

RECOMMENDATION:

Conduct first reading of Ordinance Bill No. 4-17 changing the Comprehensive Plan Map designation from Single Family Residential to Multi-Family Residential and changing the Neighborhood Plan Map designation from Single Family to Multi-Family for a 1.28-acre property located at 4220, 4230, and 4240 Sunnyview Road NE and proceed to second reading.

SUMMARY AND BACKGROUND:

On January 10, 2017, the Planning Commission adopted Resolution 17-02 initiating this comprehensive plan change, neighborhood plan change, and zone change request.

Pursuant to ORS 197.010(1), an amendment to the Comprehensive Plan Map must be approved by the City Council. Previously, the Salem Planning Commission made the determination for approval of a Comprehensive Plan Map change. However, in light of a recent decision by the Land Use Board of Appeals (LUBA) *Housing Land Advocates v. City of Happy Valley LUBA No. 2016-031*, in which LUBA concluded that a Comprehensive Plan Map Change must be adopted by a local government's governing body, the City of Salem has adjusted the policy to be consistent with State Law.

Therefore, the Planning Commission is forwarding its recommendation for approval of the proposed Comprehensive Plan Map Change and the corresponding Neighborhood Plan Map Change to the City Council (Attachment 2). The Planning Commission has approved the proposed Zone Change, subject to the City Council's approval of the proposed Comprehensive Plan Map and Neighborhood Plan Map Changes.

FACTS AND FINDINGS:

On March 7, 2017 the Planning Commission held a public hearing on the consolidated application, deliberated and approved the requested Zone Change application and moved to forward a favorable recommendation to the City Council on the Comprehensive Plan Map Change and Neighborhood Plan Map Change. The facts and findings supporting the Comprehensive Plan Map Change and Neighborhood Plan Map change can be found as Exhibit 1 to Ordinance No. 4-17 (Attachment 4).

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Attachments:

1. Vicinity Map
2. Planning Commission Recommendation
3. Ordinance No. 4-17
4. Ordinance No. 4-17, Exhibit 1
5. Ordinance No. 4-17, Exhibit 2