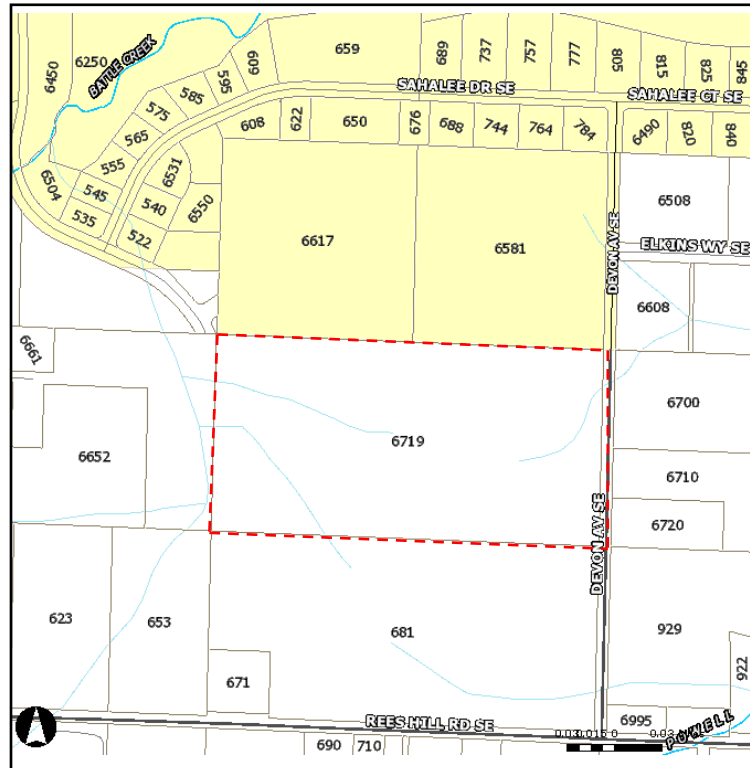


Devon Avenue SE

ANNEXATION

083W22C/Tax Lot 300



BACKGROUND:

On July 17, 2017, PRE-AP17-57 was held with City Staff, the applicant, and Multi/Tech Engineering staff, to discuss the annexation of the subject properties identified as 083W22C/Tax Lot 300 (6719 Devon Avenue SE).

PROPOSAL:

The applicant is requesting to Annex properties identified as 083W22C/Tax Lot 300 and addressed as 6719 Devon Avenue SE.

Vicinity Information:

The subject property is located on the southeast side of Lone Oak Road and the west side of Devon Avenue SE. The vicinity map is attached as shown. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

North: City of Salem RA (Residential Agriculture); existing single family dwellings and vacant land
East: Marion County UT (Urban Transition); existing single family dwelling and vacant land
South: Marion County UT (Urban Transition); existing single family dwellings and vacant land
West: Marion County UT (Urban Transition); existing single family dwellings and vacant land

ANNEXATION REQUEST AND FINDINGS:

The following is the applicant's statement regarding the annexation criteria (Salem Revised Code Chapter 260.060(c) for annexation of approximately 19.89 acres of territory (Marion County Tax Parcel T8S, R3W, Section 22C, tax lot 300) for property at 6719 Devon Avenue SE into the City of Salem.

SRC 260.060(C) CRITERIA:

The City Council shall determine whether the proposed annexation meets the following criteria:

(1) The proposed land use designations are consistent with the Salem Area Comprehensive Plan and applicable Statewide planning goals;

The subject properties are currently zoned Marion County UT (Urban Transition) and upon annexation will come into the City of Salem with an RA (Residential Agriculture) zone. The subject property has a comprehensive plan designation of 'Developing Residential'. The RA zone will allow the site to be developed with single family dwellings. This zone and use are consistent with the 'Developing Residential' comprehensive plan designation.

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, 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 City Council. 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 and annexation criteria are part of this review. Facts and evidence have been provided that support and justify the proposed annexation of the subject property into the City of Salem. 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 to City map there are no mapped wetlands or waterways 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.

Landslide hazards do exist on the site. However, a geological assessment is not required at this time, but will be required prior to development of the site (with the subdivision application).

