



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: October 09, 2015

Jurisdiction: City of Salem

Local file no.: CPC-ZC 15-01

DLCD file no.: 007-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 10/08/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 007-15 {23999}

Received: 10/8/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Salem

Local file no.: CPC-ZC15-01

Date of adoption: 10/06/2015 Date sent: 10/8/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

 Yes: Date (use the date of last revision if a revised Form 1 was submitted): 09/01/2015 NoIs the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Chris Green, Planner II *CJG*

Phone: 503-540-2326 E-mail: cgreen@cityofsalem.net

Street address: 555 Liberty St SE, Rm 305 City: Salem Zip: 97301

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from Commercial to Industrial Commercial. 0.14 acres. A goal exception was required for this change.

Change from to . acres. A goal exception was required for this change.

Change from to . acres. A goal exception was required for this change.

Change from to . acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): .

 The subject property is entirely within an urban growth boundary The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Retail Commercial to Industrial Commercial. Acres: 0.14

Change from to . Acres:

Change from to . Acres:

Change from to . Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: . Acres added: . Acres removed:

Location of affected property (T, R, Sec., TL and address): 073W29DB03500 - 2403 Salem-Dallas Hwy NW

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Planning Commission Decision with attached Staff Report

NOTICE OF DECISION

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



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

DECISION OF THE PLANNING COMMISSION

**COMPREHENSIVE PLAN MAP AMENDMENT/ZONE CHANGE
CASE NO. CPC-ZC15-01**

APPLICATION NO.: 15-115168-ZO & 15-115169-ZO

NOTICE OF DECISION DATE: OCTOBER 7, 2015

REQUEST: A consolidated Comprehensive Plan Map Amendment and Zone Change to IC (Industrial Commercial), to allow future expansion of the self-storage complex already developed on surrounding properties. The subject property is approximately 0.14 acres in size, designated Commercial on the Plan Map, zoned CR (Retail Commercial), and located at 2403 Salem-Dallas Highway NW (Polk County Assessor's map and tax lot number: 073W29DB03500).

APPLICANT: ROLAND ISAAC

LOCATION: 2403 SALEM-DALLAS HWY NW

CRITERIA: Salem Revised Code 64.025(e)(2) and 265.005(e)

FINDINGS: The Planning Commission adopted the facts and findings in the staff report dated October 6, 2015.

DECISION: The **Planning Commission, GRANTED** Comprehensive Plan Map Amendment/Zone Change Case No. CPC-ZC15-01 as follows:

- A. That the Salem Area Comprehensive Plan (SACP) map designation change request for the subject property from Commercial to Industrial Commercial be **GRANTED**.
- B. That the zone change request for the subject portions of the property from CR (Retail Commercial) to IC (Industrial Commercial) be **GRANTED**.

VOTE:

Yes 7 No 0 Absent 2 (Blasi, Levin)


Rich Fry, President
Planning Commission

A copy of the decision is attached.

Application Deemed Complete: August 25, 2015
Public Hearing Date: October 6, 2015
Notice of Decision Mailing Date: October 7, 2015
Decision Effective Date: October 23, 2015
State Mandate Date: December 23, 2015

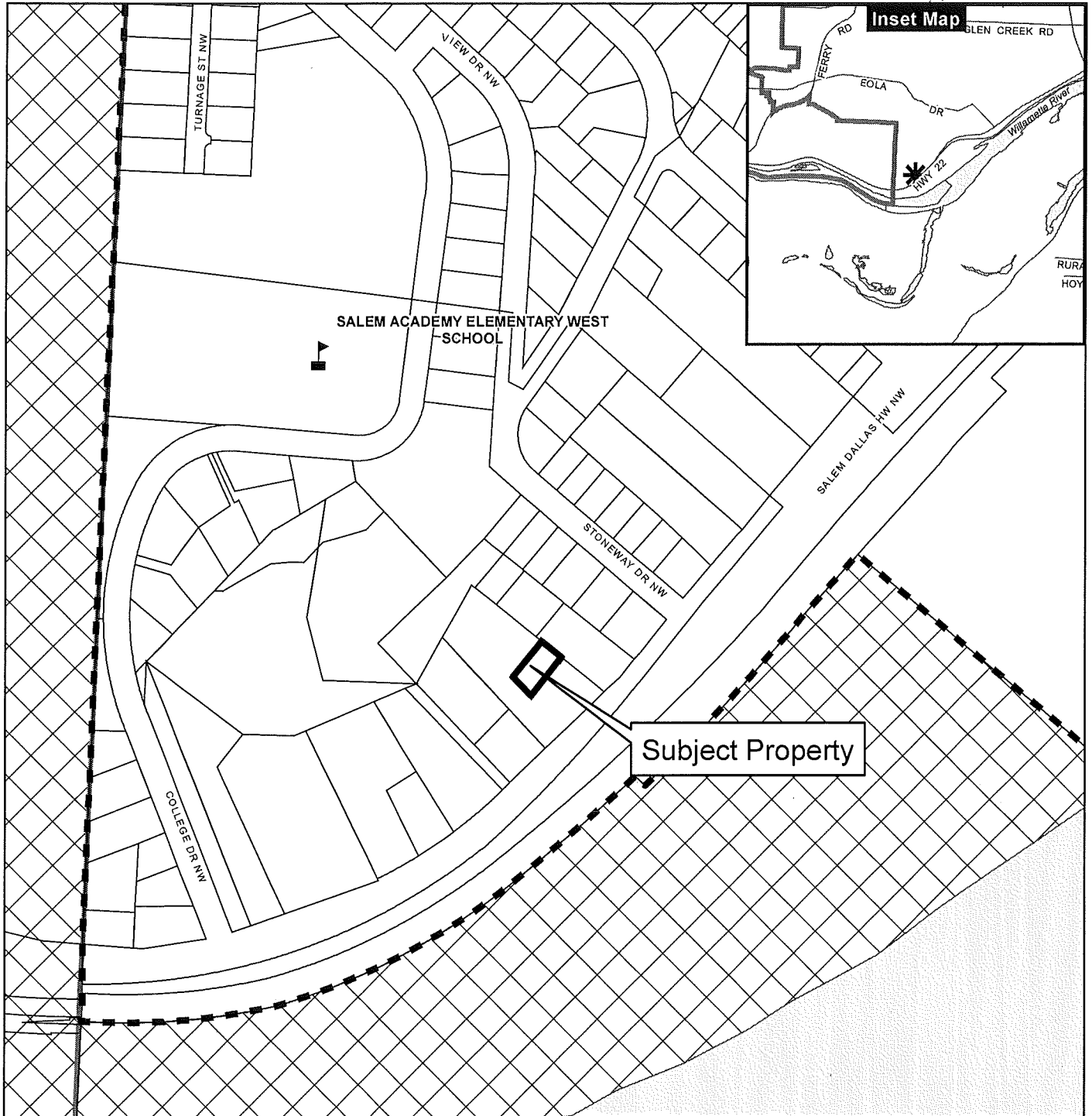
Case Manager: Chris Green, cgreen@cityofsalem.net *CJG*

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., OCTOBER 22, 2015.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapters 64 and 265. 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.

