

TO: Hearings Officer

FROM: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

STAFF: Brandon Pike, Planner I

HEARING DATE: June 26, 2019

APPLICATION: Quasi-Judicial Zone Change Case No. 19-02

LOCATION: 4485 Kale Street NE – 97305 – see Attachments A and B

SIZE: An approximately 7.26-acre portion of a 33.88-acre property

REQUEST: An application for a Quasi-Judicial Zone Change from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential), for a 7.26-acre portion of a property approximately 33.88 acres in size that is currently vacant. The property is currently split-zoned RM-I (Multiple Family Residential), RM-II (Multiple Family Residential), and RS (Single Family Residential), and is located at 4485 Kale Street NE – 97305.

APPLICANT/OWNER: Karl Ivanov and Eric Lee Meurer, Northstar Communities, LLC

REPRESENTATIVE: Brandie Dalton, Multi/Tech Engineering, Inc.

APPROVAL CRITERIA: Quasi-Judicial Zone Change: Salem Revised Code, Ch. 265

RECOMMENDATION: **APPROVE** Zone Change from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential)

BACKGROUND

On April 16, 2019, a zone change application was filed for the subject property by Brandie Dalton, Multi/Tech Engineering, Inc. on behalf of the applicant and property owners, Karl Ivanov and Eric Lee Meurer, Northstar Communities, LLC. The application was deemed complete for processing on June 3, 2019.

The public hearing before the City of Salem Hearings Officer is scheduled for June 26, 2019, at 5:30 p.m. in the Community Development Department, Civic Center, Room 305, located at 555 Liberty Street SE. Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on June 6, 2019. Public hearing notice was also posted on the property by the applicant on June 13, 2019 pursuant to SRC requirements.

The state-mandated 120-deadline to issue a final local decision for this case is October 1, 2019.

PROPOSAL

The applicant has submitted a zone change application requesting to change the zoning designation for a 7.26-acre portion of the property from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential). The subject property is approximately 33.88 acres in size and is currently vacant. The applicant has not provided plans for future development at this time.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City Departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for a zone change must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicant submitted a proposed zoning map, included as **Attachment C**, and a written statement, which is included in its entirety as **Attachment D** in this staff report. Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) Designation

The Salem Area Comprehensive Plan (SACP) map designates the subject property as "Multi-Family Residential" for the portions of the property currently zoned RM-I and RM-II, and "Single Family Residential" for the portion zoned RS. The Salem Comprehensive Policies Plan describes the predominant uses within the residential designations as single family and multifamily dwelling units. There are, however, other compatible land uses that are permissible and which provide services to the individuals living in the residential areas. These uses include schools, parks, and churches.

Because the proposed RM-II (Multiple Family Residential) zoning is consistent with the "Multi-Family Residential" Comprehensive Plan designation of the portion of the subject property included in this zone change application, a concurrent Comprehensive Plan Map Amendment is not required.

The Comprehensive Plan designations of surrounding properties include:

North: "Industrial"

South: Across Kale Street NE – "Developing Residential"

East: "Single Family Residential"
West: "Multi-Family Residential"

The property is outside the Urban Service Area.

2. Zoning of Surrounding Properties

The subject site is currently split-zoned RM-I (Multiple Family Residential), RM-II (Multiple Family Residential), and RS (Single Family Residential).

The zoning of surrounding properties is described as follows:

North: Marion County – UT-20-IND (Urban Transition Industrial); undeveloped agricultural land
South: Across Kale Street NE – RS (Single Family Residential) and RA (Residential Agriculture); single-family / two-family subdivision
East: RS (Single Family Residential); Northstar single-family / two-family subdivision
West: RM-II (Multiple Family Residential); manufactured home park

3. Neighborhood and Citizen Comments

The subject property is located within the boundaries of the Northgate Neighborhood Association. Notification was sent on June 6, 2019 to the neighborhood association and surrounding property owners within 250 feet of the property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Public Works Department reviewed the proposal and provided a memo, which is included as **Attachment E**.

The Building and Safety Division reviewed the proposal and indicated no concerns with the zone change request.

The Fire Department reviewed the proposal and indicated no concerns with the zone change, but will have comments on items such as Fire Department access and water supply at the time of site plan review and building permit plan review.

5. Public Agency and Private Service Provider Comments

The Salem-Keizer School District reviewed the proposal and provided comments, which is included as **Attachment F**.

6. Criteria for Granting a Quasi-Judicial Zone Change

The following analysis addresses the proposed zone change for the subject property from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential).

SRC Chapter 265.005 provides the criteria for approval for Quasi-Judicial Zone Changes. In order to approve a quasi-judicial Zone Map amendment request, the review authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria and factors are satisfied. The extent of the consideration given to the various factors set forth below will depend on the degree of impact of the proposed change, and the greater the impact of a proposal on the area, the greater is the burden on the applicant to demonstrate that, in weighing all the factors, the zone change is appropriate.

The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding relative to the amendment requested.

SRC 265.005(e)(1)(A). The zone change is justified based on one or more of the following:

- (i) **A mistake in the application of a land use designation to the property;**
- (ii) **A demonstration that there has been a change in the economic, demographic, or physical character of the vicinity such that the proposed zone would be compatible with the vicinity's development pattern; or**
- (iii) **A demonstration that the proposed zone change is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited than an existing zone if the physical characteristics of the property are appropriate for the proposed zone and the uses allowed by the proposed zone are logical with the surrounding land uses.**

Finding: The applicant does not identify a mistake in the application of a land use designation to the property and does not identify a change in the economic, demographic, or physical character of the vicinity. The proposal is justified based on (iii), that the proposed zone change is equally or better suited for the property than the existing zone.

The applicant identifies four reasons they believe the proposed RM-II zoning designation to be equally or better suited for the subject property than the existing RM-I zone:

- 1) The site is located within an area of Salem with available public facilities and services;
- 2) The northern portion of the property is already zoned RM-II;
- 3) The RM-II zone will allow the site to be developed with uses that are compatible with the surrounding uses; and,
- 4) The development of the site will provide additional housing in order to help meet housing needs within the City.

