within ½ mile of the subject property.

Land Use History

Partition Case 10-04: The subject property was established as Parcel 1 of a partition plat Partition Plat 2012-021. The partition divided approximately 392 acres into two parcels of approximately 15 acres and 377 acres.

Public and Private Agency Review

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

Salem Fire Department – The Salem Fire Department submitted comments indicating no concerns with the proposed Comprehensive Plan and zone change or Urban Growth

Preliminary Declaration and stating that that Fire Code items such as fire department access and water supply would be addressed at the time of building permit application.

Salem Building and Safety Division – The Salem Building and Safety Division reviewed the proposal and had no comments.

Salem Keizer Public Schools – The Salem Keizer Public Schools reviewed the proposal and indicated that they would have no comments because the property is not located within the district boundary.

Neighborhood Association Comments

The subject property is located within the boundaries of the Southeast Mill Creek Association (SEMCA). At the time of writing this staff report, no comments have been received from SEMCA.

Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposed partition. At the time of writing this staff report, several questions have been received from adjoining property owners, or citizens at large.

- Is this property a picnic area and park that prisoners' families use when visiting the correctional center?

Staff response: The subject property is an undeveloped area and is not owned by the Department of Corrections.

- Is this property within Salem's UGB?

Staff response: The property is inside the UGB.

- Is this proposal similar to a public storage facility just completed on Cordon Road north of Gaffin Road within the city UGB? If so, shouldn't the city consider a more appropriate use for this property?

Staff response: The applicant has not proposed self-storage or any other specific use for the subject property.

- Saalfeld Griggs PC, representatives for several neighbors, requested copies of the completeness review letter, site plan, notice, and other documents.

Staff response: Staff provided the requested information and added the firm to the mailing list.

Applicant Submittal Information:

Requests for Minor Comprehensive Plan Changes, zone changes, and adjustments 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 B** 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 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.

Applicant Findings: The applicant states that the site was chosen due to its size, location, existing level of development, and access to major streets. The applicant states that the current comprehensive plan designation and zone are for the development of health services and government uses in an area that already has several underutilized parcels with the same designations, and the subject property is underdeveloped because of the current zone. The proposed zone would allow the site to be developed with some health services, industrial, commercial, and residential uses and thus would provide broader opportunities for development that is better suited.

The applicant discusses the Salem-Keizer Metropolitan area Regional Economic Opportunities Analysis report of May 2011, which presented data that the national trend is for employment in retail trade, financial activities, professional and business services, health services, and other services to increase. The EOA identified a deficit of general commercial land that must be addressed through local planning processes. The IC zone allows for a broad range of uses and can accommodate the needed commercial and industrial uses within the city.

The applicant states that the subject property has been PH-zoned for years with no interest in development, and the zone and comprehensive plan designation make development and marketing difficult. The requested changes will allow the developer/owner to develop with a broader range of uses and is better suited than PH.

Staff Finding: Staff concurs that the proposal is justified based on (ii); the proposed designation is equally or better suited for the property than the existing designation. The subject property is currently designated for Community Services-Government and zoned for public and private health services. The applicant does not assert that a mistake has been made in the application of the Community Services-Government designation to the subject property. Instead, the applicant statement addresses the change to the Plan Map designation to "Industrial-Commercial" and zoning to Industrial Commercial on the justification that they are better suited for the property.

The applicant states that the current PH zoning has been in place for years and there has been no interest in development. The property was part of the Department of Corrections property at 3405 Deer Park Drive until it was partitioned in 2012 and sold to Corban University. The University sold the property to the applicant in 2018.

The subject property's current designations would allow for development of health services and related uses, such as residential care, nursing care, medical centers/hospitals, and outpatient medical services and laboratories. Other allowed uses include nonprofit shelters; drug stores and pharmacies; offices for home health care services and distance education and distance learning; recreational and cultural community services and parks and open space; day care, basic education, and post-secondary and adult education; administration of public health programs; social services; emergency services; detention facilities; warehousing and storage operated by a public entity; helicopter landing areas and transit stop shelters; basic utilities; and agriculture, forestry, and wildlife rehabilitation facilities.

The proposed Industrial Commercial designations would allow similar health services and related uses, except for medical center/hospitals, but would allow many more residential,

commercial and industrial uses. These include, but are not limited to, multiple family residential; commercial lodging; retail sales and services; business and professional services; motor vehicle, trailer, and manufactured dwelling sales and service; construction contracting, repair, maintenance, and industrial services; wholesale sales, storage, and distribution; and some manufacturing.

The Comprehensive Plan describes the intent of the “Industrial Commercial” designation as “to provide areas for a mixture of heavy commercial and light manufacturing and warehousing activities.” The Regional Economic Opportunities Analysis report of May 2011, as cited by the applicant, was not adopted by the City of Salem and is superseded by the Salem EOA dated, December 2014 and adopted into the Salem Area Comprehensive Plan. The City’s adopted Economic Opportunities Analysis (EOA) found a surplus of 907 acres of industrial land within the Salem UGB and a shortage of 271 acres for commercial uses. Changing the designation to Industrial Commercial would add to the City’s inventory of lands that may be developed for commercial uses and would not reduce the inventory available for industrial uses.

Although the applicant does not assert that the proposal is justified based on (i), staff finds that partition and sale of the subject property by the State of Oregon Department of Corrections to Corban University and subsequent sale by Corban University to a private entity effectively renders the current “Community Service-Government” designation inappropriate. Definitions and intent statements for the “Community Services” designation within the Salem Area Comprehensive Plan describe the purpose of the designation as including “sites and facilities for such uses as health and medicine, religion, education, culture, government, including cemeteries, airports, and waste disposal.” The subject property has been removed from its former status as a part of a correctional facility property, and has not been identified by the present owner or any provider of public or private community services as an essential location for a service facility.

Staff finds 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;

Applicant Finding: The applicant states that the 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 City’s capital improvement program and minimum code standards for public facilities provide a means for improving and updating public facilities including water and sewer, and all necessary and appropriate public services and facilities essential for development will be provided at levels adequate to serve the proposed use. Sidewalks will be provided to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, and provides opportunity to reduce vehicle miles traveled. Required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

Staff Finding: The applicant has requested an Urban Growth Preliminary Declaration along with the proposed comprehensive plan map change. Because the subject property is located outside the City's Urban Service Area, SRC Chapter 200 requires applicants to file an application for an Urban Growth Preliminary Declaration to identify the master planned public facilities required to be extended to serve the proposed development. Pursuant to SRC 200.025(e), the public facilities identified in the Urban Growth Preliminary Declaration must be constructed by the applicant as a condition of any subsequent land use approval.

As identified in the comments from the Public Works Department (**Attachment F**) and within the findings for the Urban Growth Preliminary Declaration for the proposed development included under Section 11 of this report, the subject property is capable of being served with public facilities and services necessary to support the uses allowed by the proposed comprehensive plan map designation. Conditions of approval limit the trips any new development can generate, thereby not creating any new traffic that will need to be mitigated. Frontage improvements and right-of-way dedication on under-improved portions of abutting right-of-way will be required for future development on the site through the site plan review process. The recommended conditions of approval for the Urban Growth Preliminary Declaration ensure that such public facilities and services will be constructed. This criterion is met.

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

Applicant Finding: 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 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.

Staff Finding: Staff concurs with the applicant's statement, and finds that the proposed "Industrial Commercial" designation is a logical extension of nearby development patterns. The surrounding area is developed with a mix of residential, agricultural, educational, and institutional uses. Nearby, the Mill Creek Corporate Center is developing with large industrial and commercial uses such as the Home Depot and Amazon distribution centers. The property lies along a minor arterial street serving commuters from areas outside of the city and is within approximately one mile of Kuebler Boulevard SE. The proposed land use designations would allow uses such as retail, office, and services that would support the nearby existing uses as well as commuters. The proposed designation would also allow multifamily residential uses to provide housing for university students and the growing number of employees at Mill Creek Corporate Center. The required street improvements will provide better vehicular access for abutting properties. Development standards in the proposed IC zoning district will provide landscaped setbacks from the street and buffering from less intensive uses abutting to the east.

Staff finds that the proposal meets 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

Applicant Finding: The applicant's complete statement for this criterion is included on pages 4 through 11 of **Attachment B**.

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

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

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

Staff Finding: The subject property abuts the Urban Growth Boundary. The necessary public facilities, services and utilities are nearby and available to be extended to provide service to the subject property. Expansions of these services and systems will be required as specified in the Urban Growth Area Declaration and as a result of the future development of the site made possible by the proposed Comprehensive Plan Map amendment and zone change. The existence and availability of public services, facilities and utilities to the property fulfills this goal.

Policy D.6. (Infill Development): New developments shall make maximum use of available land areas with minimal environmental disturbance and be located and designed to minimize such public costs as extension of sewer and water services, schools, parks, and transportation facilities.

Applicant Finding: The applicant has requested a UGA to determine needed facilities and linking requirements. 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. The applicant will be responsible for certain costs for improvements deemed to be proportional to the impacts of his development. The UGA will determine the required improvements.

Staff Finding: The subject property is within the Urban Growth Boundary and near public facilities. The development will be required to provide required linking and boundary improvements as specified in the conditions of the Urban Growth Preliminary Declaration.

Policy D.9. (Infill on Facilities): 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.

Applicant Finding: Sanitary sewer is available in Aumsville Highway SE. Water services can and is [sic] available with the portion of the construction of the pump station through the Master Plan. Storm drainage facilities are available as well. The UGA will identify all available and needed services to the site.

Staff Finding: The subject property is within the Urban Growth Boundary and near public facilities. The development will be required to provide required linking and boundary improvements as specified in the conditions of the Urban Growth Preliminary Declaration.

Policy D.11. (Facility Responsibility): Where development creates a demand for new or expanded facilities and services, a share of the costs of new or expanded facilities and services should be borne by the new development itself.

Applicant Finding: 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. The applicant will be responsible for certain costs for improvements deemed to be proportional to the impacts of his development. The UGA will determine the required improvements.

Sanitary sewer is available in Aumsville Hwy. Water services can and is [sic] available with the portion of the construction of the pump station through the Master Plan. Storm drainage facilities are available as well. The UGA will identify all available and needed services to the site.

Staff Finding: The subject property is within the Urban Growth Boundary and near public facilities. The development will be required to provide required linking and boundary improvements as specified in the conditions of the Urban Growth Preliminary Declaration.

Salem Urban Area Goals and Policies, Residential Development Goal (Pages 30-31, Salem Comprehensive Policies Plan):

To promote a variety of housing opportunities for all income levels and an adequate supply of developable land to support such housing. In meeting this goal, residential development shall:

- a. Encourage the efficient use of developable residential land;
- b. Provide housing opportunities for Salem's diverse population; and
- c. Encourage residential development that maximizes investment in public services.

Policy E.1. (Establishing Residential Uses): The location and density of residential uses shall be determined after consideration of the following factors;

- a. The type and distribution of housing units required to meet expected population growth within the Salem urban growth boundary.
- b. The capacity of land resources given slope, elevation, wetlands, flood plains, geologic hazards and soil characteristics.
- c. The capacity of public facilities, utilities and services. Public facilities, utilities and services include, but are not limited to municipal services such as water, sanitary and storm sewer, fire, police protection and transportation facilities.
- d. Proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.
- e. The character of existing neighborhoods based on height, bulk and scale of existing and proposed development in the neighborhood.
- f. Policies contained in facility plans, urban renewal plans, residential infill studies and neighborhood and specific development plans.
- g. The density goal of General Development Policy 7.