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

<http://www.cityofsalem.net/planning>

Vicinity Map 2403 Salem-Dallas Highway NW



Legend

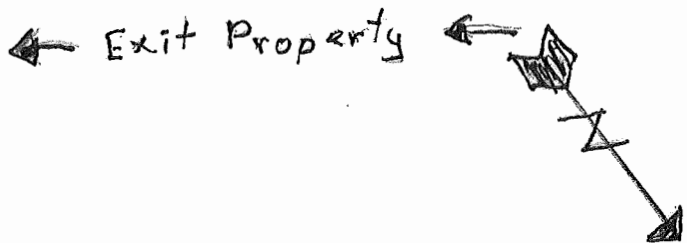
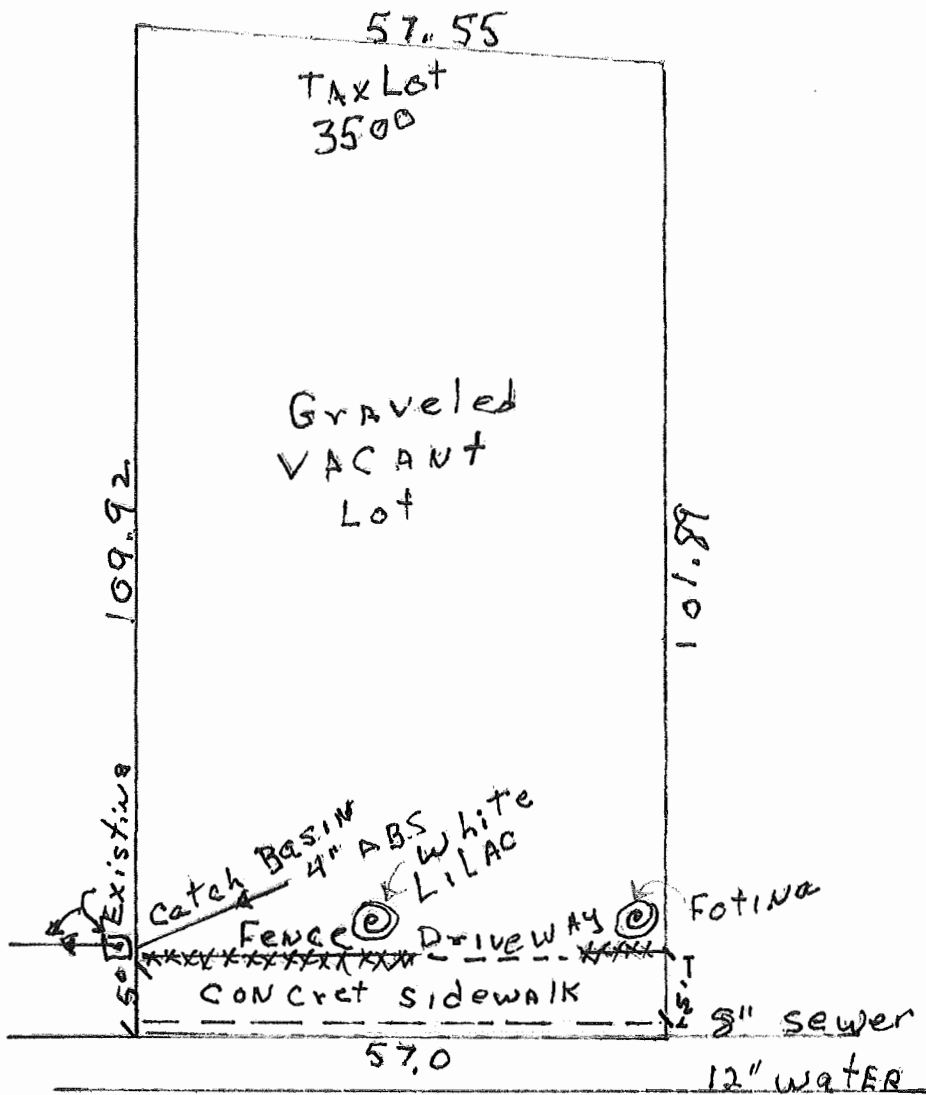
- | | | |
|-----------------------|---------------------------|-------|
| Taxlots | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District | |
| City Limits | Schools | |

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



ZONE & COMP Map Change
 ROLAND & GAIL ISAAC
 2401 DALLAS HWY N.W.
 SALEM, OR. 97304
 TAX Lot # 3500
 2403 DALLAS HWY N.W.
 SALEM, OR. 97304
 SCALE 1"=20' Lot size 6,045
 August 15, 2015

TO: Planning Commission

FROM: Lisa Anderson-Ogilvie, AICP, Planning Administrator ^{LA-O}

STAFF: Christopher Green, Planner II

HEARING DATE: October 6, 2015

APPLICATION: Comprehensive Plan/Change Zone Change 15-01

LOCATION: 2403 Salem-Dallas Highway NW

SIZE: Approximately 0.14 acres – see Attachment A

REQUEST: Comprehensive Plan Map Amendment and Zone Change to IC (Industrial Commercial), to allow future expansion of the self-storage complex already developed on surrounding properties. The subject property is approximately 0.14 acres in size, designated Commercial on the Plan Map, zoned CR (Retail Commercial), and located at 2403 Salem-Dallas Highway NW (Polk County Assessor map and tax lot number: 073W29DB03500).

APPLICANT: Roland W. Isaac and Gail Isaac

APPROVAL CRITERIA: Comprehensive Plan Amendment: Salem Revised Code, Ch. 64
Zoning Map Amendment: Salem Revised Code, Ch. 265

RECOMMENDATION: APPROVE

APPLICATION PROCESSING

Subject Application

On August 14, 2015, Roland and Gail Isaac filed an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of the subject property from Commercial to Industrial Commercial, to change the zoning from CR (Retail Commercial) to IC (Industrial Commercial), and to amend the West Salem Neighborhood Plan accordingly. The application was deemed complete for processing on August 25, 2015.

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 the Zone Change included in this consolidated application is subject to the 120-day rule. The state-mandated 120-day deadline to issue a final local decision in this case is December 23, 2015.

Public Notice

1. Notice of the proposed Comprehensive Plan Change and Zone Change was distributed to City departments and public and private service providers on September 1, 2015 (Attachment A).
2. Notice of the public hearing was mailed to the owners of all property within 250 feet of the subject property on September 16, 2015 (Attachment 1).
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 proposal to DLCD on September 1, 2015.