The proposed RM-II zone generally allows two family and multiple family residential uses and activities. The proposed RM-II zoning designation will allow a greater density of housing for the subject property, while allowing for development that is compatible with surrounding uses. The City of Salem's 2015-2035 Housing Needs Analysis identified a projected deficit of 207 gross acres of land set aside for multi-family residential development by the comprehensive plan. The same study estimated a deficit of 2,897 multi-family residential dwelling units. While the proposed zone change would not address the acreage deficit, it would allow for the

development of more multi-family residential dwelling units than the current zoning would allow at the subject property. Staff finds that the proposed zone change is equally or better suited to the property than the existing RM-I zone.

(B) If the zone change is City-initiated, and the change is for other than City-owned property, the zone change is in the public interest and would be of general benefit.

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

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

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

Salem Urban Area Goals and Policies, General Development (Page 24, Salem Comprehensive Policies Plan):

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

Development Compatibility B.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.

Finding: Future development of the site will be required to conform to the development standards of the RM-II (Multiple Family Residential) zone, which shares similar setback and landscaping requirements as the current RM-I (Multiple Family Residential) zone. This would include adhering to the multiple family design review guidelines and standards of SRC Chapter 702 for multiple family development. The RM-II zone allows for buildings for multiple family, residential care, nursing care, and short-term commercial lodging uses up to 50 feet in height, while the current RM-I zone restricts the height of buildings associated with single family, two family, multiple family, residential care, nursing care, and short-term commercial lodging uses to 35 feet.

Salem Urban Area Goals and Policies, Urban Growth Goal (Page 26, Salem Comprehensive Policies Plan):

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.

Development Compatibility C.4

Development of land with existing urban services shall be encouraged before the

conversion of urbanizable lands to urban uses.

Finding: The subject property is not located within the Urban Service Area. The subject property received UGA approval through UGA preliminary declaration case no. 07-01 for the Northstar subdivision. City services, including water, sewer, streets and storm drainage are available to serve the subject property. The proposal is consistent with this policy.

Salem Urban Area Goals and Policies, Growth Management Goal (Page 27, Salem Comprehensive Policies Plan):

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.

Infill on Facilities D.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.

Finding: The subject property is not located within the Urban Service Area. The subject property received UGA approval through UGA preliminary declaration case no. 07-01 for the Northstar subdivision. City services, including water, sewer, streets and storm drainage are available to serve the subject property. The proposal is consistent with this policy.

Salem Urban Area Goals and Policies, Residential Development Goal (Page 30, Salem Comprehensive Policies Plan):

To promote a variety of housing opportunities for all income levels and an adequate supply of developable land to support such housing.

Establishing Residential Uses E.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.*

Finding: The applicant's proposal would allow for a higher housing density than the existing zoning designation, meeting the density goal of General Development Policy 7 and allow for a greater housing supply for an increasing City population. The proposed zoning would match existing zoning designations to the north and west, allowing for the character of future development to match surrounding development in the neighborhood.

The Public Works Department has reviewed the proposal and indicate that the water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve future development under the proposed zone. The subject property is served by existing City streets and transit service, with a transit stop located less than half a mile away at the intersection of Kale Street NE and Happy Drive NE.

Services, including schools (Hammond Elementary School) and parks (Hoodview Park, and the proposed Hazelgreen Park), are located nearby. Hazelgreen Park is proposed directly to the north of the subject property, which would provide a valuable recreational and open space service to future residential development in the area. The subject property is relatively close in proximity to Portland Road NE and Lancaster Drive NE—0.5 to 1 mile from the subject property, respectively. This provides access to necessary employment and entertainment opportunities.

The proposed zoning designation would allow for a higher housing density than the existing zone, meeting the density goal of General Development Policy 7.

Facilities and Services Location E.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*

Finding: The subject property is located north of and abutting Kale Street NE. The property is served by existing streets due to previous development. The applicant states that street extensions will be provided for existing and future development, as well as future improvements to public facilities will be provided at adequate levels to serve future development.

The subject property is located within the urban growth boundary and inside the city limits, and located outside the Urban Service Area. The subject property received UGA approval through UGA preliminary declaration case no. 07-01 for the Northstar subdivision.

Infill Development E.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.

Finding: The subject property is currently vacant and underutilized. The applicant states that the proposed zone change to RM-II will encourage infill development and promote the efficient use of residential land, allowing for between 87 to 204 dwelling units within the subject property.

Multi-Family Housing E.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*

Finding: The proposed zoning designation would require a higher minimum dwelling unit density than the existing zoning designation—the RM-I zone has a minimum dwelling unit density of 8 units per acre, while the proposed RM-II zone has a minimum dwelling unit density of 12 units per acre. The proposed RM-II designation would allow for a range of densities and a variety of housing types. The applicant states that the existing neighborhood consists of single family and multiple family dwellings on Kale Street NE, and that in order to maintain the character of the neighborhood, the subject property will be developed in compliance with applicable design standards.

Circulation System and Through Traffic E.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.*

Finding: The applicant states that the subject property will have direct access to Kale Street

NE and the Northstar subdivision. Any future development at the subject property will be reviewed for compliance with standards related to pedestrian, bicycle, and motor vehicle access.

Alternative Housing Patterns E.9

Residential Development Patterns

Subdivision and zoning regulations shall provide opportunities for increased housing densities, alternative housing patterns, and reduced development costs. Development regulations shall promote residential development patterns that encourage:

- a. The use of all modes of transportation;*
- b. Reduction in vehicle miles traveled and length of auto trips; and*
- c. Efficiency in providing public services.*

Finding: The applicant states that the surrounding properties are zoned for single family and multi-family uses. In order to provide a residential housing pattern while being consistent with the neighborhood, the proposed RM-II zone will provide opportunity for a higher density of multi-family housing to be developed, helping to address the projected deficit of multi-family dwelling units within Salem.