Applicant Finding: The redesignation of this site does not eliminate the ability of the site to be developed as residential because single and multi-family uses are conditional uses in the IC zone. If developed as housing, the housing would add to the needed housing in this area of Salem and overall. According to the Housing Needs Analysis, "Salem has a deficit of capacity in the multi-family designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land." If developed as residential, the rezone would help maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

Staff Finding: Staff concurs that development of multi-family housing would address housing needs in the area. The slope, elevation, and landslide hazards present on the subject property may make multi-family residential development more feasible than commercial or industrial uses, which typically require more extensive areas of flatter terrain.

- Policy E.6. (Multi-Family Housing):* Multi-family housing shall be located in areas proximate to existing or planned transportation corridors, public facilities and services:
- a. To encourage the efficient use of residential land and public facilities, development regulations shall require minimum densities for multiple family development zones;
 - b. Development regulations shall promote a range of densities that encourage a variety of housing types;
 - c. Multiple family developments should be located in areas that provide walking, auto or transit connections to:
 - (1) Employment centers;
 - (2) Shopping areas;

- (3) Transit service;
- (4) Parks;
- (5) Public buildings.

Staff Finding: The subject property is located on a minor arterial that provides auto connections to employment centers, shopping areas, transit service, and public buildings. Development of the site would include pedestrian sidewalks that provide walking connections. Transit service is available on Aumsville Highway SE to the Marion County Jail facility, approximately 1/2 of a mile from the subject property. Bicycle lanes or wide shoulders are available on Aumsville Highway SE from the subject property to Kuebler Boulevard SE.

Salem Urban Area Goals and Policies, Commercial Development Goal (Pages 35-36, Salem Comprehensive Policies Plan):

Policy 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 the residential streets and provisions for connectivity to the facilities for pedestrians and bicyclists from residential neighborhoods.

Staff Finding: The proposed changes would allow development of shopping and service facilities on the subject property, which abuts a minor arterial, Aumsville Highway SE that links to a parkway. Prior to any construction of the subject property will be required to apply for site plan review to review the development for constancy with development standards in the Salem Revised Code. Access to the proposed development will be determined at the time of site plan review. Public Works criteria for driveways require that a proposed driveway approach, where possible, shall be shared with an adjacent property or take access from the lowest classification of street abutting the property. In this case, the criteria would require access from the local street, Joseph Street SE. However, because customers other than those in the adjacent neighborhoods would be traveling on Aumsville Highway SE to Joseph Street SE, traffic is unlikely to filter through residential streets. Specific driveway locations will be determined at the time of development.

Policy G.5. Unless the existing development pattern along arterials and collectors commits an area to strip development, new commercial development shall be clustered and located to provide convenience goods and services for neighborhood residents or a wide variety of goods and services for a market area of several neighborhoods. New commercial development will generally be within a range of sizes of commercial centers, such as convenience shopping centers, neighborhood shopping centers, and community shopping centers. The size of the commercial center should be scaled and consistent with the character of surrounding and nearby residential development.

Staff Finding: Commercial and industrial development or mixed use development on the subject property would serve nearby residents, commuters from outside the city, students and employees at Corban University, and employees of the nearby commercial, institutional, and industrial developments. Because the nearby development pattern is established, the proposed development will not create a linear “strip” district, and is consistent with the cluster pattern described in the policy.

Policy G.6. Commercial office uses shall have direct access to collector and arterial streets or be located within one-quarter mile of a collector or arterial street.

Staff Finding: The subject property abuts Aumsville Highway SE, a minor arterial in the *Salem Transportation System Plan*. However, Public Works criteria for driveways require that a proposed driveway approach, where possible, shall be shared with an adjacent property or take access from the lowest classification of street abutting the property. In this case, the criteria would require access from the local street, Joseph Street SE, which is within one-quarter mile of Aumsville Highway SE (minor arterial) and Deer Park Drive SE (collector). Specific driveway locations will be determined at the time of development.

Policy G.7. (Mixed Use Development) With commercial development, buffer strips will be provided from residential uses, and external connectivity from residential development and other commercial development will be provided to commercial areas for pedestrian, bicycle, and vehicular connectivity.

Staff Finding: Mixed use development on the subject property must demonstrate compliance with this policy at the time of site plan review.

Salem Urban Area Goals and Policies, Industrial Development Goal (Pages 37-38, Salem Comprehensive Policies Plan):

Policy I.1. Maintain a long-term (20 year) industrial land inventory which provides a full range of small, medium, and large parcel sizes and locations to sustain a competitive market for industrial sites. Maintaining a long-term supply of industrial land will require identifying and preserving key high value industrial land, especially where the City has made substantial investments in infrastructure. High value industrial land has the following characteristics: it is designated for industrial uses, in flat parcels, most frequently in large parcels at least 10 acres in size, located within an industrial district, has direct access to a state highway or I-5, and is serviced or planned to be serviced with water and wastewater infrastructure.

Staff Finding: Based on the criteria provided in Policy I.1, the subject property has few characteristics of high value industrial land; while it is over the 10-acre minimum described in the policy, it is steeply sloped, does not have direct access to a state highway or I-5, and will require substantial improvements to be serviced with water and wastewater infrastructure. It

is currently within an area designated for Community Services-Government, rather than industrial development. "Industrial district" is defined in Policy I.16 as having a "continuity of design and uses on preferably medium-sized parcels (10 to 40 acres in size)." While nearby parcels in the Employment Center zone meet the ideal location of high value properties within a cohesive "industrial district," the subject property does not.

The Industrial Commercial designation and corresponding IC zone permit a wide range of industrial uses and commercial uses. Amending the Plan Map to designate the subject property Industrial Commercial would increase the overall acreage available within the UGB for industrial uses and commercial uses.

Policy I.7 Industrial land shall be subject to industrial development standards which ensure that development and operation is compatible with surrounding land uses.

Staff Finding: Industrial or commercial development of the subject property would be subject to development standards set forth in SRC Chapter 551 (Industrial Commercial zone), including perimeter setbacks, landscaping, screening, and industrial performance standards. These standards are established to ensure compatibility with surrounding uses, consistent with this policy.

Policy I.10 Traffic generated by industrial uses should be diverted away from residential areas when feasible and should have convenient access to arterial or collector streets.

Staff Finding: As described in findings on Policy C.4 above, the supporting network of arterials and local streets provides vehicular access to the subject property. Public Works criteria for driveways require that a proposed driveway approach, where possible, shall be shared with an adjacent property or take access from the lowest classification of street abutting the property. In this case, the criteria would require access from the local street, Joseph Street SE. Joseph Street SE intersects with Aumsville Highway SE, a minor arterial. Aumsville Highway SE intersects with Deer Park Drive SE, a collector street. Therefore, the traffic would have convenient access to an arterial and a collector. The proposal is consistent with this policy.

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.*

Staff 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 Southeast Mill Creek 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.*

Staff 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.*

Staff Finding: There are no known scenic, historic, natural, or cultural resources on the affected parcel. The application will be reviewed for compliance with the City's tree preservation ordinance, historic preservation ordinance, and any applicable wetland standards at the time of development. Staff finds that the proposal is consistent with Goal 5.

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

Staff Finding: The City's adopted facility plans implement Goal 6. Development is required to meet applicable State and Federal requirements for air and water quality and applicable city water, sewer, and storm drainage system master plan requirements. The City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality. Vehicle traffic along the boundary streets, Aumsville Highway and Joseph Street may impact air quality, but future development of commercial and industrial uses on the site may reduce air quality impacts by reducing trip lengths to obtain services.

There are no identified significant natural resources on the site. The proposal will have no significant impacts to the quality of the air, water or land. Staff finds that the proposal is consistent with Goal 6.

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

Staff Finding: There are landslide hazards existing on the subject property. The City's tree protection, landslide, and floodplain development standards will be applied at the time of future development. Staff finds that the proposal is consistent with Goal 7.

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

Staff Finding: The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal and Park and Recreation Master Plan. The conditions of approval for the Urban Growth Preliminary Declaration specify requirements for parks if the property is to be developed for residential uses. Staff finds that the proposal is consistent with Goal 8.

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.*

Staff Finding: The proposal will change the site from the existing “Community Service – Government” designation to “Industrial Commercial.” The existing designation provides mainly for public and semi-public uses, and very few other activities. The “Industrial Commercial” designation provides for the IC zone, which allows a wide range of commercial and industrial activities. The “Industrial Commercial” designation presents a far greater range of economic development activities than the current designation. For these reasons the proposed change is consistent with this goal.

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

Staff Finding: The proposed designation of “Industrial-Commercial” and Industrial Commercial zoning would allow for development of multi-family housing as a conditional use. Staff finds that the proposal is consistent with Goal 10.

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.*

Staff Finding: The City’s adopted Comprehensive Plan Growth Management, Commercial, Industrial, 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 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 required facilities are specified in the Urban Growth Preliminary Declaration. The proposal is consistent with Goal 11.

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

Staff 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 an analysis in consideration of the requirements of the Transportation Planning Rule (TPR) (OAR 660-012-0060) (**Attachment G**). The TPR analysis demonstrates that the proposed Comprehensive Plan Change and Zone Change, as conditioned, will not have a significant impact on the transportation system as defined by OAR 660-012-0060 by limiting the total number of vehicle trips to the reasonable worst case of 5,948 trips in the original comprehensive plan designation.

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.*

Staff Finding: The subject property was annexed into the City of Salem in 1975, and is located within the Urban Growth Boundary (UGB). Although the subject property is located outside of the Urban Service Area, comments from the Public Works Department indicate that transportation and utility infrastructure is available in the vicinity to serve the site subject to the conditions of the Urban Growth Area Preliminary Declaration. The proposal does not include extension of services to properties outside of the UGB. The proposed Comprehensive Plan and Zone Change are consistent with the mix of uses in the vicinity. The proposal complies with Goal 14.

Staff finds that the proposal is consistent with the applicable Goals and Policies of the Comprehensive Plan and Statewide Planning Goals.

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

Applicant Finding: The public is benefitted by creating a well-located parcel of industrial commercial land and residential development; it will enable the region to respond to a need for employment opportunities and family-wage jobs; will provide for a combination of uses such as light manufacturing, office, retail and service uses; will facilitate the construction of infrastructure improvements; be an attractive and efficient development; and 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, drainage, and access. The developer has some leeway to address mixed uses, building placement, driveways, and parking further along at the building permit stage. 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.

By establishing a use that is consistent with future economic and industrial/commercial needs, and by providing a logical transition from developing areas to future employment uses, the proposed change benefits the public.

Staff Finding: The proposed change will help to encourage and promote the wider use of an existing property near a developing industrial area. The wider range of uses allowed by the IC zone will allow for additional flexibility for future use and development of the property benefiting the public. As conditioned below, the proposed change in land use designation is consistent with the location and character of the property, with adjacent land use designations, and with the transportation facilities available to serve the property. The proposed "Industrial Commercial" designation will allow for an appropriate transition of the land to private, non-institutional use, and is compatible with the existing uses in the immediate vicinity. The proposal satisfies this criterion.