Background Information

The subject property consists of a single taxlot ("Tax Lot 3500") approximately 0.14 acres in size. The property was recently purchased by Roland and Gail Isaac, who own surrounding properties containing the AAA Westside Storage self-service storage complex. Other than the subject property, the remainder of the Isaacs' holding is zoned IC (Industrial Commercial) and has been developed with a self-service storage complex through a series of property acquisitions and new buildings beginning in the late 1970s. A two-story house and detached garage on the subject property were removed pursuant to a demolition permit in 2013. The property is generally flat and located at an elevation of approximately 156 feet AMSL (above mean sea level). The site contains a 67,320 square-foot building that was originally used by Overhead Door Company. In recent years the building has been used as a warehouse for a furniture company, and with other portions of the building divided into smaller tenant suites for a range of different commercial uses.

The current CR zoning limits the use of the site to primarily commercial uses, and does not permit self-service storage facilities. The applicant is requesting this rezone in order to allow for expansion of the existing self-service storage facility on surrounding properties onto Tax Lot 3500.

Summary of Requested Action

The applicant is requesting an amendment to the Salem Area Comprehensive Plan (SACP) Map to change the Comprehensive Plan Map designation of the property from Commercial to Industrial Commercial and the zone district of the property from CR (Retail Commercial) to IC (Industrial Commercial). The change would allow contiguous expansion of a commercial self-storage facility currently developed on abutting properties on all sides. The applicant's statement summarizing the request and addressing compliance with the required Comprehensive Plan Map amendment and zone change approval criteria is included as Attachment B.

Neighborhood Association Comments

The subject property is located within the West Salem Neighborhood Association (WSNA). Notification was sent to WSNA on September 16, 2015. As of the date of this staff report, neighborhood associations had not submitted written comments.

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, no comments have been received from adjoining property owners, or citizens at large.

City Department Comments

Public Works Department (Development Services and City Traffic Engineer) - The Public Works Department, Development Services Section, reviewed the proposal and submitted comments (see Attachment C)

Salem Fire Department – reviewed the proposal and indicated that they have no specific comments on this case.

Public and Private Service Provider Comments

- Salem Electric reviewed the proposal and indicated that they have no specific comments on this case.
- Oregon Department of State Lands (DSL) submitted an Offsite Wetland Determination Report noting that the county soil survey shows hydric soils on the subject property. According to the Salem Keizer Local Wetland Inventory (LWI) there are no mapped wetlands on the subject property.

Salem Area Comprehensive Plan (SACP) Designation

The Salem Area Comprehensive Plan (SACP) map designates the subject property as "Commercial." The Salem Comprehensive Policies Plan describes the intent of the Commercial designation as providing for shopping and service opportunities, including "regional shopping facilities, community and neighborhood shopping and service facilities, convenience stores, commercial offices, and specialized shopping and service facilities." Tax Lot 3700 is under common ownership and forms a u-shaped lot surrounding the subject property on the northwest, southwest, and southeast sides. Tax Lot 3704 is also under common ownership and abuts the subject property to the northeast. The Comprehensive Plan designations of surrounding properties include:

Northwest, southwest, southeast: (Tax Lot 3700) "Industrial Commercial"
Northeast: (Tax Lot 3704) "Industrial Commercial"

Relationship to the Urban Service Area

The subject property is located within the City's Urban Service Area (USA); therefore, an Urban Growth Area Development Permit is not required for development of the property.

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 is accessed via a flag lot accessway which intersects with Salem-Dallas Highway NW (Oregon Route 22) approximately 125 feet southeast of the subject property. The TSP designates Salem-Dallas Highway as a Freeway.

West Salem Neighborhood Plan: The subject property is within the West Salem Neighborhood Association (WSNA). WSNA is a City-recognized neighborhood association. WSNA has a neighborhood plan, which was adopted by the Salem City Council in 2004. The Generalized Land Use Map for the plan designates the subject property as "Commercial."

Zoning

The subject property is zoned CR (Retail Commercial). The zoning of surrounding properties is described as follows:

Northwest, southwest, and southeast: (Tax Lot 3700) – IC (Industrial Commercial)
Northeast: (Tax Lot 3704) – IC (Industrial Commercial)

Existing Site Conditions

The subject property is approximately 57 feet wide by between 101 and 109 feet deep, and is set back from Salem-Dallas Highway approximately 132 feet. A two-story house and detached garage on the subject property were removed pursuant to a demolition permit in 2013. The property is generally flat and located at an elevation of approximately 156 feet AMSL (above mean sea level). The property has existing vehicular access to Salem-Dallas Highway via a 25-foot-wide irrevocable non-exclusive roadway and utility easement over the abutting property to the northeast (Tax Lot 3704).

Circulation and Access: The property has existing vehicular access to Salem-Dallas Highway via a 25-foot-wide irrevocable non-exclusive roadway and utility easement over adjacent property to the southeast. Salem-Dallas Highway is designated as a Freeway in the Salem Transportation System Plan (TSP). Any additional necessary street improvement or right-of-way requirements will be addressed at such time that new development is proposed on the site through the Site Plan Review Process.

Trees: The City's tree preservation ordinance protects heritage trees, significant trees (*including Oregon White Oaks with a diameter-at-breast-height of 24 inches or greater*), trees and vegetation within riparian corridors, and trees on lots or parcels greater than 20,000 square feet. Because Clark Creek abuts the subject property to the north, a riparian corridor

is present on the site. The riparian corridor is measured 50 feet horizontally from the top of bank on each side of the waterway.

Any development of the subject property must comply with the tree preservation requirements of SRC Chapter 808 (Preservation of Trees and Vegetation). Pursuant to the City's tree preservation requirements, no heritage trees, significant trees, or riparian corridor trees or riparian corridor native vegetation shall be removed.

Wetlands: According to the Salem Keizer Local Wetland Inventory (LWI) there are no mapped wetlands on the subject property.

Landslide Hazards: The lot is generally flat. According to the City's adopted landslide hazard susceptibility maps, there is a very small area (less than 10 square feet) of mapped landslide hazard susceptibility points located on the northwestern boundary of the property. Based on the point value associated with the land, a geologic assessment may be required if a regulated development activity is proposed in the mapped landslide hazard area.

Site Plan

A site plan is not required as part of a Comprehensive Plan Map Amendment/Zone Change application. The applicant's submittal includes a preliminary site plan for a proposed self-storage building that would be developed on the subject property and incorporated into the existing self-storage complex. Although the site plan illustrates how the areas to be rezoned would be used with the proposed storage building, the applicant has not requested development approval as part of the subject application (Attachment D).

