



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

04/11/2011

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment  
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, April 27, 2011

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Bryan Colbourne, City of Salem  
Gloria Gardiner, DLCD Urban Planning Specialist  
Steve Oulman, DLCD Regional Representative  
Thomas Hogue, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

DEPT OF  
APR 06 2011  
LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: **City of Salem**

Local file number: **CPC-ZC11-01**

Date of Adoption: **3/15/2011**

Date Mailed: **4/1/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 1/28/2011

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

To change the Salem Area Comprehensive Plan Map designation from "Industrial" to "Industrial Commercial" and the zone district from IG (General Industrial) to IC (Industrial Commercial) for property approximately 14.6 acres in size and located at 1750-1800 McGilchrist Street SE (Marion County Assessor's Map and Tax Lot Number 073W35CA 600, 700, 701, and a portion of 500).

Does the Adoption differ from proposal? Please select one

No.

Plan Map Changed from: **"Industrial"**

to: **"Industrial Commercial"**

Zone Map Changed from: **IG (General Industrial)**

to: **IC (Industrial Commercial)**

Location: **1750-1800 McGilchrist St SE**

Acres Involved: **14.6**

Specify Density: Previous:

New:

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD File No. 001-11 (18694) [16590]

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**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

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**Local Contact: Bryan Colbourne, Planner III**

**Address: 555 Liberty St SE, Rm 305**

**City: Salem**

**Zip: 97301-**

**Phone: (503) 588-6173      Extension: 7463**

**Fax Number: 503-588-6005**

**E-mail Address: bcolbourne@cityofsalem.net**

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



RESOLUTION NO.: PC 11-2 – REVISED

COMPREHENSIVE PLAN CHANGE / ZONE CHANGE NO. CPC-ZC11-01

WHEREAS, a petition for a Comprehensive Plan change from "Industrial" to "Industrial Commercial" and zone change from IG (General Industrial) to IC (Industrial Commercial) for property located at 1750-1800 McGilchrist Street SE was filed by ~~Dr. Reid Amborn~~ **Jeff Tross for Walling Properties, LLC (Jerry H. Walling and Michael Walling) and SEW, LLC (Jerry H. Walling and Michael Walling)** with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed changes was held before the Planning Commission on March 15, 2011, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated March 15, 2011, herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

- (a) The proposed Comprehensive Plan change in this matter from "Industrial" to "Industrial Commercial" be GRANTED;
- (b) The zone change from IG (General Industrial) to IC (Industrial Commercial) for the above defined area be GRANTED, subject to the following conditions:

**Condition 1** At the time of development review for any proposed use on the subject property, the proposed development's average daily trips shall be calculated pursuant to the then current Institute of Transportation Engineers (ITE) Trip Generation Manual. Traffic impacts from future development on the subject property shall be limited to a maximum of 5,175 average daily trips generated by the proposed use or uses.

ADOPTED by the Planning Commission this 15th day of March, 2011.

  
\_\_\_\_\_  
President, Planning Commission

The Salmon Run Industrial Park, a multi-phase industrial/business park, is planned for the site. The first phase of the development is complete, and subsequent phases are planned for the remainder of the site, which is now mostly vacant land. The proposed comprehensive plan and zoning map amendment to Industrial Commercial will facilitate a wider range of uses at the site, and is consistent with the surrounding land use pattern. The proposal is a logical change given the surrounding mix of uses and economic pattern of the area, which is transitioning from higher-impact industrial uses to a mix of office and service commercial uses, as well as industrial uses. The decision includes a condition that limits the number of daily vehicle trips generated by future uses at the site. This condition will limit the transportation impacts of the plan and zoning map change. Based on this, and based upon the facts and findings provided in the staff report and the information provided at the public hearing, the Planning Commission found that the proposal satisfies the applicable approval criteria and approved the Comprehensive Plan Change/Zone Change.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., April 1, 2011**. Any person who presented evidence or testimony at the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 64 (for Comprehensive Plan Map Amendment) and Chapter 113 (for Zone Map Amendment). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