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 PH (Public and Private Health Services) to IC (Industrial 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.**

Applicant Finding: The proposed zone change fits the development pattern of the vicinity. The surrounding properties are zoned EC (Employment Center), PH (Public Health), and PE

(Public and Private Education) and are all developed with industrial, commercial, and public uses. All of these existing uses are consistent with the allowed use within the proposed IC zone. Therefore, the IC zone is better suited for the site. The subject property will not only contribute to industrial/commercial 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 and street improvements to the existing street system. In conclusion, there are no vacant sites for the zone in this area. There are no appropriately designated alternative sites within the vicinity for the proposed use that are currently vacant.

The character of the neighborhood is changing, with properties changing to industrial/commercial. The PH zone is an underutilized zone. Rezoning the subject property will allow the developer to develop the site with permitted residential, commercial, and industrial uses. All of the uses are consistent with the surrounding neighborhood. The rezoning will be consistent with the existing and future uses within this neighborhood. The residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area and commercial uses to service the surrounding residential areas.

Staff Finding: The request satisfies (iii); the proposed zone change is equally or better suited for the property than the existing zone. The physical characteristics of the property and access to transportation facilities are as suited to industrial or commercial development or multi-family residential as they would be to the uses allowed in the current Public and Private Health Services zone.

The IC zone allows a range of housing, retail, office, and light industrial uses, consistent with developing uses to the north and west, which include correctional facilities and industrial and commercial uses, the Corban University campus to the south, and large-acreage residential and agricultural properties to the north and east. The IC zone proposed for the subject property would provide a logical transition from the developing large industrial uses to the educational uses to the south and residential uses to the north and east. Standards for future development, including perimeter setbacks, landscaping, and screening to ensure compatibility with surrounding uses, are set forth in the Unified Development Code (UDC) and implemented at the time of site plan review.

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.

Staff 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.

Staff Finding: Findings addressing the Comprehensive Plan Change criterion SRC 64.025(e)(2)(D), included earlier in this report, 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.

Staff 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.

Staff Finding: The subject property is not currently designated for industrial, commercial, or employment use. Therefore, this criterion does not apply to the proposal.

(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 Finding: The subject property is located along a major transportation corridor. New street improvements will facilitate access into the site, as required by Public Works. New and improved access into any development on the subject property is required to address safety, convenience, visibility, grade, and other access issues. The proposed map amendment will not significantly affect Joseph Street or Aumsville Highway, as these facilities are planned with functional classifications and performance standards to accommodate the vehicle trip generation for a designated “arterial” and local” street. The applicant’s Transportation Planning Rule analysis will address this goal because it addresses if a “significant effect” is identified and what the mitigation should be.

Staff Finding: The subject property has access to the public street network via approximately 2,100 feet of frontage on Joseph Street SE, designated as a Local street in the Salem Transportation System Plan (TSP), and 2,300 feet of frontage on Aumsville Highway SE, designated as a Minor Arterial. 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 Comprehensive Plan Change and Zone Change, as conditioned, will not have a significant impact on the transportation system as defined by OAR 660-012-0060 by limiting the total number of trips to the reasonable worst case of 5,948 trips in the original comprehensive plan designation:

Condition 1: Transportation impacts from the 15-acre site shall be limited to a maximum total of 5,948 vehicle trips per day.

(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.

Staff Finding: Findings addressing the Comprehensive Plan Change criterion SRC 64.025(e)(2)(B), included earlier in this report, address the public facilities and services available to support uses that would be allowed on the subject property. The subject property is capable of being served through extension of City infrastructure as described in the findings for the Urban Growth Preliminary Declaration. The proposal satisfies this criterion.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR URBAN GROWTH PRELIMINARY DECLARATION

11. URBAN GROWTH PRELIMINARY DECLARATION APPROVAL CRITERIA

Salem Revised Code (SRC) 200.025(d) provides that the Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the Master Plans and the Area Facility Plans and determine:

- (1) The required facilities necessary to fully serve the development;
- (2) The extent to which the required facilities are in place or fully committed.

SRC 200.025(e) provides that an Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.

The following is an analysis of the public facilities required to fully serve the development, pursuant to SRC 200.025(d) and (e), based on the City's Master Plans and Area Facility Plans.

The applicant's statement addressing the UGA is included as **Attachment D**.

SRC 200.055 – Standards for Street Improvements

Staff Finding: SRC 200.055 requires the proposed development to be linked by construction of and improvements to public streets which shall extend from the development to an adequate street or streets by the shortest pre-planned routes available. An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

No linking street improvements are required at this time because the subject property is adjacent to an adequate linking street. However, Boundary street improvements are required along Aumsville Highway SE and Joseph Street SE in order to meet the minimum street improvement requirements of SRC 200.055 and SRC 803.040.

In order to comply with the requirements of SRC 200.055 and SRC 803.040, the following conditions of approval are recommended:

- Condition 2:** Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Aumsville Highway SE.
- Condition 3:** Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Joseph Street SE.
- Condition 4:** Along the entire frontage of Aumsville Highway SE, construct a three-quarter street improvement to Minor Arterial standards of 23 feet from centerline on the development side and 12 feet wide on the opposite side.
- Condition 5:** Along the entire frontage of Joseph Street SE, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12 feet wide on the opposite side.

SRC 200.060 – Standards for Sewer Improvements

Staff Finding: SRC 200.060 requires the proposed development to be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060).

The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property. The applicant shall construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. This shall include trunk sewers that are oversized to provide capacity for upstream development (PWDS Sewer Division 003).

In order to comply with the requirements of SRC 200.060, the following condition of approval is recommended:

- Condition 6:** Construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property. The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

SRC 200.065 – Standards for Storm Drainage Improvements

Staff Finding: SRC 200.065 requires the proposed development to be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The applicant

shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a). By complying with the flow control and water quality requirements of SRC Chapter 71, the applicant shall meet the requirements of this chapter.

SRC 200.070 – Standards for Water Improvements

Staff Finding: SRC 200.070 requires the proposed development to be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

No existing S-2 facilities are available to serve the proposed development. In order to conform to the requirements of SRC 200.070, the following condition is recommended so that the applicant shall construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:

- Condition 7:** Construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:
- a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
 - b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
 - c. Construct S-2 main(s) from the pump station to the subject property; and
 - d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to PWDS.

SRC 200.075 – Standards for Park Sites

Staff Finding: SRC 200.075 requires that an applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Parks System Master Plan.

The applicant has not specified uses for the subject property. Parks improvements will be required for residential uses developed on the subject property.

The Comprehensive Parks System Master Plan shows that future Neighborhood Parks (NP 41 and NP 44) are planned near the subject property. Given the zoning and allowed uses in the vicinity of the subject property, the Master Plan may allow a separate, smaller park be acquired to serve the proposed development. The minimum neighborhood park size is 2 acres; therefore, the applicant shall acquire and convey a 2-acre property for

dedication of neighborhood park facility NP-41, NP-44, or equivalent based on sizing established in the Master Plan.

In lieu of acquiring and conveying park land pursuant to SRC 200.075, the applicant has the option of paying a temporary access fee pursuant to SRC 200.080(a). The temporary access fee is a reasonable alternative to conveyance of park land from within the subject property because the topography and location of the subject property is not desirable for a neighborhood park. The temporary access fee amount is \$72,450 based on the following analysis:

- Acquisition and development of 2-acre parks are estimated to cost a total of \$663,200 according to Table E-1 of the Master Plan. City staff estimates that acquisition costs account for approximately 40 percent of the total cost, or \$265,280.
- The park size shall be 2.25 acres per 1,000 population (SRC 200.075(b)).
- Single-family residential development density is 6.3 dwelling units per net acre (Table 5 of draft *Salem Housing Needs Analysis* dated December 2014).
- According to the U.S. Census, the average household size in Salem in 2010 was 2.55 people (p16 of draft *Salem Housing Needs Analysis* dated December 2014).
- The park service area is 55 acres based on a 2-acre park divided by 2.25 acres of park size per 1,000 population divided by 6.3 dwellings per acre divided by 2.55 people per dwelling.
- The proportional share of the park acquisition is \$4,830 per acre based on \$265,280 in acquisition costs divided by 55 acres of park service area.
- The temporary access fee is \$72,450 based on \$4,830 per acre multiplied by the 15 acre-parcel.

In order to comply with the requirements of SRC 200.075, the following condition of approval is recommended:

- Condition 8:** As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:
- a. Convey or acquire 2 acres of property for dedication of neighborhood park facility NP-41, NP-44, or equivalent; or
 - b. Pay a temporary access fee of \$72,450 pursuant to SRC 200.080(a).

CONCLUSION

Based on the facts and findings presented herein, staff concludes that the proposed Comprehensive Plan Map Amendment, Zone Change, and Urban Growth Preliminary

Declaration, as conditioned, satisfy the applicable criteria contained under SRC 64.025(e)(2), SRC 265.005(e)(1), and SRC 200.025(d) and (e), for approval.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the facts and findings of the staff report and **APPROVE** the following actions for the subject property approximately 15 acres in size, designated "Community Services-Government" on the Plan Map, zoned PH (Public and Private Health Services), and located at 4195 Aumsville Highway SE (Marion County Assessor Map and Tax Lot Number 082W0800110):

- A. **APPROVE** the Minor Comprehensive Plan Map Amendment to change the comprehensive plan map designation of the subject property from "Community Services-Government" to "Industrial-Commercial."
- B. **APPROVE** the Quasi-Judicial Zone Change to change the zoning of the subject property from PH (Public and Private Health Services) to IC (Industrial Commercial), subject to the following condition:

Condition 1: Transportation impacts from the 15-acre site shall be limited to a maximum total of 5,948 vehicle trips per day.

- C. **APPROVE** the Urban Growth Preliminary Declaration for the proposed development, subject to the following conditions:

Condition 2: Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Aumsville Highway SE.

Condition 3: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Joseph Street SE.

Condition 4: Along the entire frontage of Aumsville Highway SE, construct a three-quarter street improvement to Minor Arterial standards of 23 feet from centerline on the development side and 12 feet wide on the opposite side.

Condition 5: Along the entire frontage of Joseph Street SE, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12 feet wide on the opposite side.

Condition 6: Construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property. The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

Condition 7: Construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:

- a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and

- b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
- c. Construct S-2 main(s) from the pump station to the subject property; and
- d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to PWDS.