Requests for Rezoning E.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.*

Finding: The subject property is designated on the comprehensive plan for the proposed zoning designation, and adequate public services are planned to serve the site at the time of development. The site's physical characteristics support higher density development, with level topography and access to public facilities. As stated above, future development of the subject property will be reviewed for adherence to Residential Development Policy 7.

Urban Design E.11

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

Finding: The applicant states that, at the time of development, applications for design review and site plan review will be submitted in compliance with the multiple family design review guidelines and standards. This will ensure that future development at the subject property will improve quality of life for local residents and promote neighborhood compatibility.

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

and Development.

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

Statewide Planning Goal 1 – Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

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

Statewide Planning Goal 2 – Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Staff Response: The City has complied with the Goal requirements for establishing and maintaining a land use planning process. The Oregon Land Conservation and Development Commission have acknowledged the Salem Area Comprehensive Plan to be in compliance with the Statewide Planning Goals.

Statewide Planning Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources: *To protect natural resources and conserve scenic and historic areas and open spaces.*

Staff Response: There are no known scenic, historic, natural, or cultural resources on the affected parcels. Through a future application for site plan review, the application will be reviewed for compliance with the City's tree preservation ordinance, historic preservation ordinance, and applicable wetland standards. Staff finds that the proposal is consistent with Goal 5.

Statewide Planning Goal 9 – Economic Development: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Staff Response: The applicant states that the proposed zone will allow for the creation of employment opportunities during development, as well as provide a housing type that is more affordable for families. This would help to improve and strengthen the economic base of the Salem urban area, thereby meeting this policy.

Statewide Planning Goal 10 – Housing: *To provide for the housing needs of citizens of the state.*

Staff Response: The City has recently conducted a Housing Needs Analysis (HNA) to determine housing needs for the community for the next 20 years. The HNA concluded that there is a projected deficit of approximately 207 acres of available multi-family land in 2035, as designated in the comprehensive plan. Multi-family residential is a permitted use for the subject property under the current RM-1 (Multiple Family Residential) zoning designation.

Multi-family residential is also a permitted use under the proposed RM-II (Multiple Family Residential) zoning designation. The subject property has several characteristics that would support multi-family development. Salem-Keizer Transit (Cherriots) provides transit service adjacent to the subject property via route 12.¹ Services, including schools (Hammond Elementary School) and parks (Hoodview Park, and the proposed Hazelgreen Park), are located nearby. Employment opportunities and services are in proximity to the property, as Portland Road NE and Lancaster Drive NE are within 0.5 to 1 mile from the subject property, respectively. The proposed change in zoning designation will still allow the potential for development of multi-family residential uses, which will be useful to meet the City's current and future housing needs.

Statewide Planning Goal 11 – Public Facilities and Services: *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.*

Staff Response: The subject property is outside the Urban Service Area. Findings from the Public Works Department indicate that the water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve future development under the proposed zone.

Statewide Planning Goal 12 – Transportation: *To provide and encourage a safe, convenient and economic transportation system.*

Goal 12 is implemented by the Transportation Planning Rule (TPR). In summary, the TPR requires local governments to adopt Transportation System Plans (TSPs) and requires local governments to consider transportation impacts resulting from land use decisions and development. The key provision of the TPR related to local land use decisions is Oregon Administrative Rule (OAR) 660-012-0060. This provision is triggered by amendments to comprehensive plans and land use regulations that “significantly affect” a surrounding transportation facility (road, intersection, etc.).

Pursuant to OAR 660-012-0060(9), this request is exempt from the Transportation Planning Rule determination of significant affect. The proposed zone change will not trigger analysis or improvements to the surrounding transportation system.

Statewide Planning Goal 14 – Urbanization: *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.*

Staff Response: The subject property is not located within the Urban Service Area. Improvements to public facilities have been identified in the approved UGA permit for the subject property, case no. 07-01. Site-specific infrastructure requirements will be addressed in the Site Plan Review process pursuant to SRC Chapter 220.

(E) If the zone change requires a comprehensive plan change from an industrial

¹ Cherriots bus route schedule effective June 14, 2019 - <https://www.cherriots.org/en/routes>

designation to a non-industrial designation, or from a commercial or employment designation to any other use designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the Comprehensive Plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the Comprehensive Plan to address the proposed zone change; or include both the demonstration and an amendment to the Comprehensive Plan.

Finding: A change to the comprehensive plan map designation for the property is not required for the proposed zone change, therefore this criterion is not applicable.

(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Finding: Pursuant to Oregon Administrative Rules 660-012-0060(9), the proposed zone change request is exempt from the Transportation Planning Rule determination of significant affect. The proposed zone change will not require analysis or improvements to the surrounding transportation system. Adequate urban services are available at the boundaries of the subject property.

(G)The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.

Finding: The water, sewer, and storm infrastructure are available within surrounding streets and are adequate to serve future development under the proposed zone. Site-specific infrastructure requirements will be addressed in the Site Plan Review process pursuant to SRC Chapter 220.

CONCLUSION

Based on the facts and findings presented herein, staff concludes that the proposed Quasi-Judicial Zone Change satisfies the applicable criteria contained under SRC 265.005(e).

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer **APPROVE** the request for a quasi-judicial zone change from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential) for property approximately 33.88 acres in size, and located at 4485 Kale Street NE – 97305 (Marion County Assessor Map and Tax Lot Number(s) 062W32C00800).