APPEAL PERIOD ENDS: April 1, 2011

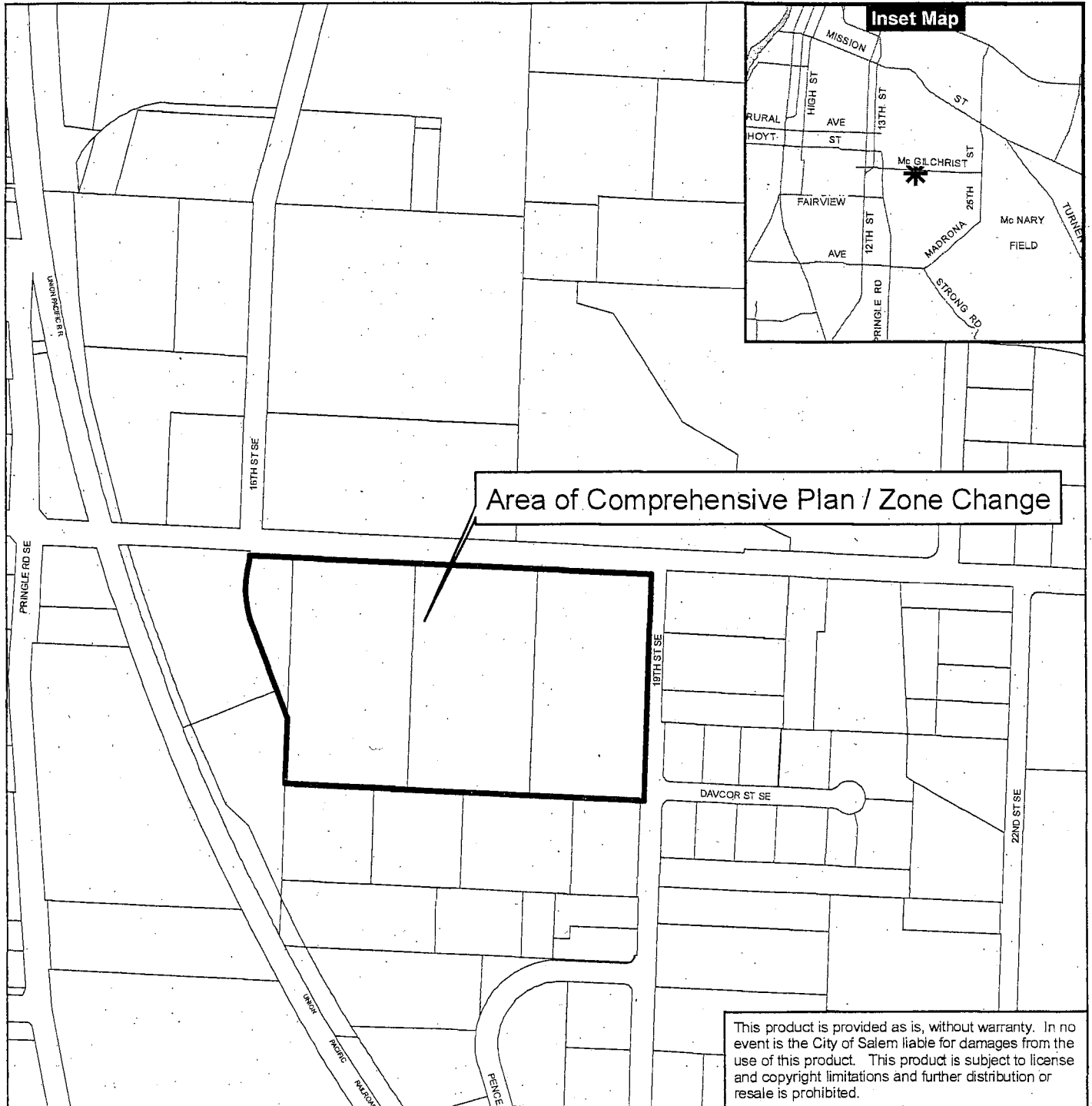
The case file and copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m.

**Planning Commission Vote:**







**6 Yes      0 No      0 Absent      1 Abstained (Levin)**

# Vicinity Map CPC/ZC11-01

1750-1800 McGilchrist Street SE



## Legend

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

0 100 200 400 Feet



CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.

velopment Department  
eal SE, Room 305  
301

*State*

DEPT OF

APR 06 2011

LAND CONSERVATION  
AND DEVELOPMENT

Dept. of Land Conservation & Dev.  
ATTN: Plan Amendment Specialist  
635 Capitol St NE, Suite 150  
Salem OR 97301-2540