Condition 8: As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:

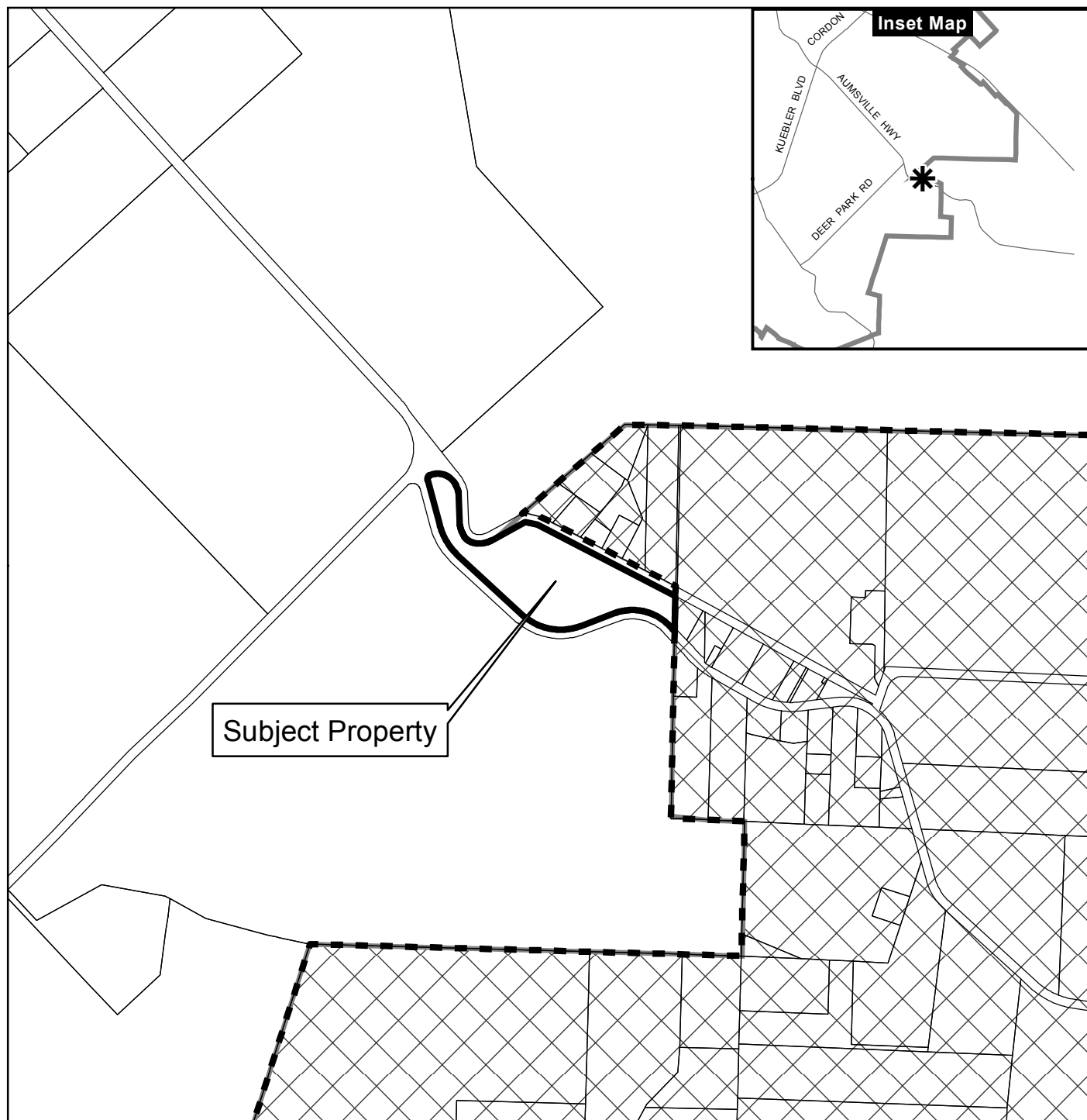
- a. Convey or acquire 2 acres of property for dedication of neighborhood park facility NP-41, NP-44, or equivalent; or
- b. Pay a temporary access fee of \$72,450 pursuant to SRC 200.080(a).

Attachments: A. Vicinity Map
B. Applicant's Written Statement on Comprehensive Plan and Zone Change
C. Applicant's Site Plan with Proposed Zoning
D. Applicant's Written Statement on Urban Growth Preliminary Declaration
E. Applicant's Existing Conditions Plan
F. Comments from Public Works Department
G. TPR Analysis

Prepared by Pamela Cole, Planner II

Vicinity Map

4195 Aumsville Highway SE (082W0800110)



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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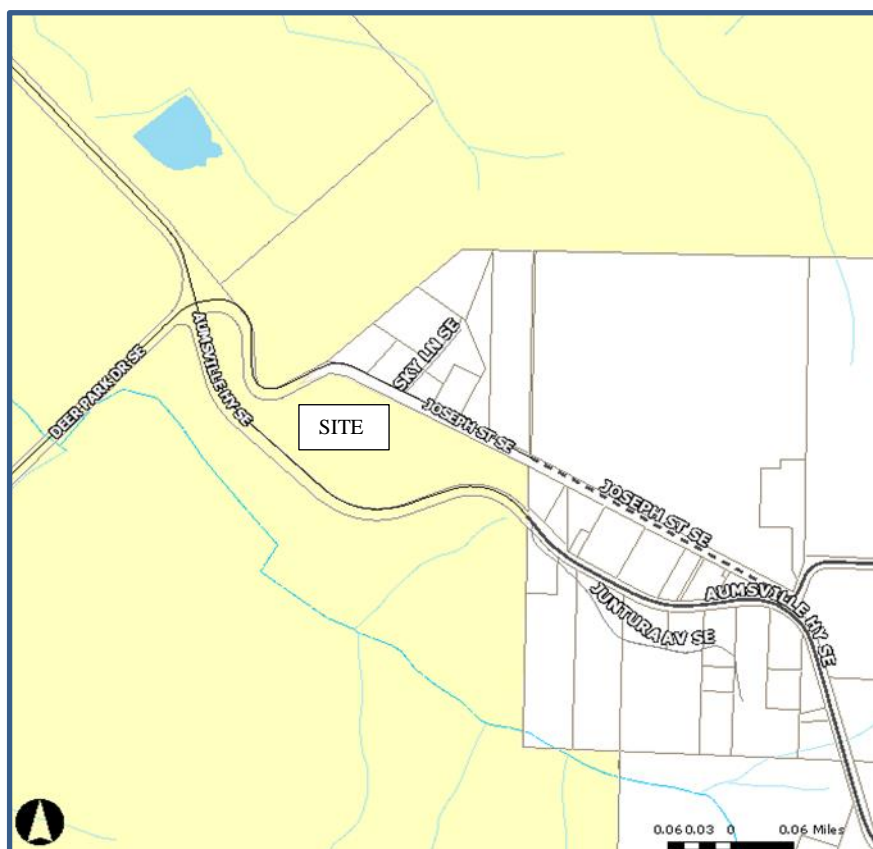
Joseph Street: Compressive Plan Change and Zone Change

BACKGROUND/PROPOSAL

The site is located on the south side of Joseph Street and on the north side of Aumsville Hwy (082W08/Tax Lot 110), and addressed as 4195 Aumsville Highway SE. The proposal is to change the zoning for approximately 15 acres from PH (Public and Private Health Services) to IC (Industrial Commercial) and to change the Comprehensive Plan map designation from “Community Services-Government” to “Industrial Commercial”.

The City held a preapplication conference with the applicant on December 28, 2017, for the purpose of discussing development of the subject property (Pre-application No. 17-115).

The area is located within the boundaries of the Southeast Mill Creek Association (SEMCA) neighborhood planning organization. SEMCA does not have an adopted neighborhood plan at this time. Therefore, a neighborhood plan change is not required with the proposed Comprehensive Plan Change/Zone Change (CPC/ZC).



EXISTING SITE CONDITIONS

The site consists of Tax Lot 110 totaling approximately 15 acres in size. The property has street frontage on Joseph Street to the north/northeast and Aumsville Highway to the south/southwest of the site. Access to and from the site will be taken from Joseph Street. The site is underdeveloped and the applicant has applied for a UGA permit to determine some improvements that will be required with the development of the site.

There are trees located on the site. The trees will be taken into consideration prior to development of the site. A tree conservation plan and/or tree inventory is not required at this time.



Site Plan:

A site plan is not required as part of a Comprehensive Plan Change/Zone Change application. The proposal is for uses permitted in the IC zone. Parking, landscaping and general site improvements will occur at the time of development to minimum code standards.

Vicinity Information:

The site is located within the City limits and the Urban Growth Boundary. The subject property is located outside the Urban Service Area. The vicinity map is attached. The surrounding land uses within the vicinity are zoned as follows:

<u>North/Northeast:</u>	Across Joseph Street, PH (Public and Private Health Services, Marion County SA (Special Agriculture)
<u>South/Southwest:</u>	Across Aumsville Highway, PE (Public and Private Education Services), PH (Public and Private Health Services)
<u>East:</u>	Marion County AR (Acreage Residential)

Applicable Detail Plans:

Detailed plans are prepared as policy guides to the Salem Area Comprehensive Plan and are specific plans for a particular 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. Two streets about the subject property: Joseph Street which is designated as local street and Aumsville Hwy which is designated as a minor arterial in the STSP.

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

The site was chosen due to its size, location, existing level of development and access to major streets. The subject property is zoned PH (Public and Private Health Services) with a CSG (Community Services-Government). This comprehensive plan designation and zone are for the development of health services and government uses, in an area that already has several underutilized Health Service developments. This property is underdeveloped because of its current zone. The IC zoning designation would allow the site to be developed with some health services uses, industrial uses, commercial uses, and residential uses. It provides a broader opportunity for development on the site, that is better suited.

The Salem-Keizer Metropolitan area Regional Economic Opportunities Analysis (EOA) report of May 2011 is the most recent updated land use study available that contains industrial and commercial land uses inventories. The EOA presents data for national, state, regional and local employment trends. The EOA reports that the national trend is for employment in retail trade, financial activities, professional and business services, health services, and other services to increase. The state trends follow the national trends, with employment in retail trade, finance, insurance and real estate, and services projected to increase.

The EOA reports: "The EOA identified a deficit of general commercial land that must be addressed through local planning processes. Options for addressing the general commercial land deficit include accommodating general commercial demand within the existing UGB include through tools such as re-designation of industrial or other lands, redevelopment of sites with existing but low-density commercial development, mixed-use development, or infill of underused commercial sites. Jurisdictions are required to consider these options prior to considering an expansion of their UGB to meet these land deficiencies."

The applicant's proposal is to rezone the subject properties to IC. The rezoning will help to meet the needs of the City of Salem and the EOA. The IC zone is a zone that allows a board range of uses. The IC zone can accommodate the needed commercial uses and the needed industrial uses within the city of Salem.

The subject property is currently zoned PH. The subject property has remained PH for years, without any interest in development. The PH zone, with a Community Services-Government Comprehensive Plan Designation make it hard to develop or market a site. Therefore, the applicant is requesting a change in zoning. The applicant's request will allow the developer/owner to develop the site with a boarder range of uses allowed in the IC zone. Therefore, the IC zone is a better suited designation then PH. This is a proposal to create new industrial/commercial designated land, not to convert any existing industrially designated land or remove land from the industrial inventory.

This criteria has been met.

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

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Storm water 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.

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.

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 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, published in the newspaper, 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 Comprehensive Plan Change criteria, the zone change considerations is part of this review. Facts and evidence have been provided that support and justify the proposed Comprehensive Plan Change and zone change. 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 the City's December 28, 2017, preapplication letter, there are no mapped wetlands on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will be applied at the time of development and will ensure compliance with Goal 5.

The City's preapplication letter indicated that there are landslide risks on the subject property. A geological assessment may be required for prior to development of the site.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions that enable him to explore potential redevelopment. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout. Supplemental photographs of the site have been included with the land use application.

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 via their December 28, 2017, preapplication conference letter to the applicant. The City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality prior to release. 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, Aumsville Highway and Joseph Street. These are the major traffic routes in the area. Joseph Street which is designated as local street and Aumsville Hwy which is designated as a minor arterial in the STSP.

The proposal itself will not create a significant air quality impact because no development is planned at the present time. Also, part of the traffic generated by commercial and industrial uses on the site will be in place of traffic that would otherwise have to travel to similar services located elsewhere, and at greater distance; therefore, any impact to air quality is expected to be relocated and not compounded.

