



24 July 2020

City of Salem  
Planning/ Permit Application Center  
City Hall, 555 Liberty St. SE, Room 320  
Salem, OR 97301

### **Land Use Applications**

**Project Address:** 905 & 925 Cottage St NE, Salem, OR 97301  
**Project team:**

**Applicant:** DevNW  
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**Traffic Engineer:** DKS Associates  
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**Civil Engineer:** AKS Engineering & Forestry, LLC  
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POC: Richard Walker, PE-Associate, (503) 400-6028

**Structural Engineer:** MSC Engineers, Inc  
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POC: Kenneth Coblentz, EI, (503) 399-1399

## **WRITTEN STATEMENT**

**July 24, 2020**

**Project:** Zone Change and Minor Comprehensive Plan Map Amendment

**Address:** 905 & 925 Cottage St NE, Salem, OR 97301

**Tax Map:** 07 3W 23CB

**Parcel Number:** 14300 & 14301

**Neighborhood:** Grant Neighborhood Association

**Current Zoning:** RS, Single Family Residential with Religious Special Use

**Current Comprehensive Plan Map Designation:** SF, Single Family Residential

**Proposed Zoning:** RH, Multiple Family High-Rise Residential

**Proposed Comprehensive Plan Map Designation:** MFR, Multi-Family Residential

### **LAND USE REQUEST:**

Applicant requests a Zone Change and a Minor Comprehensive Plan Map Amendment to change zoning designation of the subject properties to RH Multiple Family High-Rise Residential and MFR Multi-Family Residential, respectively. Proposed Conditions of Approval include limiting density to 19 residential units, the permitted uses onsite, and limiting building lot coverage and building height. See proposed conditions under SRC 265.020(a). Applicant submits herewith the materials required for a Type III application procedure for consolidated review.

The combined area of the subject properties equals 12,900 SF, each parcel measuring 6,450 SF. The existing structure on lot 14300 has an approximate floor area of 6,269 SF and is currently used for religious assembly. The existing structure on lot 14301 equals approximately 1,978 SF floor area and is currently in residential use. The subject properties lie within Grant Neighborhood, a central Salem neighborhood located north of the downtown area and are within ¼ mile of Salem's Transportation Core Network. Applicant's proposed use includes Affordable Residential Dwelling units. The proposed use in the existing building located on parcel 14300 includes approximately (14) dwelling units ranging in size from 340 to 646 square feet. The proposed use in the existing building located on parcel 14301 includes approximately (5) dwelling units ranging in size from 421 to 593 square feet. The Applicant is proposing reuse of the existing

buildings, with no increase in building footprint or height. Proposed alterations contemplated include site work to reconfigure parking and landscape areas, accessibility upgrades for vehicle and pedestrian access, upgrades to the building exterior for access and safety, and interior remodel. The design for the proposed uses prioritizes maintaining the historic character of the existing buildings.

Preliminarily, Applicant reminds the City that the zone change is an application for needed housing under state law. See ORS 197.303(1)(a). As a result, the Applicant reserves the right to request that the City apply only "clear and objective standards, conditions, and procedures" to the development. ORS 197.307(4). The Applicant specifically identifies those criteria that do not contain clear and objective standards in this response and objects to the use of such standards in review of this application.

***Applicable Criteria to this matter for the application includes:***

**Part I:** Salem Revised Code

- Title V, Chapter 64 Comprehensive Planning
- Title X, Chapter 265 Zone Changes, Chapter 300 Procedures for Land Use Applications and Legislative Land Use Proposals

**Part II:** Salem Area Comprehensive Plan

- Comprehensive Policies Plan, Neighborhood Plan, Public Facilities Plan, Transportation System Plan

**Part III:** Oregon's Statewide Planning Goals

## **PART I | Salem Revised Code**

### **SRC TITLE V – CHAPTER 64 COMPREHENSIVE PLANNING**

#### ***Sec. 64.025. - Plan map amendments***

##### ***(a) Applicability***

- (2) A minor plan map amendment is an amendment to either the comprehensive plan map or a general land use map in a neighborhood plan, where the amendment affects only a small number of properties or a closely circumscribed set of factual circumstances.***

##### ***(b) Standing to initiate plan map amendments.***

- (2) Notwithstanding SRC 300.1110, a minor plan map amendment may only be initiated by the Council, the Planning Commission, or an owner of property that is the subject of the amendment, or that owner's agent.***

##### ***(c) Procedure type.***

- (2) Minor plan map amendments are quasi-judicial decisions, and are processed as a Type III procedure under SRC chapter 300.***

Findings: The applicant requests a Minor Comprehensive Plan Map Amendment for parcels 14300 & 14301. The applicant is the contracted purchaser of the property and submits this application with the owner's consent.

##### ***(d) Submittal requirements***

- (2) In addition to the submittal requirements for a Type III application under SRC chapter 300, an application for an applicant-initiated minor plan map amendment shall include the following:***

***(A) An existing conditions plan of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:***

- (i) The total site area, dimensions, and orientation relative to north;***
- (ii) The location of existing structures and other improvements on the site, including, but not limited to, buildings, accessory***

**structures, fences, walls, parking areas, and driveways, noting their distance from property lines;**

**(iii) The location of drainage patterns and drainage courses, if applicable;**

**(B) A traffic impact analysis, if required by the Director.**

Findings: Existing conditions plan submitted herewith. A Transportation Planning Rule Analysis is also submitted herewith.

**(e) Criteria**

**(2) Minor plan map amendment. 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:**

**(A) The minor plan map amendment is justified based on the existence of one of the following:**

Findings: SRC 604.025(e)(2)(A) only requires the Applicant to meet one circumstance among the subsections. However, the Applicant's proposed zone change is justified by responses to both subsection (i) and (ii) as set forth below.

**(i) Alteration in circumstances. Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate.**

Findings: The Applicant objects to the application of this criterion because use of "nearby vicinity", "so altered" and "no longer appropriate" are not clear and objective terms.

Notwithstanding this objection, the Applicant provides the following response. Grant Neighborhood is primarily a residential neighborhood with a mix of uses including Single Family (RS), Multi-Family (RM2), and their respective special or conditional uses. Businesses in this neighborhood operate out of Single Family residences or approved conditional or special use buildings. Multi-Family zone uses within 300' south of the subject properties include multi-family apartment residences, a rehabilitation center, and small lodging facilities.

The existing church located on the subject properties acts as a buffer between the large scale developments to the south and the small scale single family residential neighborhood. The existing residence located on the subject properties further acts as a buffer between the larger scale and more intensive uses to the south, and the single family residential lots to the north. The proposed zone and use allow the existing church and residential buildings to be repurposed as a Missing Middle Housing development – where this type of housing is often integrated into city blocks with primarily single-family residences. The Applicant is not seeking to match the traditional larger scale surrounding multi-family uses, but rather serve a distinct segment of the population that will benefit from stable, affordable housing in smaller units as they work to stabilize other aspects of their lives.

The State of Oregon is in a housing crisis and increasing Affordable Fair Housing opportunities is one of the City's top priorities. The site's size, existing footprint, and proximity to both public transit as well as large selection of social service agencies, educational, health, and vocational services make it an ideal location for affordable, fair rental housing. The Applicant's Goal 10 findings provide additional support for the change in demographics that justify a zone change under this criterion. The Applicant submits portions of the City's Housing Needs Analysis ("HNA") from 2015. Attachment 2. City staff confirmed that on February 8, 2016, the City Council accepted the HNA consistent with the resolution attached here. See Attachment 3. The HNA, Table 12, determined that Salem has a deficit of 207-acres of land designated for multifamily housing and a shortfall of 2,897 dwelling units. Attachment 2, p 46. In contrast, the City has a surplus of 1,975 gross acres of single family residential land, with an anticipated surplus of 9,131 units during the planning period. *Id.* This substantial deficit of multifamily housing means that a large portion of the housing need will go unmet if additional land is not designated multifamily. The Grant Neighborhood completely lacks federally supported affordable housing options. All of these economic hardships and social hierarchies will only be exacerbated by the current COVID-19 public health emergency. The demand for more affordable housing for all Salem residents, and particularly the City's most diverse populations who will be inordinately affected by the virus will increase the pressures on the already limited supply of affordable housing in the City. See Attachment 1. This proposal intends to help fill this need.

At the same time that economic realities have changed for many people within the City of Salem, driving the need for more affordable housing options, the concerns raised by the neighborhood at the required neighborhood association meeting influenced the Applicant's decision to repurpose the existing buildings. Further, the Applicant proposes Conditions of Approval to maintain the scale of development currently onsite and to preserve the sense of scale that the neighborhood is already accustomed to at this location. These conditions of approval will allow the existing buildings to accommodate the intended density of (19) units while limiting potential future use of the site to Multiple Family Residential use. This proposal allows the existing neighborhood fabric to remain intact, preserves the historical context of the site, and supports additional affordable housing stock for the City of Salem.