Applicant Submittal Information:

Requests for Minor Comprehensive Plan Changes and zone changes 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.**

Finding: The proposal is justified based on (ii). The applicant does not assert that a mistake has been made in the application of the Commercial designation to the subject property. In 1973, when the area in which the subject property is located was annexed into the City, roughly five acres in the vicinity of the subject property was designated Industrial Commercial. Since annexation, several SACP Map amendments have roughly doubled the amount of land in the vicinity designated as Industrial Commercial.¹ At just over 6,000 square feet, the subject property is the sole lot designated Commercial within an area of roughly 10 acres designated as Industrial Commercial on the SACP Plan Map. Previously approved SACP Map and zone changes have consequently facilitated development of uses on adjacent lands that are Industrial Commercial in character. Potential retail development on the subject property may be constrained by the relatively small lot area and limited visibility of a flag lot set back from the highway frontage and partially obscured by existing buildings. An Industrial Commercial designation would allow development of the subject property consistent with the existing uses on adjacent properties, and allowing a greater range of light industrial and wholesale services uses, such as the expanded self-service storage facility proposed by the applicant. The proposal meets this criterion.

¹ Zone Change Case No. 79-30, Commission Initiated Zone Change 84-8, Zone Change Case No. 85-4, Comprehensive Plan and Zone Change (CPC-ZC) Case No. 87-8, CPC-ZC Case No. 93-13, and CPC-ZC Case No. 05-15 have all amended the SACP Plan Map to increase the Industrial Commercial designated land in the vicinity of the subject property.

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;

Finding: The 12-inch G-0 waterline located in the private drive adjacent to the subject property and 20-inch water line located in Salem-Dallas Highway are adequately sized to handle commercial redevelopment of the area. Adequate sanitary sewer lines are available to the subject property along the northeasterly line of the subject property and within Salem-Dallas Highway. An existing private storm drain system is located in the existing self-storage complex. At the time of redevelopment of the subject property, the applicant will be required to design and construct a storm drainage system for areas of replaced and new impervious surfaces. The subject property has access to Salem-Dallas Highway, designated as a Freeway in the Salem Transportation System Plan (TSP), via the private drive abutting the property to the northeast. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220. The proposal meets this criterion.

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

Finding: The subject property surrounded by developed land designated Industrial Commercial. Abutting properties in all directions are under common ownership with the subject property and already developed with other properties making up the self-service storage facility. The land in the immediate vicinity is designated Industrial Commercial on the Comprehensive Plan Map, with the subject property remaining as a relatively small, isolated "island" of Retail Commercial land. In addition to the existing self-storage complex on abutting properties, other properties in the vicinity contain uses such as gas stations, auto parts stores, and wholesalers. The more limited industrial uses allowed in the CR zone presents a barrier to the logical urbanization of the overall development site, which the proposal would alleviate. The applicant's written statement describes future plans to expand the surrounding self-service storage complex onto the subject property. An Industrial Commercial Plan Map designation would be consistent with the surrounding district of Industrial Commercial designation, and the mixture of land uses that have developed according to that designation. Staff finds that the proposal satisfies 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

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

Comprehensive Land Use Map, Intent (Page 3, Salem Comprehensive Policies Plan):

The intent of the Salem Area Comprehensive Plan is to project a goal: the most desirable pattern of land use in the Salem area. This pattern, as represented on the Comprehensive Plan Map, indicates areas appropriate for different types of land use. The pattern takes into consideration the transportation network, the location of public facilities and utility systems, and the needs of the people which

are important to the creation and maintenance of a healthful and pleasing urban environment.

To ensure that the anticipated urban land use needs are met, the Plan Map demonstrates a commitment that land for a wide variety of uses will be available at appropriate locations as needed. There are two approaches to achieving this commitment. One approach is the rezoning of land in quantities sufficient to accommodate land use demands identified for the planning period. Another approach is through the phased provision of land over time, through annexation and rezoning in response to demand for specific land uses. . . .

It is the later approach that the Salem Area Comprehensive Plan has taken, thus the land use pattern that is shown on the map recognizes the zoning that has developed over time, with general designations of the land uses that are expected to be developed as a result of (1) demand, (2) the plan policies and the intent statements, and (3) implementing regulations and processes. This plan recognizes that the land use and zoning is expected to change during the time span of the plan as conditions change.

Response: This proposal to change the Comprehensive Plan Map designation from Commercial to Industrial Commercial on the subject property is made in response to changing economic conditions and the need for greater flexibility for the use of existing industrial lands. By providing a Comprehensive Plan Map designation consistent with the existing land use and development patterns on surrounding properties, the change would respond to demand for a specific land use (the self-service storage expansion shown in the applicant's preliminary site plan) that has developed on surrounding Industrial Commercial designated properties. For these reasons the proposal is consistent with the intent and methodology of the plan.

Urban Growth Policies (Page 13, Salem Comprehensive Policies Plan):

- a. *To contain urban development within planned areas where basic services such as sewers, water, facilities, police and fire protection can be efficiently and economically provided.*
- b. *To conserve resources by encouraging orderly development of land.*
- c. *To preserve and enhance the livability of the area.*
- d. *To use public facilities and services as a framework for urban development.*

Response: The public facilities and service needs for the subject property would be provided at the time of development of the site. All public services and utilities are available in the vicinity of the subject property including water, sewer, storm drainage, streets, sidewalks, fire and police protection, electricity, telecommunications, and solid waste disposal. The proposed Comprehensive Plan Map amendment with concurrent Zone Change is consistent with these policies.

Salem Urban Area Goals and Policies, General Development Policy 7, Optimal Use of the Land (Page 25, Salem Comprehensive Policies Plan):

Structures and their siting in all residential, commercial and industrial developments shall optimize the use of land. The cumulative effect of all new residential development in the Salem urban area should average 6.5 dwelling units per gross acres of residential development. Development should minimize adverse alteration of the natural terrain and watercourses, the potential of erosion and adverse effects upon the existing topography and soil conditions.

Response: The Comprehensive Plan Map Amendment would provide a uniform Industrial Commercial designation for the AAA Westside Storage holding, and allow the currently undeveloped subject property to be redeveloped consistent with the remainder of the self-service storage complex. The uniform Plan Map designation would facilitate development of an infill site without the need to clear and grade other more environmentally sensitive land within the urban area.

Salem Urban Area Goals and Policies, Growth Management Goal (Page 28, 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.

Response: The necessary public facilities, services and utilities are already in place and providing service to the subject property. Expansions of the services and systems may be needed as a result of the planned development of the remainder of the site that will be made possible by the proposed Comprehensive Plan Map amendment with concurrent Zone Change. The existence and availability of public services, facilities and utilities to the property fulfills this goal.

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

To maintain and promote the Salem urban area as a commercial center for the Marion-Polk County metropolitan area.

Response: The proposal would provide a uniform Industrial Commercial designation and IC (Industrial Commercial) zoning across the subject property and the existing self-service storage complex to the north, south, and west. As a result, the proposal would allow infill development of an additional self-service storage building on the undeveloped portion of the AAA Westside Storage holding. The lot is within an established industrial and commercial district north of Salem-Dallas Highway, a state highway (State Route 22) providing access to the site from all parts of the Salem urban area as well as the Marion-Polk County metropolitan area. By allowing for a wider range of commercial and industrial development that is consistent with the surrounding properties and regionally accessible, the proposal is consistent with this goal.