The site is mostly vacant. There are no identified significant natural resources on the site. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. The land is currently zoned PH with a CSG (Community Services-Government), which allows heavier impact uses than the proposed IC zone does. 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 7- Areas Subject to Natural Hazards

The City's adopted Comprehensive Plan Physical Development Goal and Policies implements the Statewide Natural Hazards Goal by identifying areas subject to natural hazards such as flooding. SRC Chapter 808 and 810 implement the Comprehensive Plan Goal and Policies. The City's December 12, 2017, preapplication letter indicated that there are landslide risks on the site. A Geological Assessment is not required for regulated activities at this time. A Comprehensive Plan Change/Zone Change is not a regulated activity. However, excavation, fills, construction of any building or structure for which permits in on are required is required to first obtain a permit or approval.

Chapter 810 specifies the type of information a geological assessment is required to contain.

Natural drainage and run off due to redevelopment are addressed by the public construction storm drainage plans and roof drains for building permits for individual structures as part of the site development process. Any new construction is subject to engineered building foundations.

Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Salem identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal will provide improved public pedestrian connections via hard-surfaced sidewalks that are planned to further the City's planned connections to identified park sites. The Park and Recreation Master Plan map shows Bone Steele Park located to the south and Bill Riegel Park to the north. Therefore, the proposal complies with this Goal.

Goal 9 – Economy of the State

The City's Economic, Commercial and Industrial Goals and Policies implement this Statewide Goal. The purpose of the City's Economic Development Goal is to "Strengthen the economic base of the Salem area . . ." The proposal meets this goal because it does not change the plan designation from an industrial use to a non-industrial use. The proposal is not a State-sponsored economic development project and there is no negative effect on the local, regional or statewide economy. The proposal will provide a location for commercial and industrial uses along with new opportunity for the local labor force to obtain employment. The subject property is currently underutilized and by developing the site the proposal will improve the economic viability of the location. The site is currently unproductive and returns little value to the City because of the current PH zone. Redevelopment contributes to the economic base of the urban area, which is consistent with this Goal. The site will offer economic diversification because it will provide for the expansion of new industrial/commercial enterprises and will encourage the location of new businesses. It will provide an opportunity to encourage hiring of local unemployed, skilled and unskilled local residents.

The “Industrial Commercial” designation along with the IC zoning designation offers a broad mix of employment uses permitted in the IC zone, including agriculture, manufacturing and production, industrial service, warehouse and freight movement, and wholesale sales. Other allowed uses include commercial uses, residential uses, office uses, public utilities such as the transportation, sewer, water and storm water infrastructure. Therefore, this proposal complies with Goal 9.

Goal 10 – Housing

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

The re-designation of this site does not eliminate the ability of the site to be developed as residential because single and multi-family uses are conditional uses in the IC zone. If developed as housing, the developed housing would add to the needed housing in this area of Salem and overall. The Comprehensive Plan does project a need for residential units. The applicant’s proposal is to rezone the property to IC, which would allow the site to be developed with commercial, industrial, or residential uses. According to the Housing Needs Analysis, “Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. If developed as residential, the rezone would help maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

Goal 11 - Public Facilities and Services

The City’s adopted Comprehensive Plan Growth Management, Commercial, Industrial, 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.

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 site is located at the intersection of Aumsville Highway and Joseph Street. The major streets are in place due to previous development.

The subject property is located along a major transportation corridor. New street improvements will facilitate access into the site, as required by Public Works. New and improved access into any development on the subject property is required to address safety, convenience, visibility, grade, and other access issues.

The proposed map amendment will not significantly affect Joseph Street or Aumsville Highway, as these facilities are planned with functional classifications and performance standards to accommodate the vehicle trip generation for a designated "arterial" and "local street". The applicant's Transportation Planning Rule analysis dated January 18, 2018, will address this goal because it addresses if a "significant affect" is identified and what the mitigation should be.

Goal 13 - Energy Conservation

The City's adopted Comprehensive Plan General Development, Urban Growth, Growth Management, Commercial, Industrial and Transportation Goal and Policies implements the Statewide Energy Conservation Goal by encouraging conservation practices, alternative sources of energy and efficient use of energy. The site is located within the City limits and within proximity to City facilities which can be extended to serve any new development.

Development of the vacant site continues to provide for the orderly and economic extension of public facilities and services and thus is economically provided. The existing transportation network surrounding the subject property is in place. The transportation system provides efficient and convenient linkages for both motorized and non-motorized forms of transportation. Up-to-date building construction codes provide for energy-saving devices and conservation for any new structures. The Comprehensive plan identifies the need for public education, incentive and enforcement programs that encourage lower and alternative energy consumption costs.

New construction provides the opportunity to provide improved construction and building techniques which improves and conserves energy uses of the new building.

Goal 14 – Urbanization

The City's adopted Comprehensive Plan Urban Growth Management Goal and Policies implements the Statewide Urbanization Goal and primarily addresses residential development within the City and UGB. The subject property is within the City and the UGB and is located in an urbanizing area of the city. The Comprehensive Plan Change/Zone Change advance the SACP by facilitating productive use of the site which is mostly underused. Since infrastructure is needed to serve development, the change in Plan designation will call for the extension of new sewer and water mains and construction of upgraded facilities. These can only happen by increasing the opportunity for development to pay for these infrastructure improvements which are appropriate for an urbanizing area.

The subject property is within a developing area of the City and outside the urban service area. The applicant has applied for a UGA permit. Specific development triggers specific facilities that are required to be connected to existing systems for looped service.

Additional Policies:

Growth Management Policies:

Policy 6 (Infill Development): New developments shall make maximum use of available land areas with minimal environmental disturbance and be located and designed to minimize such public costs as extension of sewer and water services, schools, parks, and transportation facilities.

The applicant has request a UGA to determine needed facilities and linking requirements. 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. The applicant will be responsibility for certain costs for improvements deemed to be proportional to the impacts of his development. The UGA will determine the required improvements.

Policy 9 (Infill on Facilities): 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.

Sanitary sewer is available in Aumsville Hwy. Water services can and is available with the portion of the construction of the pump station through the Master Plan. Storm drainage facilities are available as well. The UGA will identified all available and needed services to the site.

Policy 11 (Facility Responsibility): Where development creates a demand for new or expanded facilities and services, a share of the costs of new or expanded facilities and services should be borne by the new development itself.

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. The applicant will be responsibility for certain costs for improvements deemed to be proportional to the impacts of his development. The UGA will determine the required improvements.

Sanitary sewer is available in Aumsville Hwy. Water services can and is available with the portion of the construction of the pump station through the Master Plan. Storm drainage facilities are available as well. The UGA will identified all available and needed services to the site.

Residential Development Policies:

The re-designation of this site does not eliminate the ability of the site to be developed as residential because single and multi-family uses are conditional uses in the IC zone. If developed as housing, the developed housing would add to the needed housing in this area of Salem and overall. The Comprehensive Plan does project a need for residential units. The applicant's proposal is to rezone the property to IC, which would allow the site to be developed with commercial, industrial, or residential uses. According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. If developed as residential, the rezone would help maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

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.

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. The applicant will be responsibility for certain costs for improvements deemed to be proportional to the impacts of his development. The UGA will determine the required improvements.

Mixed-Use Development Policies:

The proposal complies with these "Residential", "Commercial" and "Industrial" Goals of the SACP by creating an area that promotes the potential for industrial, commercial and residential services which

strengthens the economic base by providing employment, goods and services, and a needed housing type. The proposed re-designation and concurrent re-zoning will result in a coordinated Comprehensive Plan designation and zoning district as is required by the Plan and Code Coordination Policy. The proposal is therefore, consistent with this policy and necessary to assure conformance between the SACP and the underlying zoning district.

The General Development policies are met because the land use decision is consistent with the State Land Use Goals. The EOA provides a detailed look at economic growth areas and projects that the service sector is projected to growth. The proposal for an "Industrial Commercial" SACP designation and a concurrent IC (Industrial Commercial) zone permit uses on the subject property that will accommodate the projected fastest growing employment sector. The optimal use of the land is enhanced by siting buildings, internal transportation, and landscaping is such a way as to maximize the comfort and convenience for those working and using the subject property.

The Needed Housing Analysis provides a look at the types of needed housing within the City of Salem, to meet State wide goals. As outlined above, multi-family housing is needed. Therefore, the rezoning would allow the site to potential be developed with residential housing, which would help promote a higher density of housing on the site, while meeting the housing needs of the City of Salem.

The proposal meets the Economic Development Goal to strengthen the economic base of the Salem area by creating an opportunity for jobs and economic growth. This proposal will allow a development that will add to the employment opportunities of the Salem area in a sector with the highest predicted rate of growth. It is not an expansion of an existing industrial enterprise; rather it is the establishment of a development on a property where no activity is currently taking place despite being within the City limits and adjacent to major streets.

Therefore, the proposal complies with the applicable goals and policies of the Salem Area Comprehensive Plan. The Plan recognizes the need to remain responsive to changing and evolving land demands within the context of Plan policies and implementing measures. As documented in the applicant's statements above, the proposal is consistent with the Goals and Policies of the SACP. Considering the facts, evidence and reasons presented the proposed Comprehensive Plan Map change conforms to all applicable local and Statewide Planning Goals.

Industrial Development Policies:

The General Development policies are met because the land use decision is consistent with the State Land Use Goals. The EOA provides a detailed look at economic growth areas and projects that the service sector is projected to growth. The proposal for an "Industrial Commercial" SACP designation and a concurrent IC (Industrial Commercial) zone permit uses on the subject property that will accommodate the projected fastest growing employment sector. The optimal use of the land is enhanced by siting buildings, internal transportation, and landscaping is such a way as to maximize the comfort and convenience for those working and using the subject property.

The City's adopted Comprehensive Plan Growth Management, Commercial, Industrial, 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.

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.

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. The applicant will be responsible for certain costs for improvements deemed to be proportional to the impacts of his development. The UGA will determine the required improvements.

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.

The public is benefitted by creating a well-located parcel of industrial commercial land and a residential development; it will increase the City and State tax base; it will enable the region to respond to a need for employment opportunities and family-wage jobs; will provide for a combination of uses such as light manufacturing, office, retail and service uses; will facilitate the construction of infrastructure improvements; be an attractive and efficient development; will identify and mitigate any hazards areas in reasonable and a responsible manner.

The rezoning addresses planning issues such as use, adequate parking, open space, access, internal circulation, public facilities, topography, drainage, and access. The developer has some leeway to address mixed uses, building placement, driveways, and parking further along at the building permit stage. Site constraints such as configuration, frontage and topography are always taken into consideration for lot layout and access. Enhanced vehicular and pedestrian circulation is critical to City as well as the applicant.

In summary, by establishing a use that is consistent with the future economic and industrial/commercial needs, and by providing a logical transition from developing uses to future employment uses, the proposed change benefits the public.

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 in order to allow the site to be developed with uses allowed within the IC zone.

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

(1) A quasi-judicial zone change shall be granted if all of 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.**

The intent and purpose of a zone change is described in Section 265.001. 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 zoning pattern cannot remain static. The zone change review process is established as a means of reviewing proposals and determining when they are appropriate.

The subject property is currently zoned PH but is underdeveloped, due to the zoning.

This zone change is requested in order to allow use of the site that will expand the types of uses for which the site can be developed. The proposed IC zone will implement the requested "Industrial Commercial" SACP map designation.

Applicant Response to (A)(iii): The proposed zone change fits the development pattern of the vicinity. The surrounding properties within the City of Salem are zoned EC (Employment Center), PH (Public Health), and PE (Public and Private Education) and are all developed with industrial, commercial, and public uses. All these existing uses are consistent with the allowed uses within the proposed IC zone. Therefore, the IC zone is better suited for the site.