The existing buildings, constructed in 1910, have provided a sense of character and historic context in this neighborhood. The proposed use of subject properties maintains existing buildings with minimal impact to the facades. Updates to the interior layout better serve the Grant Neighborhood community by providing additional housing stock.

Based on the foregoing, the proposed use aligns with the current social, economic, and demographic pattern of the vicinity of the Grant Neighborhood and surrounding neighborhoods.

***(ii) Equally or better suited designation. A demonstration that the proposed designation is equally or better suited for the property than the existing designation.***

Findings: The Applicant objects to the application of this criterion because terms like "equally or better suited" are not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The proposed permanent affordable residences on the subject properties better align with the intended housing originally contemplated by the Residential (RS) zoning than the existing conditional religious assembly use. For many of the same reasons as Applicant identifies in its Goal 10 findings below, the site is better suited for multi-family use than single family because the need for affordable, multi-family housing is so great. In addition,

the site is bordered by multi-family housing, and this proposed designation does not disrupt the pattern of development.

In addition, the existing designation made sense for more than 100 years the church was able to operate on the site. However, this church use is not viable because of on-site physical limitations. The existing church intends to relocate to a new site that will both provide greater flexibility for their growing congregation, as well as improve ADA accessibility for their most vulnerable members. Evergreen Church's decision to relocate was primarily due to the physical limitations of the subject properties and existing buildings, namely the minimal on-site parking, and the cost to improve ADA accessibility. The existing main level of the Church is significantly sloped and only accessible by non-compliant stairs. If the zone remains unchanged, these physical limitations will continue to hinder the existing allowed uses of the site, regardless of ownership, and will prevent the site from achieving its highest and best use.

If the single-family zoning remained, the church building would most likely require redevelopment to occur, causing the loss its historical character. The proposed RH designation with the Applicant's proposed conditions of approval will allow multi-family residential use, which is better suited for the property, and supports reuse of the church building to maintain the neighborhood character.

***(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;***

Findings: Existing water, sewer, storm drains, roadway, electrical, and fire hydrant facilities are located on or near site. The subject properties are served by an 8" existing sewer main in alley, 10" main water supply located in Cottage St, 1" water service line to each building. There is an existing fire hydrant at the southwest corner of D Street and Cottage Street. Public water and sewer facilities have adequate capacity for the intended use. The Applicant proposes to upgrade the existing 1" building water service line to 2" to accommodate increase flow and flush fixtures on site. Electrical and fire service proposed upgrades are included on site in proposed



development. The Applicant also proposes to upgrade the existing building sewage lines to 6" sewage line. The Applicant submits Public Works Recommendation Letter stating, "the subject property is located inside the Urban Service Area and adequate facilities are available."

Attachment 6, page 2.

The subject properties are sufficient in size to accommodate new or renovated public facilities and services as required. The intended use requires driveway demolition in lieu of alley access to the proposed parking lot, and access to public roadway will remain in place. The subject properties are of sufficient size to accommodate required small project stormwater treatment infrastructure. Per the Transportation Planning Rule Analysis, traffic from the proposed use will increase compared to the existing use. However, the increase is within the threshold for acceptable trip generation increases, existing roadways have sufficient capacity to serve this use.

***(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***

Findings: The Applicant objects to the application of these criteria because words like "logical" and "consistent" are not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. The subject properties are existing urban developments within the Salem Urban Growth Boundary. See also the findings incorporated under [Part II](#) and [Part III](#) that provide further support to show these criteria are met.

***(E) The amendment is in the public interest and would be of general benefit.***

Findings: The Applicant objects to the application of this criterion because "public interest" and "general benefit" are not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. For all the reasons stated in the findings under SRC 64.025(e)(2)(A)(i), and the Goal 10 findings below, this amendment is in the public interest to

serve as part of the remedy to the affordable housing crisis in the City of Salem. In addition, the amendment allows the historical character of the neighborhood to remain intact by reusing the existing buildings on the subject properties.

**SRC TITLE X – CHAPTER 265**

**ZONE CHANGES**

**Sec. 265.005. - Quasi-judicial zone changes**

***(d) Submittal requirements. In addition to the submittal requirements for a Type III application under SRC chapter 300, an application for a quasi-judicial zone change shall include the following:***

- (1) An existing conditions plan of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:***
  - (A) The total site area, dimensions, and orientation relative to north;***
  - (B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines; and***
  - (C) The location of drainage patterns and drainage courses, if applicable;***
- (2) A traffic impact analysis, if required, in the format specified, and based on thresholds specified in standards established, by the Director.***

Findings: Existing conditions plan submitted herewith. A Transportation Planning Rule Analysis is also submitted herewith.

***(e) Criteria.***

- (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:***
    - (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.*

*(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.*

Findings: See findings above under SRC 64.025(e)(2)(A)(i) and (ii) and incorporated here by reference.

***(C) The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.***

Findings: See findings under [Part II](#) for Salem Area Comprehensive Plan compliance and incorporated here by reference.

***(D) The zone change complies with applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development.***

Findings: See findings under [Part III](#) for statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development compliance and incorporated here by reference.

***(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.***

Findings: See the Transportation Planning Rule Analysis submitted herewith that shows no significant affect on a transportation facility.

***(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.***

Findings: See findings above, SRC 64.025(e)(2)(B) and incorporated here by reference.

***Sec. 265.020. - Conditions of approval.***

***(a) Conditions may be imposed on zone changes including limits on use, uses permitted, and any development standards.***

Findings: The Applicant proposes Conditions of Approval to maintain the scale of development currently onsite and to preserve the sense of scale that the neighborhood is already accustomed to at this location. These conditions of approval will allow the existing buildings to accommodate the intended density of 19 units while limiting potential future use of the site to Multiple Family Residential use. This proposal allows the existing neighborhood fabric to remain intact, preserves the historical context of the site, and supports additional affordable housing stock for the City of Salem. While the density component under the RH is sought, the Applicant intends the development to match many of the RM-II characteristics and use types. To accomplish these goals, the Applicant proposes the following conditions of approval:

1. The density on the subject properties is limited to a maximum of 19 residential units.
2. Use of the subject properties is limited to RM-II permitted uses under SRC Table 514-1.
3. Maximum building lot coverage and maximum height on the subject properties are limited to RM-II permitted lot coverage and height under SRC Table 514-6. Lot Coverage; Height.

***Sec. 265.025. - When zone change requires comprehensive map amendment.***

***A zone change may require an amendment to the comprehensive plan map. A zone change requires an amendment to the comprehensive plan map when the zone proposed with the change requires a different corresponding plan map designation. If an amendment to the***

***comprehensive plan map is required, the zone change and comprehensive plan map amendment shall be consolidated under SRC chapter 300.***

Findings: The proposed Zone Change requires a corresponding change to the Comprehensive Plan Map. Applicant requests that the Zone Change and Amendment be consolidated as outlined under SRC Chapter 300.

**SRC TITLE X – CHAPTER 300**

**PROCEDURES FOR LAND USE APPLICATIONS AND LEGISLATIVE LAND USE PROPOSALS**

***Sec. 300.120. - Procedures for review of multiple applications.***

***When multiple land use actions are required or proposed by an applicant, the applications may be processed individually in sequence, concurrently, or through the consolidated procedure provided in this section. The applicant shall elect how the land use applications are to be processed, except where a specific review process or sequence is otherwise required or where the land use applications are subject to the same procedure type and decided upon by the same Review Authority. When multiple land use applications are subject to the same procedure type and decided upon by the same Review Authority, the land use applications shall be consolidated.***

***(c) Consolidated applications. When multiple applications are consolidated, a single application is filed for all land use actions. The application shall be accompanied by the information and supporting documentation required for each individual land use action. Review of the application shall be according to the highest numbered procedure type required for any of the land use applications. The Review Authority shall be the highest applicable Review Authority under the highest numbered procedure type required for any of the land use applications.***

Findings: The Applicant requests that the proposed Zone Change and Minor Amendment to Comprehensive Plan Map be reviewed as a Consolidated application.

***Sec. 300.200. - Initiation of applications.***

***(a) Type I, Type II, Type III, and Type IV land use applications may be submitted by one or more of the following persons:***

- (1) The owner of the subject property;***
- (2) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;***

Findings: The Applicant has submitted proof of purchaser's status and seller's consent herewith.