Application Deemed Complete Date: June 3, 2019
State Mandated Decision Date: October 1, 2019

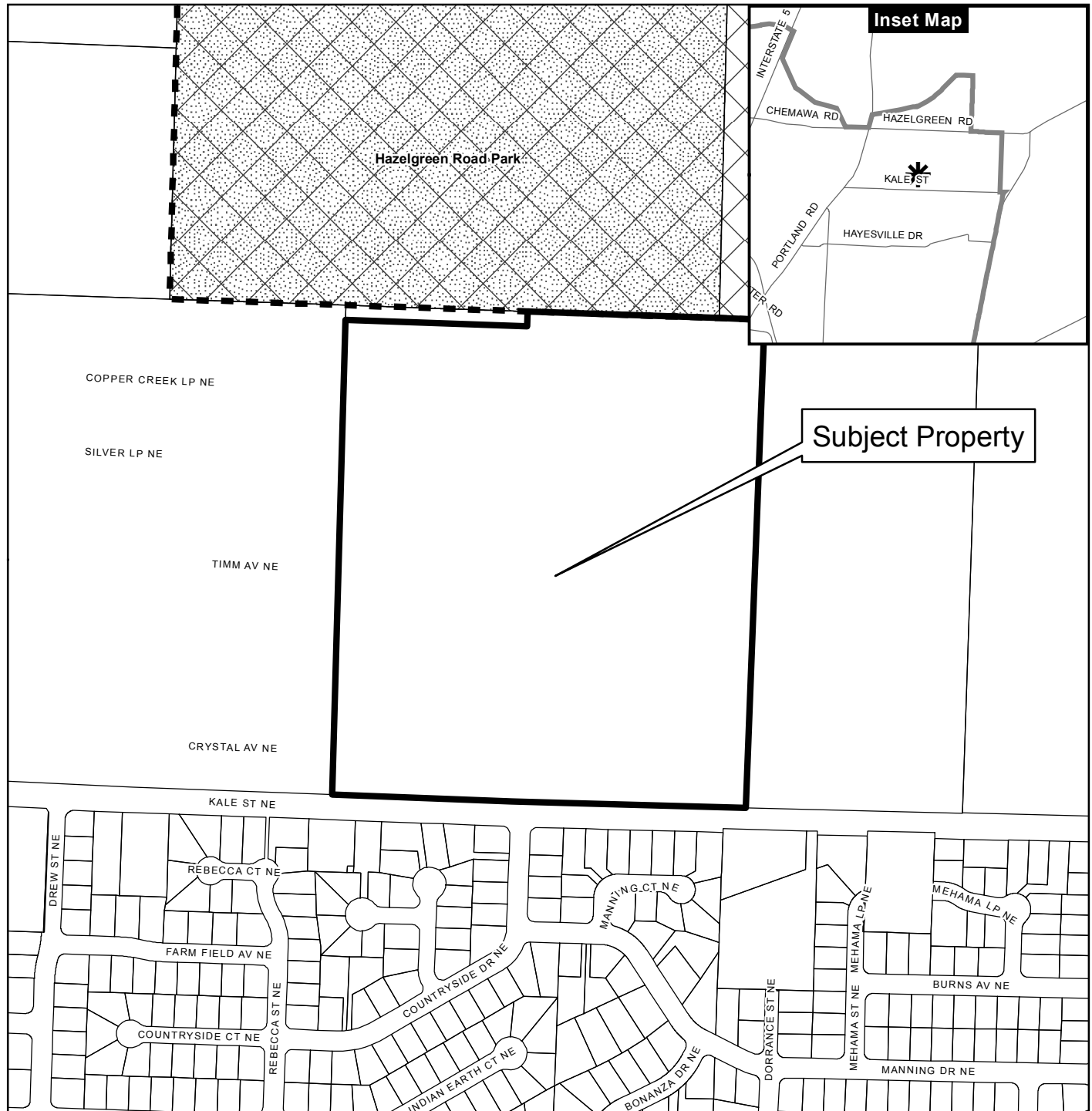
Attachments: A. Vicinity Map
B. Vicinity Zoning Map
C. Applicant's Zoning Map
D. Applicant's Written Findings
E. Public Works Memo
F. Salem-Keizer School District