The subject property will not only be a site that will contribute to the industrial/commercial 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 and street improvements to the existing street system.

In conclusion, there are no vacant sites for the zone in this area. There are no appropriately designated alternative sites within the vicinity for the proposed use that are currently vacant.

Therefore, the proposal satisfies this criterion has been met.



The character of the neighborhood in the vicinity of the subject property is changing. This is evidenced by the current land uses.

This area is a changing area with properties changing to industrial/commercial. The PH zone is an underutilized zone in this area of City of Salem. Rezoning the subject property will allow the developer to develop the site with permitted residential uses, commercial, and industrial uses. All of the uses are consistent with the surrounding neighborhood.

Therefore, the rezoning of the site will be consistent with the existing and future uses within this neighborhood. The residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area. While providing commercial uses to service the surrounding residential areas.

The development will also meet design standards that are consistent with and enhance the character neighborhood.

(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): This criterion has been addressed above under 64.035(e)(2)(D). The proposal is to change the zoning for approximately 15 acres from PH (Public and Private Health Services) to IC (Industrial Commercial) and to change the Comprehensive Plan map designation from "Community Services-Government" to "Industrial Commercial".

The SACP Goal for "Commercial Development" is "To maintain and promote the Salem urban area as a commercial center for the Marion-Polk".

The SACP Goal for "Industrial Development" is "To encourage and promote industrial development which strengthens the economic base of the community and minimizes air and water pollution."

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 proposal complies with these “Residential”, “Commercial” and “Industrial” Goals of the SACP by creating an area that promotes the potential for industrial, commercial and residential services which strengthens the economic base by providing employment, goods and services, and a needed housing type. The proposed re-designation and concurrent re-zoning will result in a coordinated Comprehensive Plan designation and zoning district as is required by the Plan and Code Coordination Policy. The proposal is therefore, consistent with this policy and necessary to assure conformance between the SACP and the underlying zoning district.

The General Development policies are met because the land use decision is consistent with the State Land Use Goals. The EOA provides a detailed look at economic growth areas and projects that the service sector is projected to growth. The proposal for an “Industrial Commercial” SACP designation and a concurrent IC (Industrial Commercial) zone permit uses on the subject property that will accommodate the projected fastest growing employment sector. The optimal use of the land is enhanced by siting buildings, internal transportation, and landscaping is such a way as to maximize the comfort and convenience for those working and using the subject property.

The Needed Housing Analysis provides a look at the types of needed housing within the City of Salem, to meet State wide goals. As outlined above, multi-family housing is needed. Therefore, the rezoning would allow the site to potentially be developed with residential housing, which would help promote a higher density of housing on the site, while meeting the housing needs of the City of Salem.

The proposal meets the Economic Development Goal to strengthen the economic base of the Salem area by creating an opportunity for jobs and economic growth. This proposal will allow a development that will add to the employment opportunities of the Salem area in a sector with the highest predicted rate of growth. It is not an expansion of an existing industrial enterprise; rather it is the establishment of a development on a property where no activity is currently taking place despite being within the City limits and adjacent to major streets.

Therefore, the proposal complies with the applicable goals and policies of the Salem Area Comprehensive Plan. The Plan recognizes the need to remain responsive to changing and evolving land demands within the context of Plan policies and implementing measures. As documented in the applicant's statements above, the proposal is consistent with the Goals and Policies of the SACP. Considering the facts, evidence and reasons presented the proposed Comprehensive Plan Map change conforms to all applicable local and Statewide Planning Goals.

(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): 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, published in the newspaper, 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 Comprehensive Plan Change criteria, the zone change considerations is part of this review. Facts and evidence have been provided that support and justify the proposed Comprehensive Plan Change and zone change. 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 the City's December 28, 2017, preapplication letter, there are no mapped wetlands on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will be applied at the time of development and will ensure compliance with Goal 5.

The City's preapplication letter indicated that there are landslide risks on the subject property. A geological assessment may be required for prior to development of the site.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions that enable him to explore potential redevelopment. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout. Supplemental photographs of the site have been included with the land use application.

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 via their December 28, 2017, preapplication conference letter to the applicant. The City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality prior to release. 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, Aumsville Highway and Joseph Street. These are the major traffic routes in the area. Joseph Street which is designated as local street and Aumsville Hwy which is designated as a minor arterial in the STSP. The proposal itself will not create a significant air quality impact because no development is planned at the present time. Also, part of the traffic generated by commercial and industrial uses on the site will be in place of traffic that would otherwise have to travel to similar services located elsewhere, and at greater distance; therefore any impact to air quality is expected to be relocated and not compounded.

The site is mostly vacant. There are no identified significant natural resources on the site. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. The land is currently zoned PH with a CSG (Community Services-Government), which allows heavier impact uses than the proposed IC zone does. 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 7- Areas Subject to Natural Hazards

The City's adopted Comprehensive Plan Physical Development Goal and Policies implements the Statewide Natural Hazards Goal by identifying areas subject to natural hazards such as flooding. SRC Chapter 808 and 810 implement the Comprehensive Plan Goal and Policies. The City's December 12, 2017, preapplication letter indicated that there are landslide risks on the site. A Geological Assessment is not required for regulated activities at this time. A Comprehensive Plan Change/Zone Change is not a regulated activity. However, excavation, fills, construction of any building or structure for which permits in on are required is required to first obtain a permit or approval.

Chapter 810 specifies the type of information a geological assessment is required to contain.

Natural drainage and run off due to redevelopment are addressed by the public construction storm drainage plans and roof drains for building permits for individual structures as part of the site development process. Any new construction is subject to engineered building foundations.

Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Salem identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal will provide improved public pedestrian connections via hard-surfaced sidewalks that are planned to further the City's planned connections to identified park sites. The Park and Recreation Master Plan map shows Bone Steele Park located to the south and Bill Riegel Park to the north. Therefore, the proposal complies with this Goal.

Goal 9 – Economy of the State

The City's Economic, Commercial and Industrial Goals and Policies implement this Statewide Goal. The purpose of the City's Economic Development Goal is to "Strengthen the economic base of the Salem area . . ." The proposal meets this goal because it does not change the plan designation from an industrial use to a non-industrial use. The proposal is not a State-sponsored economic development project and there is no negative effect on the local, regional or statewide economy. The proposal will provide a location for commercial and industrial uses along with new opportunity for the local labor force to obtain employment. The subject property is currently underutilized and by developing the site the proposal will improve the economic viability of the location. The site is currently unproductive and returns

little value to the City because of the current PH zone. Redevelopment contributes to the economic base of the urban area, which is consistent with this Goal. The site will offer economic diversification because it will provide for the expansion of new industrial/commercial enterprises and will encourage the location of new businesses. It will provide an opportunity to encourage hiring of local unemployed, skilled and unskilled local residents.

The “Industrial Commercial” designation along with the IC zoning designation offers a broad mix of employment uses permitted in the IC zone, including agriculture, manufacturing and production, industrial service, warehouse and freight movement, and wholesale sales. Other allowed uses include commercial uses, residential uses, office uses, public utilities such as the transportation, sewer, water and storm water infrastructure. Therefore, this proposal complies with Goal 9.

Goal 10 – Housing

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

The re-designation of this site does not eliminate the ability of the site to be developed as residential because single and multi-family uses are conditional uses in the IC zone. If developed as housing, the developed housing would add to the needed housing in this area of Salem and overall. The Comprehensive Plan does project a need for residential units. The applicant’s proposal is to rezone the property to IC, which would allow the site to be developed with commercial, industrial, or residential uses. According to the Housing Needs Analysis, “Salem has a deficit of capacity in the MF designation, with a deficit of 3,283 dwelling units and a deficit of 228 gross acres of residential land. If developed as residential, the rezone would help maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

Goal 11 - Public Facilities and Services

The City’s adopted Comprehensive Plan Growth Management, Commercial, Industrial, 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.

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 site is located at the intersection of Aumsville Highway and Joseph Street. The major streets are in place due to previous development.

The subject property is located along a major transportation corridor. New street improvements will facilitate access into the site, as required by Public Works. New and improved access into any development on the subject property is required to address safety, convenience, visibility, grade, and other access issues.

The proposed map amendment will not significantly affect Joseph Street or Aumsville Highway, as these facilities are planned with functional classifications and performance standards to accommodate the vehicle trip generation for a designated "arterial" and "local street". The applicant's Transportation Planning Rule analysis dated January 18, 2018, will address this goal because it addresses if a "significant affect" is identified and what the mitigation should be.

Goal 13 - Energy Conservation

The City's adopted Comprehensive Plan General Development, Urban Growth, Growth Management, Commercial, Industrial and Transportation Goal and Policies implements the Statewide Energy Conservation Goal by encouraging conservation practices, alternative sources of energy and efficient use of energy. The site is located within the City limits and within proximity to City facilities which can be extended to serve any new development.

Development of the vacant site continues to provide for the orderly and economic extension of public facilities and services and thus is economically provided. The existing transportation network surrounding the subject property is in place. The transportation system provides efficient and convenient linkages for both motorized and non-motorized forms of transportation. Up-to-date building construction codes provide for energy-saving devices and conservation for any new structures. The Comprehensive plan identifies the need for public education, incentive and enforcement programs that encourage lower and alternative energy consumption costs.

New construction provides the opportunity to provide improved construction and building techniques which improves and conserves energy uses of the new building.

Goal 14 – Urbanization

The City's adopted Comprehensive Plan Urban Growth Management Goal and Policies implements the Statewide Urbanization Goal and primarily addresses residential development within the City and UGB. The subject property is within the City and the UGB and is located in an urbanizing area of the city. The Comprehensive Plan Change/Zone Change advance the SACP by facilitating productive use of the site which is mostly underused. Since infrastructure is needed to serve development, the change in Plan designation will call for the extension of new sewer and water mains and construction of upgraded facilities. These can only happen by increasing the opportunity for development to pay for these infrastructure improvements which are appropriate for an urbanizing area.

The subject property is within a developing area of the City and outside the urban service area. The applicant has applied for a UGA permit. Specific development triggers specific facilities that are required to be connected to existing systems for looped service.

(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 PH to IC. The subject property is currently zoned PH (Public and Private Health Services).

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 subject property is located along a major transportation corridor. New street improvements will facilitate access into the site, as required by Public Works. New and improved access into any development on the subject property is required to address safety, convenience, visibility, grade, and other access issues.

The proposed map amendment will not significantly affect Joseph Street or Aumsville Highway, as these facilities are planned with functional classifications and performance standards to accommodate the vehicle trip generation for a designated "arterial" and "local street". The applicant's Transportation Planning Rule analysis dated January 18, 2018, will address this goal because it addresses if a "significant affect" is identified and what the mitigation should be.

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.