**Sec. 300.210. - Application submittal.**

**(a) Land use applications shall be submitted on forms prescribed by the Planning Administrator. A land use application shall not be accepted in partial submittals. All of the following must be submitted to initiate completeness review under SRC 300.220. All information supplied on the application form and accompanying the application shall be complete and correct as to the applicable facts.**

- (1) A completed application form**
- (2) Recorded deed/land sales contract with legal description;**
- (3) Any information that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application;**

Findings: The Applicant has submitted the above-mentioned information herewith.

- (4) Pre-application conference written summary, if a pre-application conference was required under SRC 300.310 (a) and Table 300-2; or copy of the approved pre-application conference waiver, if such approval was granted pursuant to SRC 300.310(b);**

Findings: A pre-application conference for this project occurred on April 13<sup>th</sup>, 2020. The applicant has submitted the Pre-application written summary herewith.

- (5) A statement as to whether any City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact and who it was with (e.g., phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;**

Findings: The applicant contacted the Grant Neighborhood Association and has submitted a summary of contact herewith.



- (6) For applications requiring neighborhood association contact under SRC 300.310, a copy of the required e-mail or letter to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent;**

Findings: The Comprehensive Plan amendment does not require neighborhood association contact. However, the Zone Change proposed does require neighborhood association contact. Applicant contacted the Grant Neighborhood Association and has submitted proof herewith.

- (7) For applications requiring an open house under SRC 300.320:**

- (A) A copy of the sign-in sheet for the open house and a summary of the comments provided; or**
- (B) When a neighborhood association meeting has been substituted for a required open house, a summary of the comments provided at the neighborhood association meeting;**

Findings: The Applicant conducted an Open House May 4, 2020 and has submitted required documentation herewith.

- (8) A statement as to whether the Salem-Keizer Transit District was contacted in advance of filing the application; and if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact, who it was with, and the result;**

Findings: Not applicable.

- (9) A written statement addressing each applicable approval criterion and standard;**

Findings: Submitted here.

- (10) For Type II, Type III, and applicant initiated Type IV applications involving property subject to an active and duly incorporated Homeowner's Association (HOA) registered with the Oregon Secretary of State which includes an identified registered agent, the HOA name and mailing address for the registered agent.**

Findings: Not applicable.

- (11) For applications for affordable multiple family housing where a 100-day state mandated decision date is sought, a draft copy of the covenant required under ORS 197.311 restricting the owner, and each successive owner, of the development or a residential unit within the development from selling or renting any of the identified affordable residential units as housing that is not affordable housing for a period of 60 years from the date of the certificate of occupancy.**

Findings: Not applicable.

- (12) Any additional information required under the UDC for the specific land use action sought;**
- (13) Any additional information, as determined by the Planning Administrator, that may be required by another provision, or for any other permit elsewhere, in the UDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;**

Findings: No additional information required under the Unified Development Code for the specific land use action identified. Applicant will respond to additional requests of the Planning Administrator accordingly.

- (14) Payment of the applicable application fee(s) pursuant to SRC 110.090.**

Findings: Applicant submits payment herewith.

**Sec. 300.300. - Pre-application conference**

**(b) Applicability**

- (1) Pre-application conferences are mandatory for those land use actions identified under Table 300-2 as requiring a pre-application conference.**

Findings: A pre-application conference for this project occurred on April 13, 2020.

**Sec. 300.310. - Neighborhood association contact**

**(c) Process. Prior to submitting a land use application requiring neighborhood association contact, the applicant shall contact the City-recognized neighborhood association(s) whose boundaries include, or are adjacent to, the subject property via e-mail or mailed letter. The e-mail or mailed letter shall:**

- (1) Be sent to the chair(s) and land use chair(s) of the applicable neighborhood association(s) prior to submitting the land use application; and**
- (2) Contain the following information:**
  - (A) The name, telephone number, and e-mail address of the applicant;**
  - (B) The address of the subject property;**
  - (C) A summary of the proposal;**
  - (D) A conceptual site plan, if applicable, that includes the proposed development; and**
  - (E) The date on which the e-mail or letter is being sent;**

**(d) Effect on subsequent land use application submittal. A land use application requiring neighborhood association contact shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the e-mail or letter that was sent to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent.**

Findings: The applicant contacted the Grant Neighborhood Association and has submitted proof herewith.

**Sec. 300.320. - Open house**

**(a) Purpose. The purpose of an open house is to provide an opportunity for applicants to share plans for certain types of proposed land use applications with the public in advance of the applications being submitted. This encourages dialogue and provides opportunities for feedback and resolution of potential issues prior to filing.**

**(b) Applicability.**

- (1) An open house, as provided in this section, is required for those land use applications identified under Table 300-2 as requiring an open house.**

**(2) When multiple land use applications are consolidated into a single application and one or more of the applications involved include a requirement for an open house and the other applications require a combination of neighborhood association contact or no neighborhood association contact, the entire consolidated application shall require an open house.**

**(c) Process. Prior to submitting a land use application requiring an open house, the applicant shall arrange and attend one open house for the purpose of providing the applicant with the opportunity to share their proposal with the neighborhood and surrounding property owners and residents prior to application submittal. The open house shall be open to the public and shall be arranged, publicized, and conducted as follows:**

**(1) Date and time. The public open house shall be held:**

**(A) Not more than 90 days prior to land use application submittal and at least seven days after providing notice as required under SRC 300.320(c)(3) and (c)(4);**

**(B) At a time between 5:30 p.m. and 9:00 p.m. Monday through Friday, or between 9:00 a.m. and 9:00 p.m. on Saturday or Sunday; and**

**(C) Shall not be held on a legal holiday.**

**(2) Location. The open house shall be held:**

**(A) Within the boundaries of the City-recognized neighborhood association the property is located within or within two miles of the subject property; and**

**(B) In a location where there is an accessible route from outside the building to the space where the open house will be held.**

**(3) Written notice. Written notice of the public open house is required and shall be provided as follows:**

**(A) The applicant shall provide written notice of the public open house a minimum of seven days prior to the public open house to:**

**(i) Any City-recognized neighborhood association(s) whose**

**boundaries include, or are adjacent to, the subject property; and**

**(ii) The Planning Administrator.**

**(4) Posted notice. Posted notice of the public open house is required and shall be provided as follows:**

**(A) The applicant shall post notice on the property affected by the proposal a minimum of seven days prior to the open house.**

**(d) Open house requirements. The applicant shall provide a sign-in sheet at the open house requesting the name, address, telephone number, and e-mail address of those in attendance.**

**(e) Effect on subsequent land use application submittal. A land use application requiring an open house shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the sign-in sheet from the open house and a summary of the comments provided.**

Findings: The Zone Change proposed does not require an Open House. However, the Comprehensive Plan amendment does require an Open House. The Applicant conducted an Open House May 4, 2020 according to the above-mentioned requirements and has submitted the documentation herewith.

## **PART II | Salem Area Comprehensive Plan**

### **SALEM COMPREHENSIVE POLICIES PLAN – II. DEFINITIONS AND INTENT STATEMENTS**

As the Comprehensive Plan states, "Changes in use designation to permit higher residential densities is governed by the goals and policies of this Plan and the local rezoning process." The following narrative discusses goals and policies in the Plan that balance in favor of this rezoning application to allow Multi-Family use for the development of needed, affordable housing.

#### ***3. Plan Map Designations:***

***The criteria that will be used to develop an acceptable residential land use pattern will include the following:***

***(a) The changing social, physical, and economic factors which take place within an area and its potential long-range effect on land use.***

***(b) The desirability for redevelopment and infill within existing neighborhoods to higher densities.***

***(c) The necessity of managing urban growth over time in accordance with the ability to provide urban support services such as sewer, water, streets, and recreation, which would occur after annexation.***

***(d) The provision of a transitional land use pattern from the urbanized core to the rural area outside the Urban Growth Boundary.***

***(e) The need to ensure opportunities for a variety of housing alternatives throughout the urban area.***

***(f) The need to provide land for support services to the residents of an area, such as neighborhood shopping facilities, schools, parks, and churches.***

Findings: The Applicant objects to the application of these criteria because they use subjective terms that are not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The proposed use is multi-family housing. Properties directly south of the subject property are designated as Multi-Family Residential according to the Salem Comprehensive Plan, indicating that multi-family is appropriate for subject properties. The proposed designations also allows for an increase in the existing housing stock, maintains the overall land use pattern of the surrounding urban area, stabilizes and protects the essential

characteristics of the existing residential environment, and permits multifamily housing developments to blend into the overall fabric of the Salem urban area. As stated in the findings for code specific provisions that implement the plan, the proposal takes into account changing social, physical and economic factors, and is served by adequate public facilities. Further, the area is served by adequate schools, parks and other services. Moreover, part of Applicant's mission with its provision of affordable housing is to link residents with other community service providers to help them stabilize other aspects of their lives. In addition, the proposed development demonstrates proximity to employment centers, shopping areas, transit service, parks, and public buildings. The subject properties are within half a mile of the Oregon Employment Department, one mile of the Salem Central Business District, ¼ mile of the Salem Transit Core Network, ¼ mile of Grant School Park, and 1 mile of Parrish Middle School, North Salem High School, and Grant Community School.