Prepared by Brandon Pike, Planner I

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Vicinity Map

4485 Kale Street NE



Legend

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

Parks

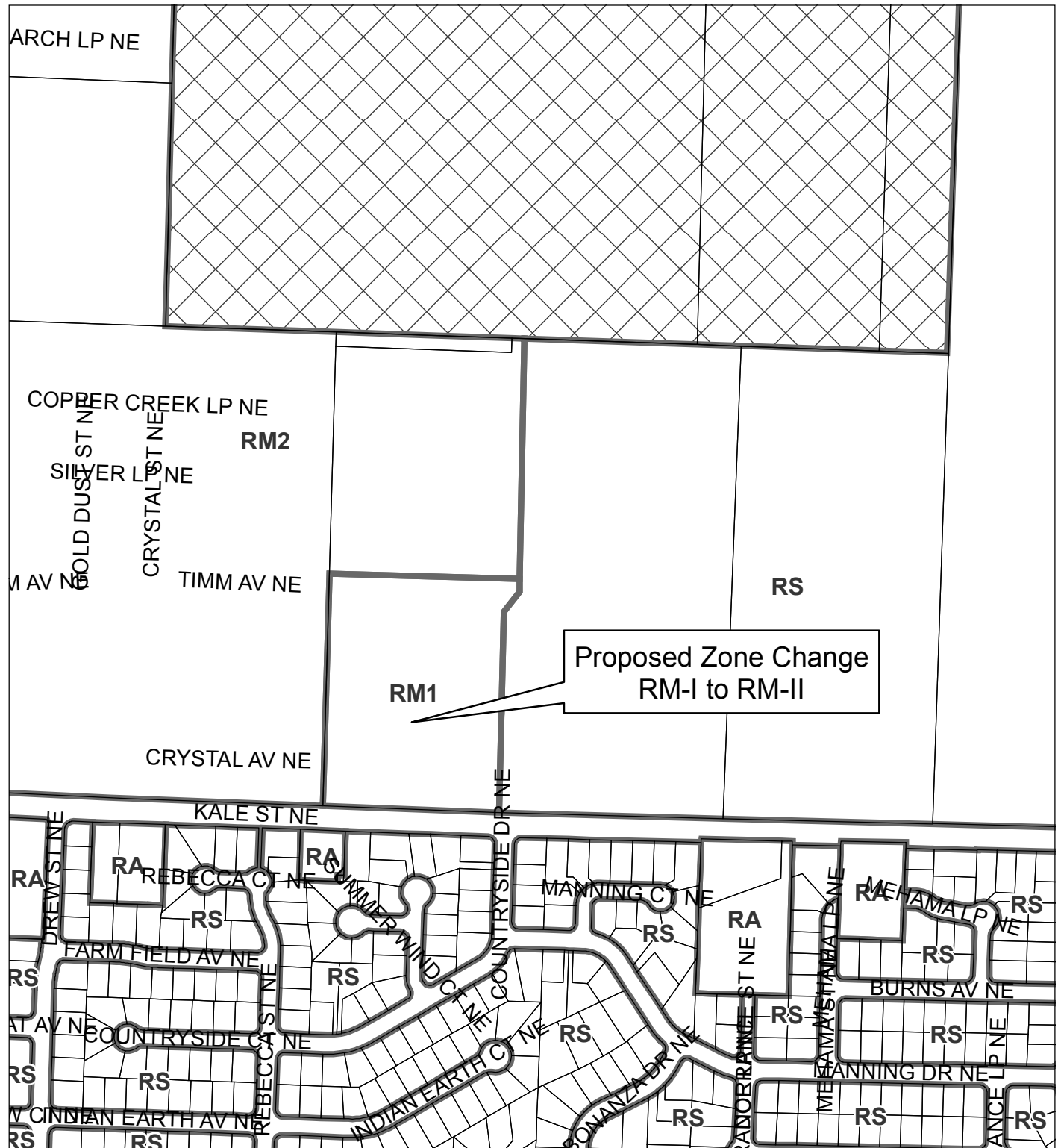
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Community Development Dept.

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Vicinity Zoning - 4485 Kale Street NE



Legend

- | | |
|---------------------------|---------|
| RS Base Zoning | Taxlots |
| Urban Growth Boundary | Parks |
| Outside Salem City Limits | Schools |

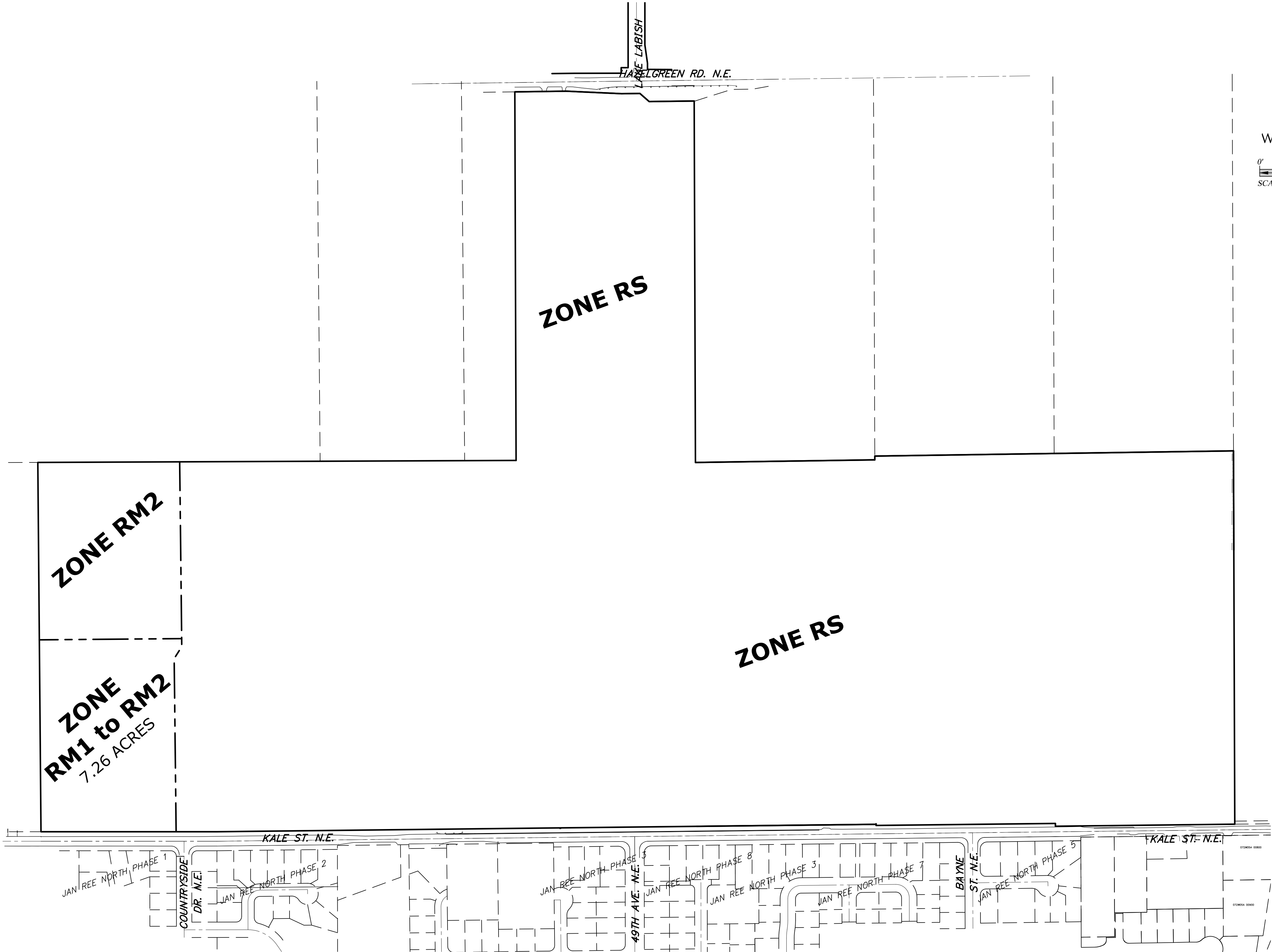
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CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

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ATTACHMENT C

ZONE MAP

NORTHSTAR

MULTI/TECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED
NOT FOR
CONSTRUCTION
UNLESS STAMPED
APPROVED HERE

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6610 Well Locations ZONE
Design: M.D.G.
Drawn: C.F.S.
ProjMgr: J.J.G.
Date: ---
Scale: AS SHOWN
As-Built: ---

JOB # 6610

001

Zone Change

April 16, 2019

Background:

On June 25, 2007, UGA Preliminary Declaration (UGA 07-1) was issued for the subject property (4400-5200 blocks of Kale Road).