At this time it has not been officially noted that there are significant historic buildings on the subject property. If identified, the applicant will work with the City to determine the appropriate permits and process for a historic building.

The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

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. 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. The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact.

The proposed annexation will have no significant impact on the quality of the land. 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 11 - Public Facilities and Services:

The City's 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 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.

At the time of development, sidewalks are or will be provided throughout the site to connect to the public sidewalk system. 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.

The Salem-Keizer School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

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 subject property is located east of Wallace Road. The major streets are in place due to previous developments. The subject property will continue to have direct access to Lone Oak Road (northwest) and Devon Avenue (east).

(2) The annexation will result in a boundary, in which services can be provided in an orderly, efficient and timely manner;

Services are available to the site and will be provided at the time of development.

(3) The uses and density that will be allowed can be served through the orderly, efficient and timely extension of key urban facilities and services;

The City of Salem has adopted codes regulating installation, extension and development of public facilities for streets, water, sewer and storm drainage facilities, public utility easements and park facilities. The developer is responsible for the cost of extension of improved water, sewer and storm drainage facilities necessary to serve the site. City of Salem water and sewer services are located adjacent to and serve the subject property. Upon development, applicable public and private facilities necessary to serve the type of development will be determined based upon the type of land use action or at the building permit review stage.

The subject property is bounded on the east by Devon Avenue and Lone Oak Road to the northwest. Devon Avenue is designated a "local" street and Lone Oak Road is designated a "collector" street in the Salem Transportation System Plan. The major transportation network is in place.

Currently, the nearest City of Salem Parks appears to be Lone Oak Park, Sunnyside/Mildred Park, and Wiltsey Park all located to the north of the property. Creekside Gulf Course is also located to the north of the subject property. The subject property is adequately served by park facilities.

Emergency services are provided by the Salem Suburban Fire District and Sheriff's Department and by joint agreement, City of Salem Police and Fire Departments. Upon annexation, fire and public safety services will be provided by the City of Salem. The extension of water facilities necessary to provide fire service is required with development. Improved streets, street names and addressing facilitate public safety access.

The Salem-Keizer School District currently serves the site and will continue to do so upon annexation. The School District will review and assess any impact to existing facilities at the development stage.

The Salem-Keizer Transit District will review and assess any impact to existing transit facilities at the subdivision review stage. Mass transit service is available on Sunnyside Road to the east, Route 21.

(4) The public interest would be furthered by the referral of the annexation to the voters."

The subject property will be annexed into the City with an RA zone designation, which is consistent with the zoning of the surrounding properties. The proposed land use designation is consistent with the Salem Area Comprehensive Plan "Developing Residential" designation and applicable Statewide planning goals.

The proposal provides for orderly growth of the City limits and once developed, public and private services will be available to the residents of the annexed territory. No new service districts are proposed. The Urban Growth Boundary is not proposed for expansion. The annexation will provide adequate land for residential development to meet the City's demand for urban development in an orderly, efficient and a timely manner.

The territory to be annexed will not create an enclave. Private utilities will be provided with undergrounding of electrical, gas, telephone and cable lines. It is timely to process the annexation of the subject property now, as it will be a minimum of one year before actual development can take place. The public interest is best served by referring the matter to Planning Commission and City Council. Voter annexation is not necessary for this proposal.

(5) For annexations that propose a change in the comprehensive plan designation or a zoning designation that is different from the equivalent zoning designation set forth in Table 260-1, that:

The applicant is not proposing a comprehensive plan change or zone change. The subject property will be annexed into the City with an RA zone designation, which is consistent with the zoning of the surrounding properties. The proposed land use designation is consistent with the Salem Area Comprehensive Plan "Developing Residential" designation and applicable Statewide planning goals.

Therefore, this criteria is not applicable.

CONCLUSION

We believe that the requested Annexation application is appropriate for the subject property as 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.

We believe that the materials submitted address all the relevant City criteria for an Annexation. Obviously, there are other approval processes needed for the development of the property at the time of actual development. For these reasons, we believe that the proposal is warranted and that the City Council has sufficient findings to grant the Annexation proposal as requested.