#### **B. SPECIAL RESOURCE INFORMATION**

***Special conditions which exist in some locations need to be recognized in order to develop in a satisfactory manner. The following outlines sources of information on these special conditions and resources.***

- 1. Floodplains***
- 2. Geologic Conditions***
- 3. Soils***
- 4. Aggregate Resources***
- 5. Fish and Wildlife***
- 6. Willamette River Greenway Boundary***
- 7. Historic Resources***
- 8. Airspace Obstruction Limitations***

Findings: No special conditions or resources found on site. For additional information regarding historic character, see findings below in ***Part III Oregon Statewide Planning Goal*** incorporated here by reference.

#### **C. URBAN GROWTH POLICIES:**

***The intent of the urban growth policies is:***

- 1. To contain urban development within planned urban areas where basic services such as sewers, water facilities, police and fire protection can be efficiently and economically provided.***
- 2. To conserve resources by encouraging orderly development of land.***
- 3. To preserve farmland and open space.***
- 4. To make more economical use of local tax dollars in locating facilities and providing services for the benefit of all citizens within the urban growth area. Since urban services are interrelated, coordination is best achieved by a single general purpose governmental unit.***
- 5. To provide property owners greater security in long-range planning and investments.***
- 6. To make it possible for utility extensions, transportation facilities, and schools to be designed and located so as to more closely match population growth.***
- 7. To preserve and enhance the livability of the area.***
- 8. To use public facilities and services as a framework for urban development.***

Findings: The Applicant objects to the application of these policies because they use subjective terms that are not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The subject properties are within an existing urban development within Salem's existing Urban Growth Boundary as established by the Salem Comprehensive Plan. The proposed zone change and affordable housing development represents orderly infill development and reuses existing buildings that preserves the livability of the area by virtue of maintaining the same scale of development as already exists.

***D. GROWTH MANAGEMENT PROGRAM:***

***The intent of a growth management program is to encourage urban development to occur in such a way that the expansion of urban services can be accomplished in a fiscally sound manner while still providing the required city services on an equitable basis to all community residents.***

Findings: The Applicant objects to the application of this policy because they use subjective terms that are not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The subject properties are currently urbanly developed with sufficient existing urban services.



### **E. ACTIVITY NODES AND CORRIDORS**

*The intent of Activity Nodes and Corridors is to encourage development to orient to the pedestrian, and provide accessibility to transit services, major roads, and connectivity with the surrounding neighborhood, while accommodating the use of the automobile.*

*Activity Nodes and Corridors are typically located on or near transit routes and arterial streets, providing for a variety of land uses. Activity Nodes and Corridors may be composed of continuous, narrow bands of denser development or concentrated development, typically located near major intersections, as shown on Map #1 (Page 51).*

Findings: Existing building orientation, existing access to transit service, and existing connectivity to the surrounding neighborhood will remain intact under the proposed zone change with the proposed Conditions of Approval. The proposed use will include development of increased parking availability on site. In addition, the subject properties located within ¼ mile of Salem's Transportation Core Network.

## **SALEM COMPREHENSIVE POLICIES PLAN – IV. SALEM URBAN AREA GOALS AND POLICIES**

### **B. GENERAL DEVELOPMENT**

*GOAL: To ensure that future decisions concerning the use of land within the Salem urban area are consistent with State Land Use Goals.*

#### *Citizen Involvement*

*1. Opportunities for broad-based citizen involvement in the development, revision, monitoring and implementation of the Salem Area Comprehensive Plan shall be provided by the City of Salem and Marion and Polk Counties. Where neighborhood groups have been officially recognized by the governing body, they shall be included in the planning process. To help assure citizen participation and information, public hearings shall be held prior to adoption of all land use ordinances.*

Findings: The Applicant has contacted the Grant Neighborhood Association and conducted an Open House fulfilling the requirements for citizen involvement as required by Rezoning and Minor Comprehensive Plan Map Amendment. This application is subject to a public hearings process open to the public.

***3. Economic growth which improves and strengthens the economic base of the Salem urban area should be encouraged.***

Findings: The Applicant objects to the application of this policy because it is an aspiration that is not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The proposed use allows for permanent residence on site, increasing contributions to the economy more than the existing religious use. In addition, access to stable housing relieves other city service budgets and fair, affordable housing allows families to move into areas where wages and employment prospects increase. Access to these opportunities further stimulates the economic growth.

***6. All public and private development shall meet the requirements of applicable local, state and federal standards.***

Findings: The application demonstrates that the proposed Zone Change and Minor Comprehensive Map change meet the requirements of applicable local, state, and federal standards.

***7. 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 acre of residential development.***

***Development should minimize adverse alteration of the natural terrain and watercourses, the potential for erosion and adverse effects upon the existing topography and soil conditions.***

Findings: The Applicant objects to the application of this policy because it uses the subjective terms like "optimize" and "minimize adverse alteration" and "adverse effects" that are not clear and objective. Notwithstanding this objection, the Applicant offers the following response. The proposed use optimizes use of the land by preserving existing structures. The subject properties support the ability to implement stormwater treatment infrastructures. Higher densities on the subject properties will offset lower densities in other parts of Salem's urban area will allow the City to reach its goal of an average of 6.5 dwelling units per gross acre of residential development. Proposed parking lot development will minimize the potential for erosion and

adverse effects upon the existing topography and soil conditions by utilizing Salem's Small Project Storm Water Design requirements.

***8. The city shall consider zoning and other site regulations for utilization of solar energy, wind power, on-site conversion of clean fossil fuels to electricity, and other renewable and increased efficiency alternatives.***

Findings: This policy is directed to the City and its ongoing planning efforts, not to the Applicant's quasi-judicial zone change and comprehensive plan map amendment application. Even if the policy is directed to this application, the proposed use preserves existing buildings, increasing energy efficiency by lengthening the life cycle of the existing embodied energy.

***10. Improvements of streets in addition to those in or abutting a development may be required as a condition of approval of subdivisions and other intensifications of land use.***

Findings: The subject properties are large enough to sufficiently accommodate street improvements. The proposed use will incorporate street improvements as required by the Salem Revised Code and the Public Works Department.

***11. Buildings and facilities open to the public should be well designed to fulfill their specified function, taking into consideration the needs of handicapped persons.***

Findings: The Applicant objects to the application of this criterion because it is an aspiration that is not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The use of the subject properties can be designed to accommodate universal access according to ADA and current building code standards. The proposed use will include the addition of ADA ramps to the rear of each building allowing universal access.

***12. Land use regulations which govern the siting of any development shall encourage development to reduce its impact on adjacent properties by screening, landscaping, setback, height, and mass regulations.***

Findings: The Applicant objects to the application of this policy because it is an aspiration and uses subjective terms like "reduce its impact" that are not clear and objective. Notwithstanding

this objection, the Applicant provides the following response. The subject properties are large enough to sufficiently accommodate developments and reduce impact on adjacent properties including screening, landscaping, and setbacks. Existing buildings located on subject properties comply with current height and mass regulations according to Salem Revised Code Chapter 521. The future development of the proposed use will include new privacy fencing, landscaping, stormwater planters, street trees, and will comply with setback requirements.

***13. Land use regulations shall encourage public spaces, both natural and manmade for either active or passive enjoyment, including natural areas, open plazas, pedestrian malls, and play areas.***

Findings: This policy is aimed at the City's regulatory development. To the extent the policy applies to this application, the subject properties are large enough to sufficiently accommodate open space requirements according to the Salem Revised Code. The proposed use will maintain existing front and site yards and add additional landscape setbacks and stormwater planters. The subject properties are within 0.25 miles of a public park.

***14. Outdoor storage areas should be screened from the public streets and from adjacent uses.***

Findings: The Applicant objects to the application of this policy because it is an aspiration that is not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The subject properties are large enough to sufficiently accommodate screening of outdoor storage. The proposed use will not include outdoor storage. The proposed trash enclosure will include screening elements as required by Salem Revised Code and will be located on the furthest corner of the parcels away from the public right away.