The applicant received subdivision (SUB 07-13) approval on September 28, 2007, for 730 (Option 1), 669 (Option 2), and 694 (Option 3) lot subdivision (4400-5200 blocks of Kale Road).

The applicant amended Subdivision Case No. 07-13 (SUB 07-13A), and received approval on December 18, 2007, for 730 (Option 1), 669 (Option 2), and 694 (Option 3) lot subdivision (4400-5200 blocks of Kale Road).

The applicant received approval for Tree Conservation Plan (TCP 07-17) on property located within the 4400-5200 blocks of Kale Road.

The subject property is approximately 148 acres in size and located within the 4400-5200 blocks for Kale Road (062W32D/Tax Lots 701 & 1100 and 062W32C/Tax Lots 200, 700, 800, 900, and 1000). The subject properties are zoned RS (Single Family Residential), RM1 (Multi-Family Residential-1), and RM2 (Multi-Family Residential-2). The subject property is designated as "Single Family Residential" and "Multi-Family Residential" on the Salem Area Comprehensive Plan (SACP) Map.

Proposal:

The subject property is identified as the southern portion of Segment A of SUB07-13A (062W32C/Tax Lot 800). The area being proposed for rezoning is 7.26 acres in size. The applicant is proposing to rezone the southern portion of Segment A from RM1 to RM2.

EXISTING SITE CONDITIONS



Vicinity Information:

The subject property is located north of Kale Street. The vicinity map is shown above. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

- North: Marion County UT-5 (Urban Transition); single-family homes, light agriculture
- East: Marion County EFU (Exclusive Farm Use), heavy agriculture
- South: RS (Single-Family Residential), RA (Residential Agriculture) and Marion County UT-5; single family homes, vacant land, parks
- West: RM2 (Multiple Family Residential) and Marion County UT-20 (Urban Transition); manufactured home park, agricultural uses

ZONE CHANGE CRITERIA SRC CHAPTER 265

The intent and purpose of a zone change is described in SRC 265. In this section, it is recognized that due to a variety of factors including normal and anticipated growth, changing development patterns and concepts, and other factors which cannot be specifically anticipated, the zoning pattern cannot remain static. The zone change review process is established as a means of reviewing proposals and determining when they are appropriate.

This zone change is requested in order to allow a higher density use on the site. The proposed RMII zone will implement the current "Multi-Family Residential" SACP map designation.

ZONE CHANGE CRITERIA SRC 265.005(e)(1)(A)(ii)-(iii) and (C)-(G):

(1) A quasi-judicial zone change shall be granted if all of the following criteria are met:

(A) The zone change is justified based on the existence of one or more of the following:

- (i) A mistake in the application of a land use designation to the property;*
- (ii) A demonstration that there has been a change in the economic, demographic, or physical character of the vicinity such that the proposed zone would be compatible with the vicinity's development pattern; or*
- (iii) A demonstration that the proposed zone is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited for the property than an existing zone if the physical characteristics of the property are appropriate for the proposed zone and the uses allowed by the proposed zone are logical with the surrounding land uses.*

Applicant Response to (A)(iii): The proposed zone change fits the development pattern of the vicinity. The surrounding properties to the north and west are zoned multi-family residential. The proposed RMII zone will be compatible with the existing uses to the west and the vacant RMII zoned land to the north.

As shown on the City land zone map there is no property contiguous to the existing site that is vacant RMII land except for the northern portion of the subject property, and there is none in the necessary proximity. The only appropriately designated property within the necessary proximity to the existing site is currently developed or being developed.

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of residential land. With a multi-family designation, the subject property can be developed with multi-family dwellings; the rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary.

The subject property will not only be a site that will contribute to the multi-family housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property when developed has the potential to provide street connections to the properties to existing and proposed development in the area.

The proposed RMII zone is equally or better suited for the site because; 1) the site is located within an area of Salem with available public facilities and services; 2) the northern portion of the property is already zoned RMII; 3) the RMII zone will allow the site to be developed with uses that are compatible with the surrounding uses; and, 4) the development of the site will provide additional housing in order to help meet housing needs within the City of Salem.

Therefore, the proposed RMII zone will be equally or better suited for the site than the existing RMI zone.

This criteria has been met.

(B) City-initiated zone change.

Applicant Response to (B): The proposed zone change is not City-initiated. Therefore, this criterion is not applicable.

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

Applicant Response to (C): The existing Comprehensive Plan Designation is 'Multi-Family Residential'. Therefore, a Comprehensive Plan Change is not required.

The rezone to RMII is consistent with the Comprehensive Plan Designation.

The proposal complies with the "Residential" Goals and provisions of the SACP by creating an area that promotes multi-family uses.

Residential Development Goal

The SACP states that one of the intents of the Residential Development goals is, "To promote a variety of housing and opportunities for all income levels and an adequate supply of development land to support such housing."

The zone change will allow the property to be developed at a higher density than the existing RMI zone, therefore, meeting or exceeding the dwelling average.