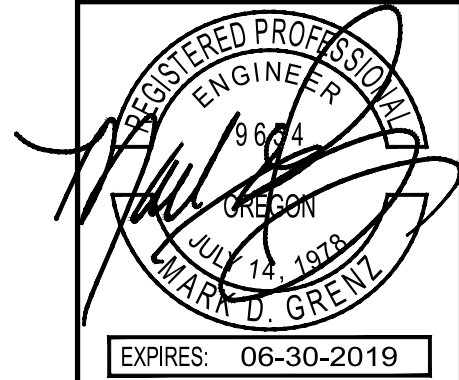
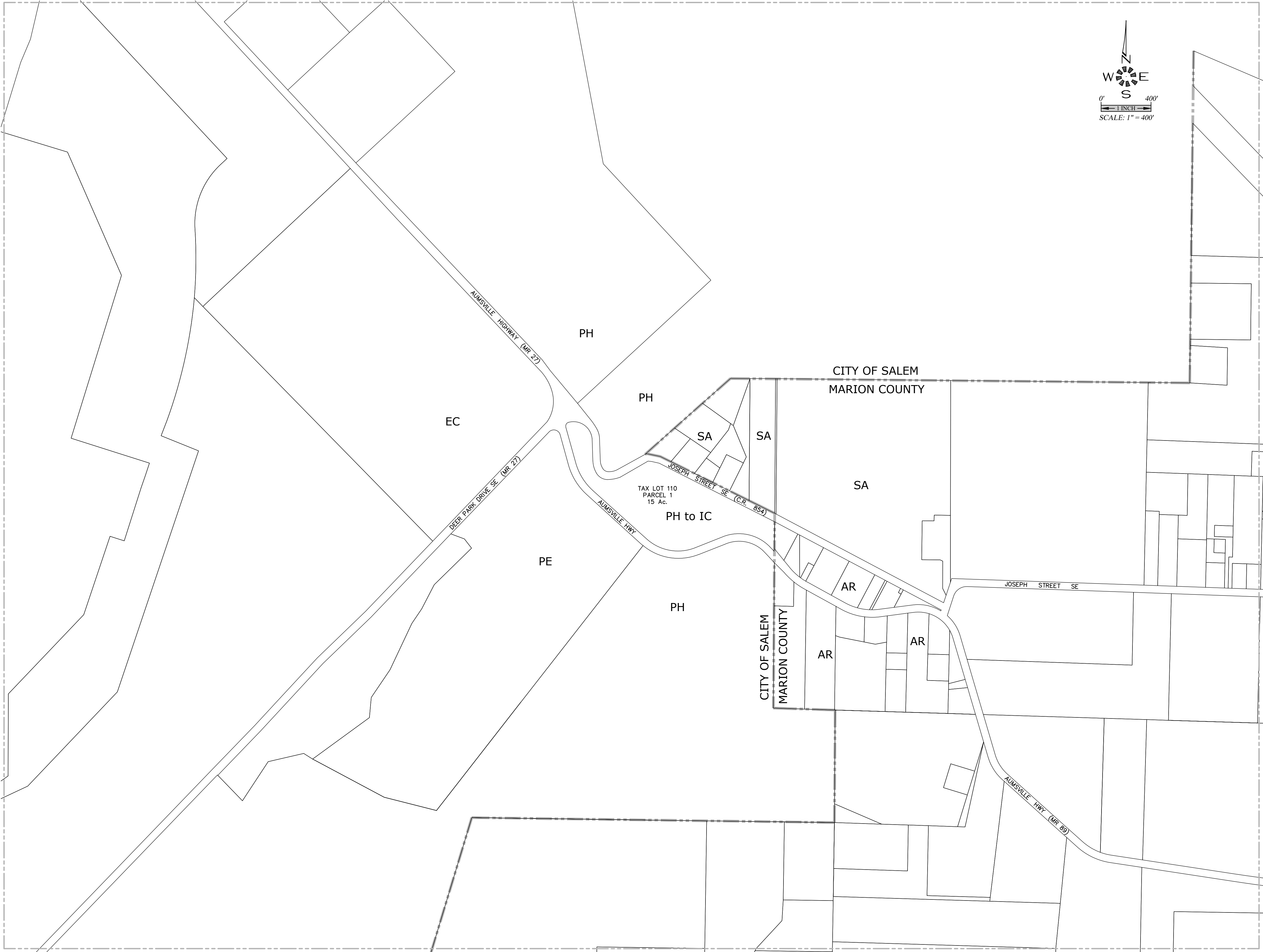
Applicant Response to (G): The Subject Property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed in the IC zone.

Therefore, this criteria has been met.

CONCLUSION

We believe that requested 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 "Industrial Commercial" land use designation and corresponding IC (Industrial Commercial) zoning designation is appropriate for the subject property.

We believe that 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 proceeding 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.



6591 ZONE.dwg / PLOT: 1 ZONE
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JAN. 2018
Scale: AS SHOWN
As-Built:

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JOSEPH STREET
PROPERTY

ZONE CHANGE /
COMPREHENSIVE
PLAN CHANGE

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
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JOB # 6591

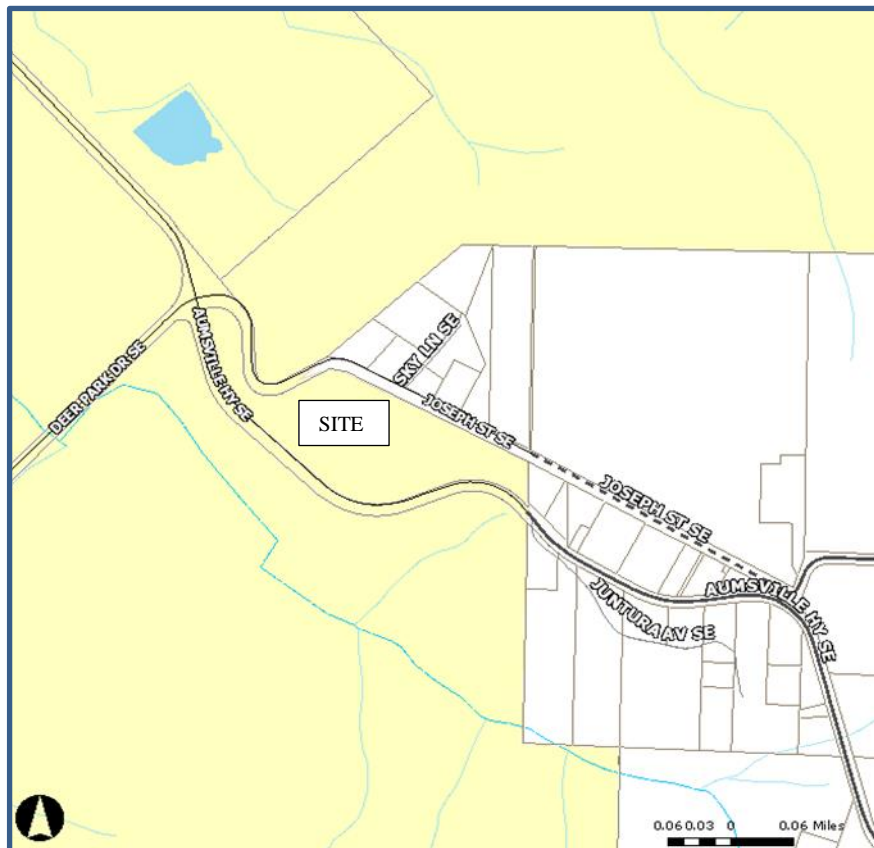
Joseph Street: UGA

BACKGROUND/PROPOSAL

The site is located on the south side of Joseph Street and on the north side of Aumsville Hwy (082W08/Tax Lot 110), and addressed as 4195 Aumsville Highway SE. The proposal is to change the zoning for approximately 15 acres from PH (Public and Private Health Services) to IC (Industrial Commercial) and to change the Comprehensive Plan map designation from “Community Services-Government” to “Industrial Commercial”.

The City held a preapplication conference with the applicant on December 28, 2017, for the purpose of discussing development of the subject property (Pre-application No. 17-115).

The area is located within the boundaries of the Southeast Mill Creek Association (SEMCA) neighborhood planning organization. SEMCA does not have an adopted neighborhood plan at this time. Therefore, a neighborhood plan change is not required with the proposed Comprehensive Plan Change/Zone Change (CPC/ZC).



EXISTING SITE CONDITIONS

The site consists of Tax Lot 110 totaling approximately 15 acres in size. The property has street frontage on Joseph Street to the north/northeast and Aumsville Highway to the south/southwest of the site. Access to and from the site will be taken from Joseph Street. The site is underdeveloped and the applicant has applied for a UGA permit to determine some improvements that will be required with the development of the site.

There are trees located on the site. The trees will be taken into consideration prior to development of the site. A tree conservation plan and/or tree inventory is not required at this time.



Site Plan:

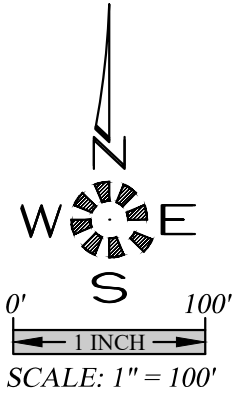
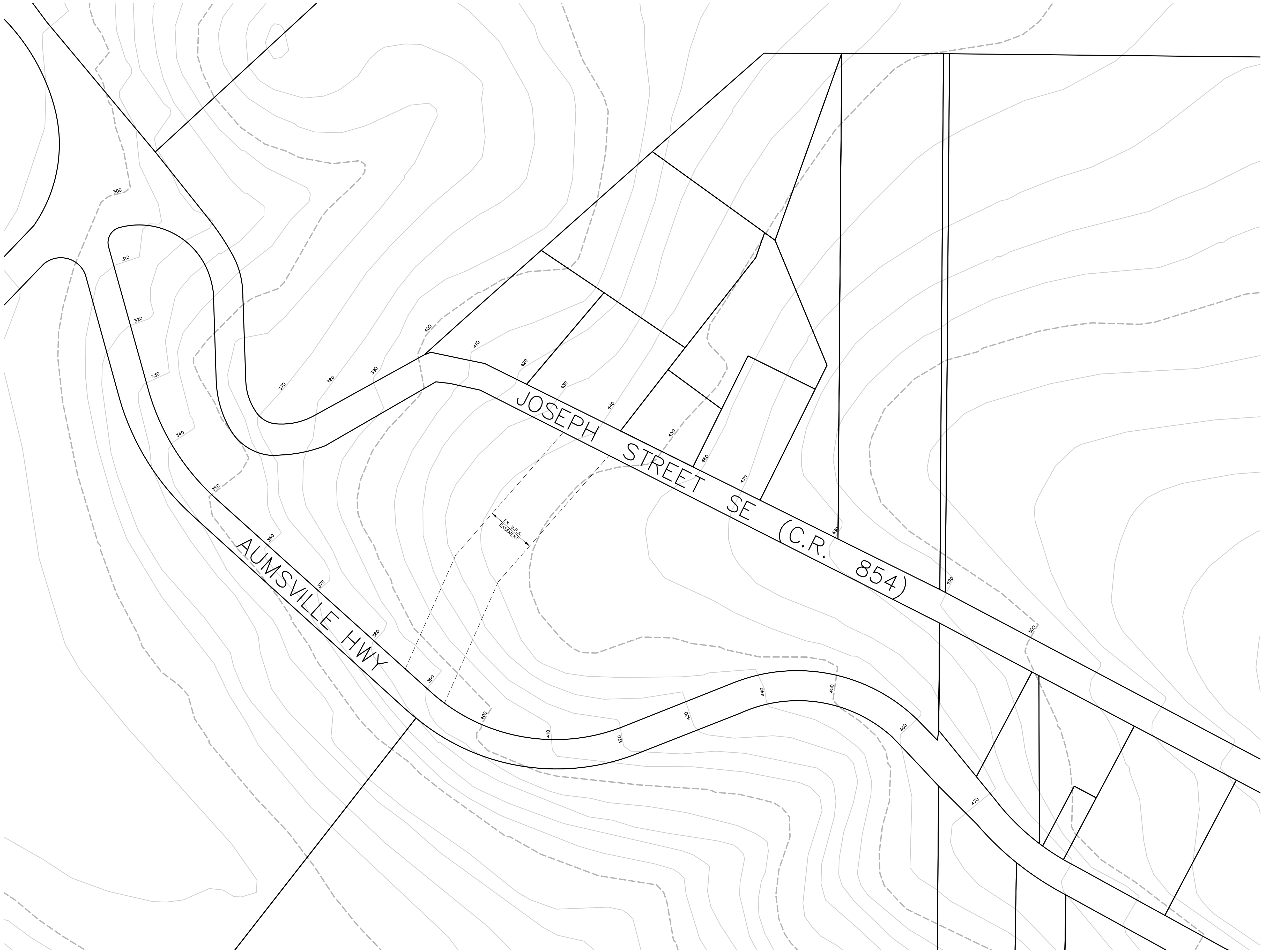
A site plan is not required as part of a Comprehensive Plan Change/Zone Change application. The proposal is for uses permitted in the IC zone. Parking, landscaping and general site improvements will occur at the time of development to minimum code standards.