***15. Exterior lighting shall be designed to provide illumination to the site and not cause glare into the public right-of-way and adjacent properties.***

Findings: The subject properties include only minimal existing exterior lighting. Exterior light fixtures will mark each entry of the subject buildings and will use fixtures that do not cause glare to the public right of way or adjacent properties. The proposed use includes the replacement of

existing exterior light fixtures at their current location with higher energy efficiency yet similar light output.

### **C. URBAN GROWTH**

**GOAL: To ensure that the rate, amount, type, location and cost of development will preserve or enhance the City's quality of life and promote the City's efficient delivery of services.**

Findings: The Applicant objects to the application of this Goal because "preserve or enhance" are not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. As the Applicant's Goal 10 findings below and incorporated herein by reference, explain the proposed zone change and accompanying affordable housing development is aimed at infill development and reuse of existing buildings that will efficiently deliver affordable housing options in Salem. This zone change and the accompanying development will enhance the City's quality of life by diversifying housing options in a residential neighborhood with access to public transportation.

**4. Development of land with existing urban services shall be encouraged before the conversion of urbanizable lands to urban uses.**

Findings: The Applicant objects to the application of this policy because it is an aspiration with the use of the term "encouraged" that is not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The subject properties are existing developed land with existing urban services. The proposed use increases density on site, consistent with utilizing existing urban services and reducing the demand for conversion of urbanizable land to urban uses.

### **D. GROWTH MANAGEMENT**

**GOAL: To manage growth in the Salem urban area through cooperative efforts of the City of Salem and Marion and Polk Counties, to ensure the quality of life of present and future residents of the area, and to contain urban development and to preserve adjacent farm lands by:**

**b. Planning and developing a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.**

Findings: The Applicant objects to the application of this Goal because "ensure the quality of life" is a subjective term, not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. Water and sewer facilities have adequate capacity for the intended use. An 8" existing sewer main is located in the alley, a 10" main water supply is located in Cottage St, a 1" water service line serves each building. The Applicant proposes to upgrade the existing 1" water service line to 2" to accommodate increase flow and flush fixtures on site. Electrical service proposed upgrades are included in proposed development. The Applicant also proposes to upgrade the existing building sewage lines to 6" sewage line. The proposed parking lot design and development will minimize the potential for erosion and adverse effects upon the existing topography and soil conditions by utilizing Salem's Small Project Storm Water Design requirements.

***5. The extension of sewer, water, storm drainage, transportation and other facilities and services shall be designed and coordinated to accommodate densities cited in the Public Facilities Plan.***

***6. New developments shall make maximum use of available land areas with minimal environmental disturbance and be located and designed to minimize such public costs as extension of sewer and water services, schools, parks, and transportation facilities.***

***7. Within the Salem urban area, residential subdivisions, mobile home parks, multi-family residential, commercial and industrial development shall be permitted only within the County service districts or within the City of Salem where public sewer and water services are available and other urban facilities are scheduled pursuant to an adopted growth management program. Exceptions to this policy may only be permitted if mutually agreed to by the City and the appropriate County.***

***9. New development shall be encouraged to locate in areas where facilities are already available and in areas which require the least public costs to provide needed facilities and services.***

Findings: The Applicant objects to the application of Policies 6 and 9 because terms like "minimal," "minimize," and "encouraged" are subjective terms that are not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. The

subject properties include existing sewer and water services compliant with SRC Chapter 200 Urban Growth Management and maximize use of available, urbanized land by allowing existing buildings on existing development to remain and be repurposed. This proposal minimizes the public cost as the existing sewer, water services, and transportation services are sufficient for the proposed development. The application does not propose changes to the Salem Wastewater Management Plan, or to the Salem Water System Master Plan.

#### **E. RESIDENTIAL DEVELOPMENT**

**GOAL: To promote a variety of housing opportunities for all income levels and an adequate supply of developable land to support such housing. In meeting this goal, residential development shall:**

- a. Encourage the efficient use of developable residential land;**
- b. Provide housing opportunities for Salem's diverse population; and**
- c. Encourage residential development that maximizes investment in public services.**

Findings: The Applicant objects to the application of this Goal because "promote" and "encourage" are subjective terms, not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. The Comprehensive Plan policies on housing are the heart and soul of this zone change request. The Applicant has identified a perfect infill development to provide housing opportunities for low income and diverse populations on the subject properties that are already served by adequate public services. Based on the response to the below policies, and the Applicant's Goal 10 findings below, all incorporated herein by reference, this Goal and related policies weigh heavily in favor of the proposed zone change.

**1. The location and density of residential uses shall be determined after consideration of the following factors;**

- a. The type and distribution of housing units required to meet expected population growth within the Salem urban growth boundary.**
- b. The capacity of land resources given slope, elevation, wetlands, flood plains, geologic hazards and soil characteristics.**

***c. The capacity of public facilities, utilities and services. Public facilities, utilities and services include, but are not limited to municipal services such as water, sanitary and storm sewer, fire, police protection and transportation facilities.***

***d. Proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.***

***e. The character of existing neighborhoods based on height, bulk and scale of existing and proposed development in the neighborhood.***

***f. Policies contained in facility plans, urban renewal plans, residential infill studies and neighborhood and specific development plans.***

***g. The density goal of General Development Policy 7.***

Findings: The Applicant objects to the application of policy e that uses the subjective term "character of existing neighborhoods" because that terminology is subjective, not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. This application narrative addresses all of these requirements in other responses previously provided, and those responses are incorporated by reference herein. In addition, the Applicant's Goal 10 findings address these policies, and those findings are also incorporated herein, by reference. See also, the Applicant's response to policy 7 below. In addition, the subject property is located close to neighborhood schools and parks, and nearby commercial areas.

***2. Residential uses and neighborhood facilities and services shall be located to:***

***a. Accommodate pedestrian, bicycle and vehicle access;***

***b. Accommodate population growth;***

***c. Avoid unnecessary duplication of utilities, facilities and services; and***

***d. Avoid existing nuisances and hazards to residents.***

Findings: The Applicant objects to the application of this policy that uses subjective terms like "accommodate," "avoid," and "nuisance" because those terms are not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. The proposed multi-family zoned properties will be able to accommodate pedestrian, bicycle and vehicle



access, do accommodate population growth by allowing denser use than single-family zoning would otherwise allow, does not require extension of public facilities, and can be designed to meet site design requirements that avoid nuisances and hazards to residents.

***3. City codes and ordinances shall encourage the development of passed-over or underutilized land to promote the efficient use of residential land and encourage the stability of neighborhoods.***

Findings: The Applicant objects to the application of this policy because it is an aspiration that uses subjective terms like "promote" and "encourage" that are not clear and objective.

Notwithstanding this objection, the Applicant provides the following response. Adoption of this zone change would allow an underutilized housing site to be repurposed for the development of 19 affordable housing units that will make efficient use of residential land and encourage stability of the neighborhood by providing for the diverse housing needs of all, while maintaining the existing building footprints.

***4. Rehabilitation and maintenance of housing in existing neighborhoods shall be encouraged to preserve the housing stock and increase the availability of safe and sanitary living units.***

Findings: The Applicant objects to the application of this policy because it is an aspiration that uses subjective terms like "encouraged" and "preserve" that are not clear and objective.

Notwithstanding this objection, the Applicant provides the following response. The proposed zone change and use will rehabilitate existing buildings to be utilized for 19 affordable housing units, designed with modern safety and sanitary features.

***5. Subsidized housing shall be provided at a variety of locations within the urban area.***

Findings: This application is part of a package to provide publicly supported housing, as that term is defined under ORS 456.250. The Applicant has received and will receive government assistance that includes an affordability restriction under ORS 456.250(5)(a)(B). This policy is met.

**6. Multi-family housing shall be located in areas proximate to existing or planned transportation corridors, public facilities and services:**

- a. To encourage the efficient use of residential land and public facilities, development regulations shall require minimum densities for multiple family development zones;**
- b. Development regulations shall promote a range of densities that encourage a variety of housing types;**
- c. Multiple family developments should be located in areas that provide walking, auto or transit connections to:
  - (1) Employment centers;**
  - (2) Shopping areas;**
  - (3) Transit service;**
  - (4) Parks;**
  - (5) Public buildings.****

Findings: The Applicant objects to the application of this policy because it is an aspiration that uses subjective terms like "encourage" and "should" that are not clear and objective.

Notwithstanding this objection, the Applicant provides the following response. The Applicant incorporates by reference responses to these same types of policies earlier in this application, as well as its Goal 10 findings.