Residential Development Policies

Establishing Residential Uses: The applicant's proposal is to rezone 7.26 acres of the property from RMI to RMII to allow a higher density to be built on the site, which will be consistent with the northern RMII zoned portion of the site. As stated above, according to the Housing Needs Analysis, Salem has a deficit of MF designated land, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of multi-family land. The rezone helps maximize the density while helping to meet housing needs within the Salem Urban Growth Boundary. Therefore, establishing a mixture of residential uses within the area.

Facilities and Services Location: The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located north of Kale Street. The major streets are in place due to previous development. Street extensions to properties to the north and east will be provided for existing and future development.

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The subject property is located within the Salem Urban Growth Boundary and in the corporate city limits. The subject property is located outside the Urban Service Area. The subject property received UGA approval through UGA preliminary declaration Case No. 07-1 on June 25, 2007, for the Northstar Subdivision.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Infill Development: The subject property is currently vacant. In order to provide a mixture of housing and a higher density in the area, the applicant is requesting a zone change. The comprehensive plan encourages a mixture of housing types within a neighborhood.

The comprehensive plan designation for the site is "Multi-Family Residential". The rezoning of the site to RMII will be consistent with the current Comprehensive Plan Designation and will also be consistent with State Wide Planning Goal 10, and current housing needs in the area.

The zone change will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with a higher density of housing that is needed in this area.

Multi-Family Housing: The development will also be located in an area in close proximity to existing and proposed services. The existing neighborhood consists of single-family housing and multi-family dwellings on Kale Street. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards.

Circulation System and Through Traffic: The subject property is located north of Kale. The proposed development will have direct access to Kale Street to the south and the approved Northstar Subdivision. The major streets are in place due to previous development.

Alternative Housing Patterns: The surrounding properties are zoned for single family development and multi-family. In order to provide a residential housing pattern while being consistent with the neighborhood, the proposed RMII zone will provide a higher density of needed housing in Salem.

Requests for Rezoning: The subject property is designated for Residential development. All public facilities and services are available to the site. The proposed development will meet State Wide Planning Goals and Policies pertaining to residential development. The development of the site will not impact adjacent properties.

Urban Design: The City has adopted Design Standards and has a process in place to help implement multi-family design standards. At the time of development, the applicant's development will be in compliance with the Multi-Family Design Standards as outlined in the Salem Code. As required by code, prior to development of the site, the applicant will submit a Design Review and Site Plan Review application.

The rezoning of the southern 7.26 acres of the site will help to maximize the densities in the area while providing a mixture of housing in the area. The rezoning of the property will provide 87 to 204 needed multi-family units within the area. This development will be in a location with accessibility to the commercial developments to the west along Portland Road and Lancaster Drive. Therefore, meeting the guidelines of providing housing within areas with services. The development of the site will encourage a mixture of housing types and higher densities within an infill lot.

Salem-Keizer Housing Needs Analysis:

According to the Housing Needs Analysis, "Salem has a deficit of capacity in the MF designation, with a deficit of 2,897 dwelling units and a deficit of 207 gross acres of residential land. The rezone helps maximize the density while helping to meet housing needs.

Therefore, this criteria has been met.

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

Applicant Response to (D): All Planning Goals have been addressed and met.

The following Statewide Planning Goals apply to this proposal:

The request is in conformance with State Wide Planning Goals and all applicable land use standards imposed by state law and administrative regulation, which permit applications to be filed. Development of the subject property can meet the minimum standards of the zone code and the STSP. The proposal complies with the applicable intent statements of the SACP as addressed in this report. The applicant has presented evidence sufficient to prove compliance with these standards.

Goal 1 – Citizen Involvement:

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Goal 2 – Land Use Planning:

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Salem Area Comprehensive Plan (SACP) is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the SACP and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed zone change, along with findings and evidence to support the zone change application. For these reasons, the proposal conforms to the land use planning process established by this Goal.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces:

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City maps there are no mapped wetlands or waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will apply at the time of development and will ensure compliance with Goal 5.

There are trees located throughout the entire site (Northstar Subdivision). Prior to development of the site, the applicant will be required to get Site Plan Review approval. At the time of Site Plan Review, the layout of the site will take into consideration the location of the trees. All significant trees will be identified on the site plan.

Trees: There are six (6) trees located on the subject property and the applicant has approval to remove one (1) of the trees per TCP Case No. 07-17. The applicant is not modifying the Tree Conservation Plan. Additional trees are not proposed to be removed.

Wetlands: On July 16, 2007, as part of the original approval, DSL provided comments indicating that a removal-fill permit may be required on the site. The applicant will obtain all required permits prior to development of the site.

Landslide Susceptibility: According to the City's adopted landslide hazard susceptibility maps, a geological assessment is not required.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables them to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Goal 6 – Air, Water and Land Resources Quality:

The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon development, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

The City has identified the process through which water; sewer and storm drainage will be supplied to the site. Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate prior to development.

The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

The traffic generated from the site will be minor compared to the total volume of traffic in this area, and will not create a significant additional air quality impact. A TIA was submitted and approved by the City of Salem, with the SUB 07-13 approval that identifies the traffic needs for the site and mitigation measures.

The site is vacant. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land. The City's adopted facility plans implement Goal 6.

Goal 8 – Recreational Needs:

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Salem identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal provides improved public pedestrian connections via hard-surfaced sidewalks. Plus, at the time of development, the multi-family development on the site will have common open space and private open space for the residents. Therefore, the proposal complies with this Goal.

Goal 9-Economic Development:

The proposed zone change will have a positive impact on the economy of the City of Salem. The rezone will allow the property to be developed, which will create employment along with a housing type that is a less expensive option for families.

Goal 10 – Housing:

The rezoning of the southern 7.26 acres of the site will help to maximize the densities in the area while providing a mixture of housing in the area. The rezoning of the property will provide 87 to 204 needed multi-family units within the area.