Vicinity Information:

The site is located within the City limits and the Urban Growth Boundary. The subject property is located outside the Urban Service Area. The vicinity map is attached. The surrounding land uses within the vicinity are zoned as follows:

<u>North/Northeast:</u>	Across Joseph Street, PH (Public and Private Health Services, Marion County SA (Special Agriculture)
<u>South/Southwest:</u>	Across Aumsville Highway, PE (Public and Private Education Services), PH (Public and Private Health Services)
<u>East:</u>	Marion County AR (Acreage Residential)

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EXISTING CONDITIONS PLAN

JOSEPH STREET PROPERTY

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6591ZONE.dwg/PLOT:1 XCOND
Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: APR. 2018
Scale: AS SHOWN
As-Built:



JOB # 6591



MEMO

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: June 11, 2018

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
CPC-ZC-UGA 18-04 (18-106236-LD)
4195 AUMSVILLE HIGHWAY SE
PROPOSED MIXED USE AND POSSIBLE MULTI-FAMILY

PROPOSAL

An application to change the Comprehensive Plan Map designation and zoning from "Community Services-Government" with PH (Public and Private Health Services) zoning to "Industrial-Commercial" with IC (Industrial Commercial) zoning and an Urban Growth Preliminary Declaration to determine the public facilities required to serve the subject property. The subject property is approximately 15 acres in size, zoned PH (Public and Private Health Services) and located at 4195 Aumsville Highway SE (Marion County Assessor Map and Tax Lot Number 082W0800110).

RECOMMENDED CONDITIONS FOR CPC/ZC

1. Transportation impacts from the 15-acre site shall be limited to a maximum total of 5,948 vehicle trips per day.

RECOMMENDED CONDITIONS FOR UG PRELIMINARY DECLARATION

1. Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Aumsville Highway SE.
2. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Joseph Street SE.
3. Along the entire frontage of Aumsville Highway SE, construct a three-quarter street improvement to Minor Arterial standards of 23 feet from centerline on the development side and 12 feet wide on the opposite side.
4. Along the entire frontage of Joseph Street SE, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12 feet wide on the opposite side.

5. Construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property. The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.
6. Construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:
 - a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
 - b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
 - c. Construct S-2 main(s) from the pump station to the subject property; and
 - d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to PWDS.
7. As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:
 - a. Convey or acquire 2 acres of property for dedication of neighborhood park facility NP-41, NP-44, or equivalent; or
 - b. Pay a temporary access fee of \$72,450 pursuant to SRC 200.080(a).

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 15-acre site to 5,948 vehicle trips per day.

Streets

1. Aumsville Highway SE

- a. Existing Conditions—This street has an approximate 48-foot improvement for approximately 350 feet from the intersection with Joseph Street SE prior to tapering to a 20-foot turnpike improvement within a 64-foot-wide right-of-way for approximately 1,200 feet until an elevation of approximately 390, then the right-of-way reduces to 60-foot-wide abutting the subject property.
- b. Standard—This street is designated as a Minor Arterial street in the *Salem Transportation System Plan*. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

2. Joseph Street SE

- a. Existing Conditions—This street has a varying width improvement with approximately 215 feet of 34-foot-wide improvement prior to tapering to a 20-foot turnpike improvement within a 60-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is designated as a Local street in the *Salem Transportation System Plan* and approximately 1,130 feet of it is under the jurisdiction of Marion County. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

Storm Drainage

1. Existing Condition

- a. The subject property is within the Mill Creek Drainage Basin.

Water

1. Existing Conditions

- a. The subject property is located in the S-1, T, and T+ water service levels.
- b. A 12-inch S-1 water line is located in Aumsville Highway SE and Deer Park Drive SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- c. No T or T+ water mains are currently available to serve the proposed development.

Sanitary Sewer

1. Existing Sewer

- a. The nearest adequate linking facility appears to be an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

Parks

The Comprehensive Parks System Master Plan shows that future Neighborhood Parks (NP 41 and NP 44) are planned near the subject property. No existing parks facilities are available within ½ mile of the subject property.

CRITERIA AND FINDINGS

PRELIMINARY DECLARATION FOR URBAN GROWTH AREA PERMIT

SRC 200.055—Standards for Street Improvements

Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

No linking street improvements are required at this time because the subject property is adjacent to an adequate linking street. However, Boundary street improvements are required along Aumsville Highway SE and Joseph Street SE in order to meet the minimum street improvement requirements of SRC 200.055 and SRC 803.040.

SRC 200.060—Standards for Sewer Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property. The applicant shall construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. This shall include trunk sewers that are oversized to provide

capacity for upstream development (PWDS Sewer Division 003).

SRC 200.065—Standards for Storm Drainage Improvements

Findings: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a). By complying with the flow control and water quality requirements of SRC Chapter 71, the applicant shall meet the requirements of this chapter.

SRC 200.070—Standards for Water Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

No existing S-2 facilities are available to serve the proposed development. The applicant shall construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:

- a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
- b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
- c. Construct S-2 main(s) from the pump station to the subject property; and
- d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to PWDS.

SRC 200.075—Standards for Park Sites

Findings: The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Parks System Master Plan.

The Comprehensive Parks System Master Plan shows that future Neighborhood Parks (NP 41 and NP 44) are planned near the subject property. Given the zoning and

allowed uses in the vicinity of the subject property, the Master Plan may allow a separate, smaller park be acquired to serve the proposed development. The minimum neighborhood park size is 2 acres; therefore, the applicant shall acquire and convey a 2-acre property for dedication of neighborhood park facility NP-41, NP-44, or equivalent based on sizing established in the Master Plan.

In lieu of acquiring and conveying park land pursuant to SRC 200.075, the applicant has the option of paying a temporary access fee pursuant to SRC 200.080(a). The temporary access fee is a reasonable alternative to conveyance of park land from within the subject property because the topography and location of the subject property is not desirable for a neighborhood park. The temporary access fee amount is \$72,450 based on the following analysis:

- Acquisition and development of 2-acre parks are estimated to cost a total of \$663,200 according to Table E-1 of the Master Plan. City staff estimates that acquisition costs account for approximately 40 percent of the total cost, or \$265,280.
- The park size shall be 2.25 acres per 1,000 population (SRC 200.075(b))
- Single-family residential development density is 6.3 dwelling units per net acre (Table 5 of draft *Salem Housing Needs Analysis* dated December 2014).
- According to the U.S. Census, the average household size in Salem in 2010 was 2.55 people (p16 of draft *Salem Housing Needs Analysis* dated December 2014).
- The park service area is 55 acres based on a 2-acre park divided by 2.25 acres of park size per 1,000 population divided by 6.3 dwellings per acre divided by 2.55 people per dwelling.
- The proportional share of the park acquisition is \$4,830 per acre based on \$265,280 in acquisition costs divided by 55 acres of park service area.
- The temporary access fee is \$72,450 based on \$4,830 per acre multiplied by the 15-acre parcel.

COMPREHENSIVE PLAN CHANGE/ZONE CHANGE

Criteria: 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 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 by limiting the total number of vehicle trips to the reasonable worst case of 5,948 trips in the original comprehensive plan designation.

Criteria: 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: The subject property is capable of being served through extension of City infrastructure as described in the findings for the Preliminary Declaration.

Prepared by: Jennifer Scott, Project Coordinator
cc: File

Date: January 18, 2018
 To: Brandie Dalton, Planner, MultiTech Engineering Services
 From: Karl Birky, PE, PTOE
 Re: TPR Analysis for Joseph St Site, Salem, OR



Ms Dalton:

This letter addresses Transportation Planning Rule aspects of your request to the City of Salem to change the Comprehensive Plan map designation and the zoning for Tax Lot 110 of Tax Map 8S2W08. The parcel is zoned Public Health (PH) and is designated Public on the Comprehensive Plan map. Your request to the City of Salem is to change the zoning to Industrial Commercial (IC) and the Comprehensive Plan map designation to Industrial Commercial (IC). The site is on the south side of Joseph St, southeast of the intersection of Aumsville Hwy at Deer Park Dr in Salem.

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 and 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 change can be allowed if there is no "significant" effect on the transportation system.

The parcel is 15 acres in size or 653.4 ksf. This study will assume 30% of the site can be covered with buildings (196 ksf) and will compare development using the existing zoning to development using the proposed development. Table 1 identifies high trip generating uses that could be developed on the site using the existing zoning.

ITE #	Use	AM rate	PM rate	ADT	Area(ksf)	AM Trips	PM trips	ADT
565	Day Care	12.18	12.34	74.06	4	49	49	296
620	Nursing Home	0.55	0.74	7.6	77	42	57	585
720	Medical/Dental Office	2.39	3.57	36.13	100	239	357	3613
881	Pharmacy W Drive Thru	3.45	9.91	96.91	15	52	149	1454
Total					196	382	612	5948

Table 1 - Potential Trip Generation using existing zoning

Industrial commercial uses on the site would generate fewer trips than other allowed uses in the IC zone. Potential high trip generating uses allowed in the IC zone are identified in Table 2 in this study to compare trip generating potential on the site.

ITE #	Use	AM rate	PM rate	ADT	Area(ksf)	AM Trips	PM trips	ADT
710	Gen Office	1.56	1.49	11.03	137	214	204	1511
720	Medical/Dental Office	2.39	3.57	36.13	45	108	161	1626
912	Drive In Bank	12.08	24.3	148.15	4	48	97	593
932	High Turnover Rest	10.81	9.85	127.15	7	76	69	890
934	Fast Food w Drive Thru	45.42	32.65	496.12	3	136	98	1488
	Total				196	582	629	6108

Table 2 - Potential Trip Generation using proposed zoning

Trip generation rate assumptions were found in the Institute of Transportation Engineers - Trip Generation Manual (9th Edition). It is noted the site is not large enough to locate a hospital.

It is my opinion that the requested zoning and comprehensive plan map amendment can be approved from a traffic engineering perspective without "significantly affecting" (5948 trips vs 6108 trips) the transportation system. If there is any additional information you or the City would like or find helpful, please do not hesitate to request it. I can be reached at 503-364-5066.

Regards,

Karl Birky, PE, PTOE
Associated Transportation Engineering & Planning, Inc.