**7. Residential neighborhoods shall be served by a transportation system that provides access for pedestrian, bicycles, and vehicles while recognizing the neighborhoods physical constraints and transportation service needs:**

- a. The transportation system shall promote all modes of transportation and dispersal rather than concentration of through traffic;**
- b. Through traffic shall be addressed by siting street improvements and road networks that serve new development so that short trips can be made without driving;**
- c. The transportation system shall provide for a network of streets fitted to the terrain with due consideration for safety, drainage, views, and vegetation.**

Findings: The Applicant has submitted a Transportation Planning Rule Analysis with this application showing that the transportation system has capacity to serve the new zone and

proposed use. In addition, the Applicant's site plan will comply with design requirements that promote pedestrian and bicycle access. In addition, the subject properties are within ¼ mile of the Salem Transit Core Network.

**10. Requests for rezonings to higher density residential uses to meet identified housing needs will be deemed appropriate provided:**

- a. The site is so designated on the comprehensive plan map;**
- b. Adequate public services are planned to serve the site;**
- c. The site's physical characteristics support higher density development; and**
- d. Residential Development Policy 7 is met.**

Findings: The application includes a minor Comprehensive Plan map amendment in compliance with subsection (a). As described in other findings in this narrative, and incorporated herein by reference, the requirements for subsections (b)-(d) are met.

**11. Design Standards shall be implemented to improve the quality of life of Salem's residents and promote neighborhood stability and compatibility.**

Findings: This policy is directed to the City's implementation of design standards. To the extent that this policy applies to this application, the Applicant objects to the application of this policy because it uses subjective terms like "improve the quality of live" and "promote neighborhood stability and compatibility" that are not clear and objective terms. Nonetheless, the Applicant offers the following response. The development of the subject properties is subject to design review that represent the City's implementation of design standards under this policy.

## **G. COMMERCIAL DEVELOPMENT**

**GOAL: To maintain and promote the Salem urban area as a commercial center for the Marion-Polk**

**GOAL: To maintain and promote the Salem urban area as a commercial center for Marion and Polk counties.**

***GOAL: To promote development of commercial office buildings for a range of employment uses, especially in downtown, mixed use districts, and commercially-oriented urban renewal areas.***

***GOAL: To promote commercial development that supports growth of traded-sector commercial employment.***

#### ***Commercial Office Uses***

Findings: To the extent that these goals and policy apply to this application, the Applicant objects to thire application here because they use subjective terms like "promote" that are not clear and objective terms. Nonetheless, the Applicant offers the following response. The proposed use will not change the fabric of the existing neighborhood, allowing the Salem urban area to remain as the commercial center for the Marion-Polk and Marion Polk counties.

#### **NEIGHBORHOOD PLAN – GRANT NEIGHBORHOOD PLAN**

Findings: Under SRC 64.310, the City Council will consider goals and policies in neighborhood plans in making land use decisions affecting the designated neighborhood. However, if there is a conflict between the neighborhood plan, Salem Area Comprehensive Plan, and statewide planning goals, the conflict is resolved against applicability of the neighborhood plan policy or goal. Further, to the extent that the neighborhood plan contains goals and policies that are not clear and objective, the Applicant objects to application of those goals and policies to this application.

#### **RESIDENTIAL**

***1. Single Family: The intent is to preserve, maintain, and protect the character of the established single family residential area.***

***2. Multifamily: The intent is to maintain existing quality single family houses to the maximum extent practical while allowing conversion of houses and lots to multifamily densities where permitted by zoning.***

Findings: The Applicant objects to these policies because they use subjective terms like "preserve, maintain, and protect the character" and "maximum extent practical" that are not clear and objective. In addition, these policies cannot be used to abrogate the City's responsibility to comply with Statewide Planning Goal 10 and the Salem Revised Code that

provides a process for consideration of zone changes. To the extent there is a conflict, these neighborhood plan policies must not be applied. Notwithstanding these objections, the Applicant provides the following response. The proposed zone change does not impact existing single family uses, existing use on site is currently special use for religious organizations. Further, reuse of the existing buildings on the subject properties will not interfere with existing single family houses, as the scale of development will remain unchanged.

#### **NEIGHBORHOOD WIDE GOALS AND POLICIES**

**1. GOAL: To conserve this close in location for single family living and to prevent encroachment on the single family core area from more intensive uses.**

**2. GOAL: To maintain and enhance the predominately single family residential character of this area to assure continued operation of Grant School as a neighborhood school and community facility.**

Findings: The Applicant objects to these goals because they use subjective terms like "conserve," "prevent," and "maintain and enhance," and "character" that are not clear and objective. In addition, these policies cannot be used to abrogate the City's responsibility to comply with Statewide Planning Goal 10 and the Salem Revised Code that provides a process for consideration of zone changes. To the extent there is a conflict, these neighborhood plan policies must not be applied. Notwithstanding these objections, the Applicant provides the following response. Development south of subject properties are larger in scale and more intense in use. Preservation of existing church and residence buildings allows subject properties to act as a Missing Middle Housing buffer between the larger scale uses and the single family residential lots to the north. This allows the predominantly single family residential character of the neighborhood and the Grant Neighborhood School as a neighborhood school to remain intact.

**3. POLICY: Developers of multifamily or commercial uses should comply with the site design criteria listed below during the design review process specified in the North Salem Urban Renewal Plan. In addition, all property owners within 250 feet of the proposed project and a**

***designated member of the Grant Executive Board should be notified in order to provide input to the Design Review Team.***

- a. Parking - Off-street parking shall be provided to Code.***
- b. Noise Generation - Structures should be designed to protect occupants from noise levels exceeding HUD criteria.***
- c. Landscaping - All development shall be landscaped in accordance with renewal plan requirements.***
- d. Visual Impact - Parking lots, signs, and bright lights should be screened from residential areas.***

Findings: The Applicant shared proposed design concepts shared with the Grant Neighborhood Association during the Open House. The Applicant's development design will comply with current code requirements, but will not be bound by this plan's noise generation standards to the extent they conflict with the current code requirements. However, the Applicant anticipates meeting the HUD criteria as a result of the proposed zoning and conditioned use because site improvements will include additional landscape buffers and new interior design. Religious services noise levels on site decrease due to proposed use. In addition the proposed development will maintain the existing historical aesthetic by repurposing the existing church building, and will provide additional off street parking. Further, no new exterior lighting is proposed.

***4. POLICY: Primary access to new multifamily development in areas designated Multifamily should be onto major and local streets instead of alleys to prevent excessive traffic disruptions to existing single family houses.***

Findings: The Applicant objects to the application of this policy because it is an aspiration that is not clear and objective. The policy also uses subjective terms like "prevent excessive traffic disruptions" that are not clear and objective terms. Notwithstanding this objection, the Applicant provides the following response. The existing access to the subject properties will remain in place and this existing access supports proposed use. The existing access is not alley access.

**5. POLICY: Housing stock should be rehabilitated on a continuing basis. Low interest loans should be made available for this purpose.**

Findings: The Applicant objects to the application of this policy because it is an aspiration that is not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The existing buildings on the subject properties will be reused and repurposed to provide affordable, government assisted fair housing on the site. This policy is met.

**6. POLICY: Architecturally and historically significant structures should be preserved**

Findings: The Applicant objects to the application of this policy because it is an aspiration that is not clear and objective. Notwithstanding this objection, the Applicant provides the following response. The existing buildings on subject properties are not listed as historic resources. Nonetheless, the reuse of the church structure will maintain the historical context of the site.

**7. POLICY: Zone changes that would allow more intensive residential uses in areas designated Single Family should be denied.**

Findings: The Applicant objects to the application of this policy because it is an aspiration that is not clear and objective. Further, adherence to this policy would abrogate the City's obligations under Goal 10 and as a conflicting provision, the neighborhood plan must yield. Notwithstanding these objections, the Applicant provides the following response. The proposed affordable residences on site better align with the intended Single Family zone than the existing religious assembly use or other allowed and conditional uses in the single family zone. Further, the size and structure of the existing building are appropriate for the proposed use and will not result in more intense use than the current religious assembly use.

**8. POLICY: Zone changes that would allow new commercial uses in areas designated Multifamily or Apartment will be opposed by the Neighborhood and should not be permitted. However, existing nonconforming uses should be allowed a zone change when requested, if those uses are found compatible with the surrounding area. The Neighborhood shall consider these on a case by case basis.**

Findings: Again, the Applicant object to the neighborhood plan granting a veto power over zone changes. This is an improper delegation of the City Council's authority and cannot override the code's zone change process or the City's obligations under Goal 10 to provide needed housing for all. In this instance, this policy must yield to governing code and state law. In addition, the policy uses aspirational language about multi-family uses by stating such use "should not be permitted" and is not clear and objective. Notwithstanding these objections, the Applicant provides the following response. The existing church is designated a special use under SRC for single family zones. The proposed zone change allows for preservation of the existing buildings maintaining subject properties compatibility with the surrounding area, while bringing the use closer to the intended use of housing.

