



Staff Report

File #: 23-484
Version: 1

Date: 12/11/2023
Item #: 3.2c.

TO: Mayor and City Council
THROUGH: Keith Stahley, City Manager
FROM: Kristin Retherford, Community and Urban Development Director

SUBJECT:

Consideration of a land use fee reduction request for 650 15th St SE.

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SESNA
Result Area(s): Good Governance; Welcoming and Livable Community

SUMMARY:

Consideration of a request for a fifty percent reduction in the land use fee for a Comprehensive Plan Change and Zone Change for 650 15th St SE.

ISSUE:

Shall City Council adopt Resolution No. 2023-34, authorizing a fifty percent fee reduction for a Comprehensive Plan Change and Zone Change for 650 15th St SE?

RECOMMENDATION:

Adopt Resolution No. 2023-34, authorizing a fifty percent fee reduction for a Comprehensive Plan Change and Zone Change for 650 15th St SE?

FACTS AND FINDINGS:

1. The property owner, Robert Bolt, has requested, through his representative, Britany Randall of Brand Land Use, a fee waiver or reduction for a land use application for a Comprehensive Plan Change and Zone Change for property located at 650 15th St SE (Marion County Map and Tax Lot Number 073W26CD04900) (Attachment 1).

2. The subject property is currently designated as Multi-Family Residential in the Comprehensive Plan Map and zoned RM-II (Multiple Family Residential). The property was redesignated and rezoned through the *Our Salem* project. (Attachment 2).
3. The property was previously designated Industrial and zoned IG (General Industrial). The applicant is requesting the property be zoned back to the previous IG zoning. The current owner has provided information that there is a DEQ restriction on the property, prohibiting residential use of the property. Staff is supportive of a zone change to a non-residential zone.
4. The current owner purchased the property on November 30, 2022; *Our Salem* was effective on August 22, 2022. The owner's broker indicated they were unaware of the current zoning when the property was purchased.
5. Staff provided notice of the proposed zone changes to the previous owner in July and August of 2020 including invitations to informational meetings for property owners. Staff also provided required notice to the property owner of the public hearing process in February of 2022. The property owner did not contact staff or participate in the hearing process. The DEQ restriction was not provided to staff during the *Our Salem* process.
6. The property owner has submitted a land use application (23- 122305 PLN) and paid the land use application fees. The total fee is \$13,314; a fifty percent reduction would refund \$6,657 to the applicant.
7. Land use fees are adopted by resolution by City Council as part of the Master Fee Schedule. There is not a formal process for requesting a land use fee waiver or reduction. The applicant is asking that the entire fee be waived or significantly reduced. Staff does not recommend anything beyond a fifty percent reduction.

Council Options:

1. Approve the request and waive fifty percent of the fee;
2. Waive a different percentage of the fee;
3. Deny the request.

BACKGROUND:

The Planning Division fees are set with the goal of achieving cost recovery for the current planning operations of the division. Cost recovery is not on target to be achieved this year. No fee waivers or reductions have been approved in the last decade.

Lisa Anderson-Ogilvie, AICP

Deputy Director Community and Urban Development

Attachments:

1. Vicinity Map
2. Zoning Map
3. Resolution 2023-34