Salem Urban Area Goals and Policies, Economic Development Goal (Page 36, Salem Comprehensive Policies Plan):

Strengthen the economic base of the Salem area to sustain the economic growth necessary to provide adequate employment opportunities and maintain community livability.

Response: The subject property is not an existing industrial site, so no land will be removed from the existing industrial lands inventory. The proposed Industrial Commercial Comprehensive Plan Map designation with the related IC (Industrial Commercial) zoning designation provides for a larger range of industrial and wholesale uses than the existing CR (Retail Commercial) designation.

The proposal would facilitate redevelopment of a currently vacant lot. The applicant has provided a concept plan for a self-service storage building on the site, consistent with the proposed zone change to IC (Industrial Commercial). The expanded storage facility on the site would provide additional service for customers in an established and easily accessible light industrial and wholesaling district.

Finding: The applicable Statewide Planning Goals are addressed as follows:

Statewide Planning Goal 1 – Citizen Involvement

A public hearing notice was mailed to the affected property owners, all property owners within 250 feet of the subject property and to the West Salem Neighborhood Association. This satisfies Citizen Involvement described in Goal 1.

Statewide Planning Goal 2 – Land Use Planning

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

There are no known scenic, historic, or cultural resources on the subject property. According to the Salem Keizer Local Wetland Inventory (LWI) there are no mapped wetlands on the subject property. The Local Wetlands Inventory shows hydric soils on the subject property, as noted in comments from the Oregon Department of State Lands (DSL). The applicant conducted a wetland determination for the subject property, a copy of which is included in the submittal for the proposal. The applicant also submitted the determination to the Oregon Department of State Lands (DSL) for review and concurrence.

The application will be reviewed for compliance with the City's tree preservation ordinance and any applicable wetland standards at the time of development. Staff finds that the proposal is consistent with Goal 5. No resources have been identified or designated on the

subject property under Goal 5.

Statewide Planning Goal 6 – Air, Water and Land Resources Quality

The majority of the site is currently developed, including several buildings housing self-service storage units and a paved vehicular use area. The surrounding area is already developed with a mix of commercial and industrial land uses. There are no waterways on the subject property. New uses on the property would take place primarily within the former footprint of the earlier building on site, and make use of new and existing stormwater infrastructure. The property lies less than 150 feet north of Salem-Dallas Highway (Oregon Route 22), on a developed corridor where commercial and industrial uses are expected to continue. The proposed Comprehensive Plan Map amendment from Commercial to Industrial Commercial with concurrent Zone Change to IC (Industrial Commercial) will not alter the density or form of development on the subject property. Because uses on the subject property will continue to be commercial and industrial activities, the proposed Plan change will not increase the potential effects on air, water and land resource quality at this location. Staff finds that the proposal is consistent with Goal 6.

Statewide Planning Goal 9 – Economic Development

The subject property is part of a contiguous ownership that includes surrounding Industrial Commercial properties developed as a self-service storage complex. As a commercially-designated property, the site's economic development potential is currently limited because it is less than one-half acre in size, bordered on all sides by highway-oriented industrial land uses, does not have direct frontage on Salem-Dallas Highway, and takes access from the highway via a 25-foot-wide easement. Therefore, it would be unlikely that the property could reach its full economic development potential in terms of regional shopping facilities, community and neighborhood shopping and service facilities, as currently envisioned by the "Commercial" SACP designation.

The property is part of a distinct area of light industrial, office, and storage uses consistent with the Industrial Commercial designation. The proposed change to Industrial Commercial will increase the number of permitted uses at the site and better takes into account the location of the subject property, thereby open up additional opportunities for economic development, consistent with the intent of Goal 9.

Statewide Planning Goal 11 – Public Facilities and Services

All necessary public services and utilities including water, sewer, storm drainage, streets, fire and police protection, public transit, electricity, telephone, and solid waste disposal, are currently available. The provision of public facilities and services are adequate for potential industrial and commercial uses on the subject property. Therefore, the proposal meets the requirements of Goal 11.

Statewide Planning Goal 12 – Transportation

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 City Traffic Engineer has reviewed the proposal and finds that the retail uses permitted in the proposed IC zone are similar to those already allowed in the existing CR zone. The proposed Comprehensive Plan Change and Zone Change will not have a “significant affect” on the transportation system as defined by OAR 660-012-0060. The proposal meets the requirements of Goal 12.

Statewide Planning Goal 13 – Energy Conservation

Finding: The property is located within the developed urban area. The transportation system in this area is fully established and makes access to the property direct, efficient, and convenient by motorized and non-motorized forms of transportation. The property’s location within the existing city limits, along a major travel route serves to reduce the vehicle miles travel to reach the site, which conserves energy. Staff finds that the proposal is consistent with Goal 13.

Statewide Planning Goal 14 – Urbanization

Finding: This application does not affect urban growth areas, as the property has been within the City of Salem for many decades. The change in land use designation from Commercial to Industrial Commercial is consistent with the designation of surrounding properties and existing commercial and light industrial development on the north side of Salem-Dallas Highway. Therefore, staff finds that the proposal is consistent with Goal 14.

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

Finding: The proposed Comprehensive Plan Map amendment from Commercial to Industrial Commercial is in the public interest and would be of general benefit because it would alleviate the “island” land use designation and zoning of Tax Lot 3500, a situation that currently precludes development of the overall holding as a contiguous property. 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 facility available to serve the property (Salem-Dallas Highway). The proposed amendment provides a general benefit by providing additional land for expansion of the adjacent Industrial Commercial uses,

thereby improving the economic development potential of the property. 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 CR (Commercial Retail) 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.**

Finding: The request satisfies (iii). The subject property is a mostly flat site and is not encumbered by waterways, wetlands, large amounts of vegetation, or mapped landslide hazards. While possible on the existing site, redevelopment of the subject property for retail purposes may be constrained by the relatively small lot size and limited visibility from Salem-Dallas Highway. The layout of the existing buildings in the complex and configuration of parking on the site are well suited for continued expansion of the self-service storage use, including an additional storage unit building on the subject property. The preliminary site plan submitted by the applicant shows an additional building to house rows of individual storage units consistent with existing complex to the north, south, and west. In addition to the existing self-service storage complex on three abutting sides, the surrounding land uses reflect the mix of small manufacturing, storage and distribution, and office uses allowed in the IC zone. Based on this, the proposed Industrial Commercial zoning is more appropriate for the site than the current Retail Commercial zoning. The proposal meets this criterion.

(A) 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.

Finding: The proposal is not a City-initiated zone change. Therefore, this criterion does not apply.

(B) The zone change conforms with the applicable provisions of the Salem Area Comprehensive Plan.

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.

(C) The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.

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.

(D) 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.