***10. POLICY: Conversion of single family residences to multifamily use should be prohibited in areas designated Single Family.***

Findings: Again, the Applicant object to the neighborhood plan granting a veto power over zone changes. This is an improper delegation of the City Council's authority and cannot override the code's zone change process or the City's obligations under Goal 10 to provide needed housing for all. In this instance, this policy must yield to governing code and state law. In addition, the policy uses aspirational language about multi-family uses by stating such use "should be prohibited" and is not clear and objective. Notwithstanding these objections, the Applicant provides the following response. The current use of the subject properties is not single family use. Under the proposed zoning the existing residence and church building will remain in the same building footprints. In contrast, single family use on site would most likely require redevelopment to occur, causing the loss of the church building and its historical character. The RH rezone with proposed conditions is better suited for the property in order to maintain the neighborhood character.

***11. POLICY: Density per building site in areas designated Multifamily should be no more than permitted by the zone code.***

Findings: The Applicant objects to the application of this policy because it uses aspirational language about multi-family uses by the use of "should " and is not clear and objective.



Notwithstanding this objection, the Applicant provides the following response. The subject properties support multifamily use under the requested RH zone. The subject properties existing building footprints will allow the Applicant to meet the density requirements of Salem Revised Code Table 515-2 RH lot standards, Table 515-3 RH setback standards with adjustment. Notwithstanding the Applicant's proposed conditions of approval to limit the development to certain RM-II lot coverage and building height standards, the subject properties can also be configured to meet the Table 515-4 RH lot coverage and height.

***16. POLICY: Single family housing should only be replaced with single family housing in areas zoned RS.***

Findings: The Applicant objects to the application of this policy because it uses aspirational language about multi-family uses by the use of "should " and is not clear and objective.

Notwithstanding this objection, the Applicant provides the following response. This application is for a zone change to RH, and single-family will not be replaced with single-family because multi-family use is an allowed use in the RH zone. Nonetheless, the existing residence will remain in place, and be repurposed as four separate living units.

***SUB-AREA "C": GRANT RESIDENTIAL CORE***

***34. GOAL: To conserve close-in locations for single family living, to prevent the encroachment on the single family residential core from more intensive uses and to maintain and enhance the predominately single family residential character of this area.***

Findings: Again, the Applicant object to the neighborhood plan granting a veto power over zone changes. This is an improper delegation of the City Council's authority and cannot override the code's zone change process or the City's obligations under Goal 10 to provide needed housing for all. In this instance, this policy must yield to governing code and state law. In addition, the policy uses subjective language with reference to "conserve," "prevent," "more intensive," "to maintain and enhance," and "character." The terms are not clear and objective and this policy cannot be applied to this application. Notwithstanding these objections, the Applicant provides the following response. This infill development will not affect the single family residential character

of the neighborhood because it proposes reuse of existing buildings that were previously in religious use, not single family use.

## **PUBLIC FACILITIES PLAN – SALEM STORMWATER MASTER PLAN**

### **PURPOSE AND GOALS**

*The City of Salem Stormwater Master Plan addresses issues of stormwater quantity (i.e., conveyance and flood damage reduction) and stormwater quality in a manner that is compatible with the City's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit. One major goal of the Master Plan project was to develop a Drainage System Improvement Plan (DSIP) for the storm drains, culverts, open channels, streams, detention storage, and conjunctive use (with detention, parks, etc.) water quality facilities. The second major goal was to develop a Stormwater Management Program Plan (SMPP) consisting of the following:*

- *The institutional aspects of stormwater management*
- *Listing and description of the new information needed for a successful comprehensive program*
- *Description of the financial concepts for implementing the program*
- *Evaluation of the current operations and maintenance level of service and recommendation of an adequate level of service*
- *Recommendation of changes from the City's existing stormwater program direction through the preparation of an "Existing Direction Report"*
- *Assistance to the City in establishing a public involvement program specifically for the project and for the stormwater management program in general*
- *Development of solutions to various stormwater problems, and in doing so, responding to six issue papers prepared by the City/consultant project team and the Stormwater Advisory Committee (SWAC)*
- *Finally, every effort has been made to reflect a balance between the need to safely and cost effectively move stormwater with the environmental and aesthetic needs and values associated with one of Salem's unique community amenities – its urban stream system.*

Findings: The proposed zone will allow development of a use that retains existing buildings to but converts the existing unpaved gravel parking lot into an impervious surface. The development's new impervious surface is approximately 4,400 SF of asphalt surface. The proposed use also includes the addition of an ADA ramp from the parking lot into the existing buildings. Nexus for small project stormwater requirements are met, and the proposed use includes stormwater treatment through a new storm water planter. The proposed development's stormwater plan will be reviewed during site plan review and building permit applications.

#### **PUBLIC FACILITIES PLAN – SALEM WASTEWATER MANAGEMENT PLAN**

*The 1996 Salem Wastewater Management Master Plan (adopted by the Salem City Council on December 16, 1996) outlined the requirements for providing wastewater service for existing and future customers for a 20-year period. The 1996 Master Plan principally focused on two primary issues: how to deal with wet weather flows, and how to treat wastewater loads. In addressing these two issues, the 1996 Master Plan identified specific capital improvements for collection, conveyance, and treatment of the community's wastewater.*

Findings: This application does not propose any changes to the Salem Wastewater Management Plan. The subject properties are served by existing wastewater services sufficient for existing use. This zone change has no impact to the existing system. The Applicant submits Public Works Recommendation Letter stating, "the subject property is located inside the Urban Service Area and adequate facilities are available." Attachment 6, page 2.

#### **PUBLIC FACILITIES PLAN – SALEM WATER SYSTEM MASTER PLAN**

##### ***Plan Goals***

*The plan seeks to provide answers to these fundamental questions by explaining a range of factors: economics, regulations, water quality, reliability, flexibility, operations, environmental issues, and timing of improvements. The end product of the master plan is a list of recommended improvements, their estimated costs, and a schedule for implementing them. Some of the improvements are required by state and federal regulations; the number of standards for drinking water have increased more than three-fold since the mid-1980s and*

***Salem, like most communities, will need to make changes to ensure compliance. But the majority of improvements will be to replace aging facilities that are wearing out, for growth and for reliability.***

Findings: This application does not propose any changes to the Salem Water System Master Plan. The subject properties are served by existing water services that are sufficient to serve a multi-family zone.

## **TRANSPORTATION SYSTEM PLAN**

### ***Comprehensive Transportation Policies***

#### **TRANSPORTATION**

***GOAL: To provide a balanced, multimodal transportation system for the Salem Urban Area that supports the safe and efficient movement of goods and people.***

***The Salem Transportation System Plan should contain the following plan elements:***

***Street System, Intercity Passenger Travel, Local Street Connectivity, Transportation Demand Management, Transportation System Management, Parking Management, Neighborhood Traffic Management, Freight Movement, Bicycle System, Transportation System Maintenance, Pedestrian System, Transportation Finance, Transit System***

Findings: The subject properties are within ¼ mile of the Salem Transit Core Network. In addition, the Applicant's Transportation Planning Analysis report concludes that, “based on the reasonable worst-case trip generation evaluation, the proposed zone change would result in a daily increase of less than 400 trips at each property. Therefore, even under the most conservative assumptions of potential development, it can be concluded that the proposed zone change will not significantly impact and would cause ‘no further degradation’ to the City of Salem transportation system.” See full analysis for further detail on compliance with the Transportation System Plan.

## **PART III | Oregon's Statewide Planning Goals**

### ***A Summary of Oregon's Statewide Planning Goals***

#### **1. CITIZEN INVOLVEMENT**

***Goal: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

Findings: Citizen involvement according to the Salem Comprehensive Plan and Salem Revised Code submitted herewith, see findings above in Part I and Part II.

#### **2. LAND USE PLANNING**

***Goal: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

##### **PART I – PLANNING:**

***All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances. Affected persons shall receive understandable notice by mail of proposed changes in plans or zoning ordinances sufficiently in advance of any hearing to allow the affected person reasonable time to review the proposal.***

##### **PART III – USE OF GUIDELINES:**

#### **2. Minor Changes**

***Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.***

Findings: Applicant has submitted land use application in accordance with Salem's Rezone and Minor Comprehensive Plan Map Amendment process herewith.

## **5. OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES**

**Goal: To protect natural resources and conserve scenic and historic areas and open spaces.**

**Local governments and state agencies are encouraged to maintain current inventories of the following resources:**

### **3. Historic Resources;**

Findings: No natural, scenic, historic or open space resource found on site. As stated, the existing buildings are not protected as historical resources. However, existing buildings contribute to historic character and presence in Grant neighborhood and are proposed to remain and be repurposed as multifamily housing.