As stated in the Salem's Housing Needs Analysis dated December 2014:

“Re-designate or rezone land to Multi-Family. Salem's biggest opportunity to address the deficit of Multi-Family land will be through re-designating land from SF (or possibly DR) to MF. There may be opportunities to upzone existing residential land to increase capacity, such as from RM1 to RM2. “

The applicant's proposal helps the City re-designate RMI land to RMII while helping meet the housing needs.

This development will be in a location with accessibility to the commercial developments to the west along Portland Road and Lancaster Drive. Therefore, meeting the guidelines of providing housing within in areas with services. The development of the site will encourage a mixture of housing types and higher densities.

The existing neighborhood consists of single-family housing and multi-family housing. In order to maintain the character of the neighborhood, the site will be developed in compliance with required Design Standards.

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

Goal 11 - Public Facilities and Services:

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided (at the time of development) throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the Salem urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

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

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested. By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Goal 12 – Transportation:

The City's adopted Comprehensive Plan Transportation Goal and Policies and the adopted Salem Transportation System Plan (STSP) implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The subject property is located north of Kale Street. The major streets are in place due to previous developments. The subject property will have the potential to provide street connections to adjacent properties for existing and future development.

The traffic generated from the site will be minor compared to the total volume of traffic in this area and will not create a significant additional air quality impact. A TIA was submitted and approved by the City of Salem, with the SUB 07-13 approval that identifies the traffic needs for the site and mitigation measures.

(E) If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the Comprehensive Plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the Comprehensive Plan to address the proposed zone change; or include both the demonstration and an amendment to the Comprehensive Plan.

Applicant Response to (E): The applicant is proposing to change the zone from RMI to RMII. The subject property is currently zoned residential.

Therefore, this criteria is not applicable.

(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.

Applicant Response to (F): The current zoning of the property is RMI. The applicant is proposing to change the zone to RMII, so the site can be developed at a higher density.

The traffic generated from the site will be minor compared to the total volume of traffic in this area and will not create a significant additional air quality impact. A TIA was submitted and approved by the City of Salem, with the SUB 07-13 approval that identifies the traffic needs for the site and mitigation measures.

The increase in density will not have a significant affect on the existing transportation facility.

This criterion has been met.

(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.

Applicant Response to (G): The subject property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed in the RMII zone.

Therefore, this criteria has been met.

CONCLUSION

We believe that requested Zone Change application is appropriate for the southern 7.26 acres of the subject property for the reasons describe herein. The proposal is consistent and in compliance with the applicable goals and policies of the Comprehensive Plan and the Statewide Planning Goals, and satisfies all applicable criteria. As demonstrated herein, the RMII (Multi-Family Residential) zoning designation is appropriate for the subject property.

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



MEMO

TO: Brandon Pike, Planner I
Community Development Department

FROM: *for* Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department *JD*

DATE: June 6, 2019

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
ZC19-02 (19-109380-ZO)
4485 KALE STREET NE
ZONE CHANGE FROM RM-I TO RM-II

PROPOSAL

An application for a Quasi-Judicial Zone Change from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential), for a 7.26-acre portion of a property approximately 33.88 acres in size that is currently vacant. The property is currently split-zoned RM-I (Multiple Family Residential), RM-II (Multiple Family Residential), and RS (Single Family Residential), and is located at 4485 Kale Street NE (Marion County Assessor Map and Tax Lot Number: 062W32C00800).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

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

Streets

1. Kale Street NE

- a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

- b. Existing Condition—This street has an approximate 34-foot improvement within a 68-foot-wide right-of-way abutting the subject property.

Storm Drainage

- 1. Existing Condition
 - a. Ditches and storm culverts are located in Kale Street NE.

Water

- 1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 16-inch water main is located in Kale Street NE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.

Sanitary Sewer

- 1. Existing Condition
 - a. An 18-inch sewer main is located in Kale Street NE.

CRITERIA AND FINDINGS

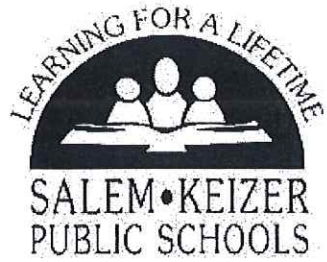
Criteria: SRC 265.005(e)(1)(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Finding—Pursuant to *Oregon Administrative Rule* 660-012-0060(9), this request is exempt from the Transportation Planning Rule determination of significant affect. The proposed zone change will not trigger analysis or improvements to the surrounding transportation system. Adequate urban services are available at the boundaries of the subject property.

Criteria: SRC 265.005(e)(1)(G) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.

Finding—Water, sewer, and storm infrastructure are available within surrounding streets and are adequate to serve future development under the proposed zone. Site-specific infrastructure requirements will be addressed in the Site Plan Review process pursuant to SRC Chapter 220.

Prepared by: Jennifer Scott, Program Manager
cc: File



DAVID FRIDENMAKER, Manager
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Christy Perry, Superintendent

June 13, 2019

Brandon Pike, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. ZC19-02, 4485 Kale St. NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Hammond	Elementary	K thru 5
Stephens	Middle	6 thru 8
McKay	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Hammond	Elementary	492	509	97%
Stephens	Middle	1,132	1,186	95%
McKay	High	2,405	2,325	103%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	145	MF	0.201	29
Middle	145	MF	0.077	11
High	145	MF	0.084	12

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Hammond	Elem.	492	0	29	29	509	102%
Stephens	Mid.	1,132	5	11	16	1,186	97%
McKay	High	2,405	6	12	18	2,325	104%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Hammond	Elementary	Eligible for School Transportation
Stephens	Middle	Eligible for School Transportation
McKay	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT


The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	29	\$51,123	\$1,482,567
Middle	11	\$60,232	\$662,552
High	12	\$69,342	\$832,104
TOTAL			\$2,977,223

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2018 Second Quarter.

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Manager – Custodial, Property and Auxiliary Services, Michael Shields, Director of Transportation