Finding: The subject property is currently designated Commercial and is zoned CR (Retail Commercial). The CR zone allows for industrial uses and some commercial uses. The proposal is to change the Plan Map designation from Industrial to Industrial Commercial with a consolidated zone change from IG to IC (Industrial Commercial). The IC zone includes a full range of industrial and commercial permitted uses, increasing the potential industrial uses of the property from the existing CR zoning. Therefore, this criterion is not applicable to this case, because the CR and IC zoning designations allow similar commercial uses and the potential for industrial development and employment will increase.

(E) 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 subject property is located near, and has access via an access easement to Salem-Dallas Highway, which is a state transportation facility that is classified in the TSP as a "Freeway." Both the existing CR (Retail Commercial) and the proposed IC (Industrial Commercial) zone allow a range of uses in terms of traffic volumes generated. The change in the zoning for the subject property will not cause a significant effect on the existing transportation system, or result in a level of services decreasing to an unacceptable level.

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.

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 commercial uses allowed on the subject property. The proposal satisfies this criterion.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the facts and findings of the staff report and APPROVE, by resolution, the following actions for Comprehensive Plan Change / Zone Change 15-01 approximately 0.14 acres in size, designated Commercial on the Plan Map, zoned CR (Retail Commercial), and located at 2403 Salem-Dallas Highway NW (Polk County Assessor map and tax lot number: 073W29DB03500).

- A. That the Salem Area Comprehensive Plan (SACP) map designation change request for the subject property from Commercial to Industrial Commercial be GRANTED.
- B. That the zone change request for the subject portions of the property from CR (Retail Commercial) to IC (Industrial Commercial) be GRANTED.

Attachments: A. Public Hearing Notice & Vicinity Map
B. Applicant's Statement Addressing Approval Criteria
C. Public Works Department Comments
D. Applicant's Development Concept Plan

Prepared by Christopher Green, Planner II 



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Comprehensive Plan Map Amendment/Zone Change Case No. CPC-ZC15-01
AMANDA APPLICATION NO:	15-115168-ZO & 15-115169-ZO
HEARING INFORMATION:	PLANNING COMMISSION, TUESDAY, OCTOBER 6, 2015, 5:30 p.m., Council Chambers, Room 240, Civic Center
PROPERTY LOCATION:	2403 SALEM-DALLAS HW NW, SALEM OR 97304
OWNER / APPLICANT	ROLAND ISAAC
DESCRIPTION OF REQUEST:	A consolidated Comprehensive Plan Map Amendment and Zone Change to IC (Industrial Commercial), to allow future expansion of the self-storage complex already developed on surrounding properties. The subject property is approximately 0.14 acres in size, designated Commercial on the Plan Map, zoned CR (Retail Commercial), and located at 2403 Salem-Dallas Highway NW (Polk County Assessor's map and tax lot number: 073W29DB03500).
CRITERIA TO BE CONSIDERED:	<p><u>Comprehensive Plan Change</u></p> <p>Pursuant to SRC 64.025(e)(2), the greater the impact of the proposed Minor Plan Map Amendment, the greater the burden on an applicant to demonstrate that the criteria are satisfied. A Minor Plan Map Amendment may be made if it complies with the following:</p> <p>(A) The Minor Plan Map Amendment is justified based on the existence of one of the following:</p> <ul style="list-style-type: none">(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 a 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:<ul style="list-style-type: none">(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 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.
- (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;
- (C) The proposed plan map designation provides for the logical urbanization of land;
- (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
- (E) The amendment is in the public interest and would be of general benefit.

Zone Change

Pursuant to SRC 265.005(e), a QUASI-JUDICIAL ZONE CHANGE shall be granted if the following criteria are met:

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.
 - 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.
 - C. The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.
 - D. The zone change complies with applicable Statewide Planning Goals and applicable administrative rules adopted by the Department of Land Conservation and Development.
 - 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.
 - 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.
 - 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.

2. The greater the impact of the proposed zone change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Chris Green, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: cgreen@cityofsalem.net *CSG*

NEIGHBORHOOD ORGANIZATION:

West Salem Neighborhood Association, Co-Chairs: Heather Swanson, Phone: 503-589-0814, Email: heather97304@gmail.com; and Kenji Sugahara, Phone: 503-302-4935, Email: kenji@obra.org

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

www.cityofsalem.net/Departments/CommunityDevelopment/Planning/PlanningCommission/Pages/default.aspx

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

September 16, 2015

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>



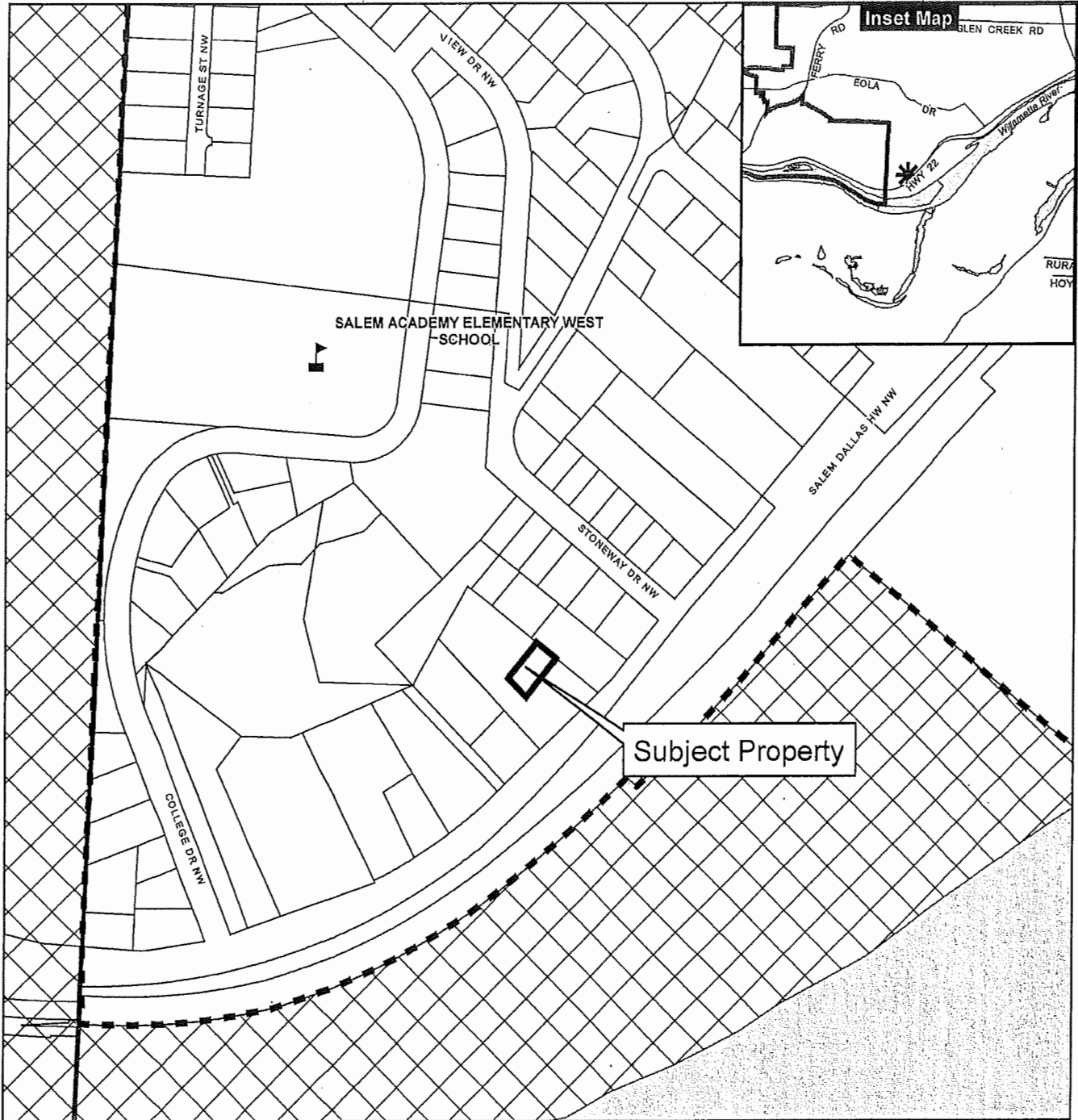
[@Salem Planning](#)