## **6. AIR, WATER AND LAND RESOURCES QUALITY**

**Goal: To maintain and improve the quality of the air, water and land resources of the state.**

**This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution. All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards.**

Findings: The proposed zone change and development of the subject properties will comply with local, state, and federal regulations for air, water, and land resources. As stated above, the proposed use reduces impact on water and land resources, See [Part II](#) Salem Comprehensive Plan.

## **9. ECONOMY OF THE STATE**

**Goal: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

**Comprehensive plans for urban areas shall:**

**3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;**

**4. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.**

Findings: See findings above under [Part II](#), Salem Area Comprehensive Plan incorporated by reference. This application will not affect the availability of commercial and industrial land. Further, stable housing is linked to greater economic stability and will be provided by the development of the subject properties.

## **10. HOUSING**

***Goal: To provide for the housing needs of citizens of the state.***

***This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.***

### ***Guidelines***

#### ***A. Planning***

***2. Plans should be developed in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for housing that meets the housing needs of households of all income levels.***

***3. Plans should provide for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.***

#### ***B. Implementation***

***4. Ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities; (2) the economic, environmental, social and energy consequences of the proposed densities; and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures.***

Findings: The Applicant submits portions of the City's Housing Needs Analysis ("HNA") from 2015. Attachment 2. City staff confirmed that on February 8, 2016, the City Council accepted the HNA consistent with the resolution attached here. See Attachment 3. The HNA, Table 12, determined that Salem has a deficit of 207-acres of land designated for multifamily housing and a shortfall of 2,897 dwelling units. Attachment 2, p 46. In contrast, the City has a surplus of 1,975 gross acres

of single family residential land, with an anticipated surplus of 9,131 units during the planning period. *Id.* This substantial deficit of multifamily housing means that a large portion of the housing need will go unmet if additional land is not designated multifamily. This zone change, affecting approximately 0.30 acres of land is one small attempt to remedy the lack of property zoned multifamily.

Further, according to the HNA:

"Homeownership is increasingly expensive in Salem. Sales prices for single family housing increased over 2004 to 2013 period, consistent with national trends. While housing prices peaked in 2007, 2013 sales prices grew by about 16% since 2004. Housing costs increased 62% between 1990 and 2012, while income levels remained virtually the same (increasing by about 15% in the first decade, and declining by nearly the same amount over the second). In 2012, the typical value of an owner-occupied house was four times median household income. This is a substantial increase from twice median household income in 1990."

**More than one-third of Salem's households have affordability problems.** Despite the facts that rental costs grew with income and housing is comparatively more affordable in Salem, the *community still has an affordability problem, especially for renters.* Thirty-nine percent of Salem's households were cost burdened (i.e., pay more than 30% of their income on rent or homeownership costs) in 2012. This is consistent with the state averages. More than 50% of Salem's renter households were cost burdened in 2010. About one-quarter of renters were severely cost burdened (i.e., pay more than 50% of their income on rent). Thirty percent of Salem's homeowners were cost burdened in 2010. About 11% of homeowners were severely cost burdened (i.e., pay more than 50% of their income on homeownership costs). Salem *has a deficit of nearly 6,400 dwelling units that are affordable to households earning less than \$25,000 annually.*" Attachment 2, p 32-33 (Bolded emphasis in original, italicized emphasis added).

The HNA continues to tell a dire story of need for affordable housing:

"Salem's housing became less affordable for both renting and owning over the last decade. Between 1990 and 2012, growth in homeownership costs outpaced growth in income. In Salem,



median owner value increased by 62% between 1990 and 2012, while median household income remained stagnant. Between 2004 and 2013, average sales price increased by 14% in Salem.

*Between 2000 and 2012, growth in renter costs outpaced growth in income by a smaller margin than ownership costs. In Salem, median contract rent did not change between 2000 and 2012, while median household income decreased by 13%.*

*More than 11% of the MSA's households could not afford a studio apartment at HUD's fair market rent level of \$559, and one-quarter of households could not afford a two-bedroom apartment at HUD's fair market rent level of \$742.*

Continued increases in housing costs may increase demand for denser housing (e.g., multifamily housing or smaller single-family housing) or locating outside of Salem." Attachment 2, p. 37-38 (Bolded emphasis in original, italicized emphasis added).

The HNA shows that there is a significant need for affordable housing across the board. In particular for household who make \$30,000 or less. Further, the HNA establishes that the availability of multifamily residential inventory is also below the need.

"The results show that Salem has 17,659 acres in residential plan designations (including mixed-use designations that allow residential development). By classification, about 62% of the land is developed, 22% partially vacant, and 17% vacant. About 83% of residential land is in single-family designations (DR and SF); 14% in the multifamily designation and 3% in mixed-use designations (MU and ROM).

Nearly two-thirds of the buildable residential land (3,611 acres) is in the developing residential plan designation and 24% (1,347 acres) in the single-family residential plan designation. Six percent (313 acres) is in the multifamily plan designation with the remaining acreage in mixed-use designations (MU and ROM)." Attachment 2, p. 12-13.

In addition to the HNA, the Applicant submits the City's 2020-2024 Consolidated Plan Analysis of Impediments to Fair Housing Choice 2020-2021 Annual Action Plan ("Action Plan") presented on June 22, 2020. Attachment 4. In contrast to the HNA, the Consolidated Plan analyzes specific impediments to fair housing. The Action Plan identifies projects and goals that link to resolving shortfalls identified in the HNA. In addition, the Applicant submits the City's Spring 2019 Our Salem Report Card ("Report Card") that examined the City's progress in updating the Salem Area Comprehensive Plan. Attachment 5.

The Annual Plan specifically identified the Applicant as an affordable housing partner, and its proposed Cottage Street development as a method of achieving the City's goals of ending homelessness, expanding affordable housing, and neighborhood revitalization. Attachment 4. Further, one of the goals found within the Report Card was to increase housing by redevelopment and infill project. Attachment 5, p. 4. The proposed rezone will make two, small infill properties available for the development of 19 affordable housing units. This rezone is the natural next step to turn the policy established through the City's efforts to plan for affordable into units on the ground to start to address this significant need.

#### **11. PUBLIC FACILITIES AND SERVICES**

***Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.***

Findings: Existing public facilities and services suitable for multifamily use on the subject properties. See also findings above in Part I and Part II Salem Area Comprehensive Plan, incorporated by reference herein.

#### **13. ENERGY**

***Goal: To conserve energy.***

***Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."***

##### ***Guidelines***

##### ***A. Planning***

- 1. Priority consideration in land use planning should be given to methods of analysis and implementation measures that will assure achievement of maximum efficiency in energy utilization.**
- 2. The allocation of land and uses permitted on the land should seek to minimize the depletion of non-renewable sources of energy.**
- 3. Land use planning should, to the maximum extent possible, seek to recycle and re-use vacant land and those uses which are not energy efficient.**
- 4. Land use planning should, to the maximum extent possible, combine increasing density gradients along high capacity transportation corridors to achieve greater energy efficiency.**
- 5. Plans directed toward energy conservation within the planning area should consider as a major determinant the existing and potential capacity of the renewable energy sources to yield useful energy output. Renewable energy sources include water, sunshine, wind, geothermal heat and municipal, forest and farm waste. Whenever possible, land conservation and development actions provided for under such plans should utilize renewable energy sources.**

#### **B. Implementation**

- 1. Land use plans should be based on utilization of the following techniques and implementation devices which can have a material impact on energy efficiency:**
  - a. Lot size, dimension and siting controls;**
  - b. Building height, bulk and surface area;**
  - c. Density of uses, particularly those which relate to housing densities;**
  - d. Availability of light, wind and air;**
  - e. Compatibility of and competition between competing land use activities; and**
  - f. Systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.**

Findings: The proposed use will allow reuse of existing buildings and the embodied energy in those buildings will remain, minimizing further use of non-renewable resources. Further, the proposed use will implement current energy efficiency requirements according to the 2019 Oregon Zero Energy Ready Commercial Code for alterations to existing structures. In addition, the proposed use seeks to increase density of subject property with  $\frac{1}{4}$  miles of the Salem Transportation Core Network.

#### **14. URBANIZATION**

***Goal: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.***

Findings: The subject properties are an existing urban development within Salem's existing Urban Growth Boundary as established by the Salem Comprehensive Plan.

***Remaining Statewide Planning Goals:***

Findings: Goals 3, 4, 7, 8, and 15-19 are not implicated by this application.