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\CPC-ZC Comp Plan Change-Zone Change\2015\1 - Case Processing Documents\CPC-ZC15-01 - 2403 Dallas Hwy NW (Chris)\CPC-ZC15-01 Hearing Notice.doc








It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Action of 1990, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request such an accommodation or services, please call 503-588-6173 (TTD/TTY telephone 503-588-6439) at least two business days in advance.

Vicinity Map

2403 Salem-Dallas Highway NW



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

August 15, 2015

RE: Comprehensive Plan and Zone Change

Roland W, Isaac and Gail Isaac

2401 Dallas Highway N.W.

Salem, Or. 97304

Property: 2403 Dallas Highway N.W. Salem, Or. 97304

Here we are asking for our 5th zone change in order to complete our Self Storage complex started in 1988. This graveled vacant lot which is currently zone CR is located as an island in the middle our Complex. In order to add this to our complex we must ask for a zone change and comp map change from CR to IC. Since 1989 we have supplied much needed storage to singles, families, small and large business. It has been a good ride through good and great times depending on the economy.

Except for us building our complex in 4 phases the area has changed very little. How do I know?

Roland's parent bought the first acre in 1954 and moved their family from Dallas to West Salem.

Roland and Gail bought that part in 1976 so his parents could move away from the 4 lane busy and noisy Salem Dallas Highway, highway #22.

The pre-application report tells of the improvements made. Exp. the 8 inch sewer line 12 inch water Line and the storm water system that connects to the Salem Dallas Highway 12 inch culvert which runs into the Willamette River not the Salem treatment plant just to name a few.

The majority of land to the West of our complex is zoned IC and has been for a long time. Besides our vacant lot there are only two other properties CR in our area. A service station and a business located on the corner of Salem Dallas Highway and Stoneway Drive.

We do not find any mistakes in the application of a land use designation to our property.

We believe the zone change will give us the correct zone for our vacant lot to complete our complex. This will better our tax base by adding more storage in Salem which seems to be growing because of move ins due to Oregon's great weather and scenery most of the time.

Page 2

In our area Salem does not supply bus service except for The Lift. The Lift does service our complex for the tenants that require it.

We have already mentioned the public facilities that are on the property and have been mentioned in the pre-application report.

As recommended in the pre-application report we have visited the following.

1. ODOT finding a registered copy of a access permit to Salem Dallas Highway dated 1977.
2. Oregon Dept. of State Lands – Chris Stevenson. She will issue a report shortly.
3. Salem Public Works for a trip generated form.
4. West Salem Neighborhood Association: We will visit with them at their meeting on August 20 at their general meeting, or sooner. I have talked to them before about our complex.

Submitted by,



Roland W. Isaac

RECEIVED

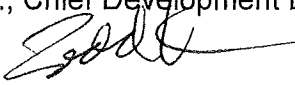
SEP 23 2015



COMMUNITY DEVELOPMENT

MEMO

TO: Chris Green, Planner II
Community Development Department

FROM: Glenn J. Davis, P.E., C.F.M., Chief Development Engineer
Public Works Department 

DATE: September 23, 2015

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CPC-ZC NO. 15-01 (15-115168-ZO)
2403 SALEM-DALLAS HIGHWAY NW
COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE
TO INDUSTRIAL COMMERCIAL

PROPOSAL

A consolidated Comprehensive Plan Map Amendment and Zone Change to IC (Industrial Commercial), to allow future expansion of the self-storage complex already developed on surrounding properties. The subject property is approximately 0.14 acres in size, designated Commercial on the Plan Map, zoned CR (Retail Commercial), and located at 2403 Salem-Dallas Highway NW (Polk County Assessor map and tax lot number: 073W29DB03500).

RECOMMENDED CONDITIONS

The application meets applicable regulations related to public works infrastructure.

FACTS

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

Transportation Planning Rule—The City finds the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060.

CRITERIA AND FINDINGS

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

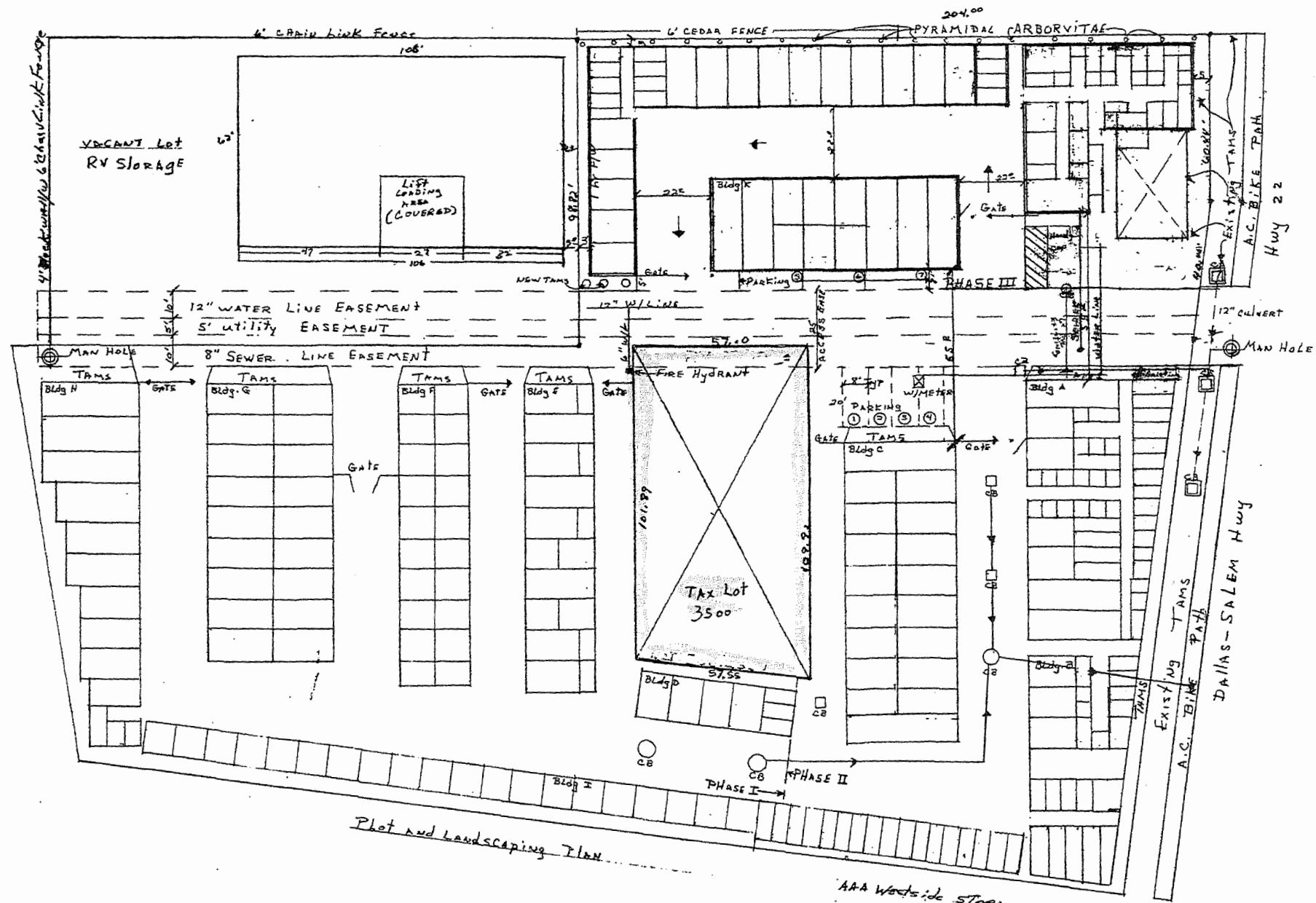
through the measures associated with, or conditions imposed on, the zone change.

Finding—The same retail uses are permitted in both the existing CR (Retail Commercial) zone and the proposed IC (Industrial Commercial) zone. There will not be an increase in traffic. This Comprehensive Plan Change and Zone Change comply with the Transportation Planning Rule (OAR 660-012-0060).

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 water, sewer, and storm infrastructure are available within surrounding areas and appear to be adequate to serve the proposed development. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

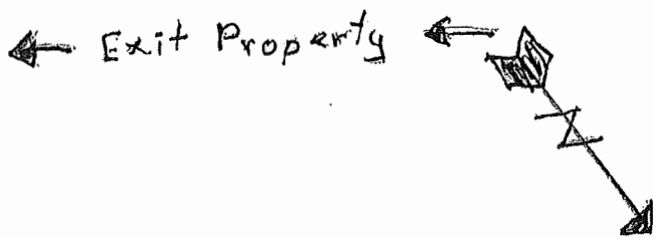
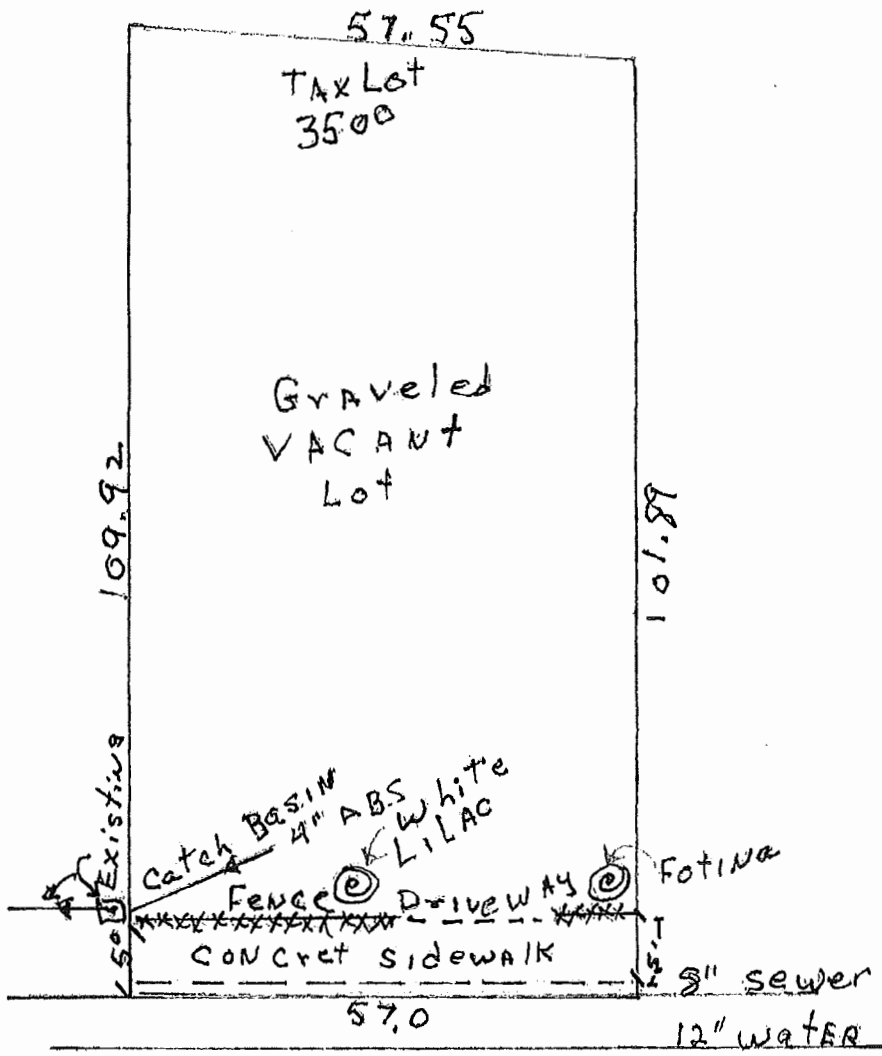
Prepared by: Todd Klocke, Project Coordinator
cc: File



Plot and Landscaping Plan

AAA Westside Storage
2401 Dallas Highway N.W.
SCALE 1" = 20'





ZONE + COMP Map Change
 Roland & Gail ISAAC
 2401 DALLAS HWY N.W.
 SALEM, OR. 97304
 TAX Lot # 3500
 2403 DALLAS HWY N.W.
 SALEM, OR. 97304
 SCALE 1"=20' Lot size 6,045
 August 15, 2015