

TO: Hearings Officer

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

STAFF: Jamie Donaldson, Planner II

HEARING DATE: September 8, 2021

APPLICATION: Quasi-Judicial Zone Change / Manufactured Home Park Case No. ZC-MHP21-01

LOCATION: 2702 Lancaster Drive SE – 97317 – see Attachment A

SIZE: Approximately 2.02 acres

REQUEST: An application for a Quasi-Judicial Zone Change from RA (Residential Agriculture) to RM-II (Multiple Family Residential), in conjunction with a Manufactured Home Park permit to allow development of 13 new manufactured home units. The property is approximately 2.02 acres in size, zoned RA (Residential Agriculture), and located at 2702 Lancaster Drive SE (082W06DA / 0700).

APPLICANT/OWNER: James Ryan for CPI Sundial Owner LLC

REPRESENTATIVE: Josh Wells, Westech Engineering Inc

APPROVAL CRITERIA: Quasi-Judicial Zone Change: Salem Revised Code, Ch. 265
Manufactured Dwelling Park: Salem Revised Code, Ch. 235

RECOMMENDATION: **APPROVE** Zone Change from RA (Residential Agriculture) to RM-II (Multiple Family Residential) and the Manufactured Dwelling Park permit

Condition 1: Along the Lancaster Drive SE frontage of the proposed development area, convey land for dedication to equal a half-width right-of-way of 48 feet from the centerline.

Condition 2: Construct a half-street improvement along the Lancaster Drive SE frontage of the proposed development area. This requirement may be satisfied through either a deferral agreement or payment of a fee-in-lieu of improvement based on the equivalent cost of a half-street improvement for a Local street.

Condition 3: Provide street trees along the frontages of Lancaster Drive SE in accordance with SRC Chapter 86 and PWDS.

Condition 4: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Condition 5: The applicant shall install adequate fire hydrants to meet the Fire Code Standards.

BACKGROUND

On May 25, 2021 a zone change application was filed for the subject property by Josh Wells, Westech Engineering Inc., on behalf of the applicant and property owners, Salem CPI Sundial Owner LLC, represented by James Ryan. The application was deemed complete for processing on August 17, 2021.

The public hearing before the City of Salem Hearings Officer is scheduled for September 8, 2021, at 5:30 p.m. Notice of public hearing was sent by mail to surrounding property owners and tenants, pursuant to Salem Revised Code (SRC) requirements, on August 17, 2021. Public hearing notice was also posted on the property on August 27, 2021, pursuant to SRC requirements.

The state-mandated 120-deadline to issue a final local decision for this case is December 15, 2021.

PROPOSAL

The subject property is currently zoned RA (Residential Agriculture). The applicant has submitted a zone change application requesting to change the existing RA zoning designation to RM-II (Multiple Family Residential), in conjunction with a Manufactured Dwelling Park permit to allow development of 13 new manufactured home units. The subject property is approximately 2.02 acres in size and is directly adjacent to the existing Sundial Manufactured Dwelling Park. The proposed site plan is included as **Attachment B**.

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 written statement, which is included in its entirety as **Attachment C** 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 "Multiple Family Residential." The Salem Comprehensive Policies Plan indicates the predominant use of land within residential designations are for single family and multifamily dwelling units. Specifically, it describes Multi-Family Residential as characterized by a mixture of housing types, including categories of use such as single family detached, single family attached, manufactured homes, garden apartments, and row houses.

Because the proposed RM-II (Multiple Family Residential) zoning is consistent with the "Multiple Family Residential" Comprehensive Plan designation, a concurrent Comprehensive Plan Map Amendment is not required.

The Comprehensive Plan designations of surrounding properties include:

Northwest: "Multiple Family Residential"
Northeast: "Multiple Family Residential"
Southeast: "Multiple Family Residential"
Southwest: Across Lancaster Ave SE, "Industrial"

The property is within the Urban Service Area.

2. Zoning of Surrounding Properties

The subject site is currently zoned RA (Residential Agriculture).

The zoning of surrounding properties is described as follows:

Northwest: RM-II (Multiple Family Residential)
Northeast: RM-II (Multiple Family Residential)
Southeast: RM-II (Multiple Family Residential)
Southwest: Across Lancaster Ave SE, IG (General Industrial)

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Southeast Mill Creek Neighborhood Association (SEMCA).

Applicant Neighborhood Association Contact

SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On May 20, 2021, the applicant's representative contacted the SEMCA Neighborhood Association to provide details about the proposal.

Neighborhood Association Comment

Notice of the application was provided to the SEMCA Neighborhood Association pursuant to

SRC 300.620(b)(2)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, no comments have been received from the neighborhood association.

Public Comment

Notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. The subject property was posted pursuant to SRC 300.620(b)(3).

As of the date of completion of this staff report, comments from one individual have been received. The comment submitted, in summary, expressed concerns about the impact to Sundial Manufactured Dwelling Park, including entrance to the park, traffic on Lancaster Drive SE, speed limits, and the need for a turn lane and sidewalks.

Staff Response: The project is conditioned to construct half-street improvements along Lancaster Drive SE frontage through either a deferral agreement or payment of fee-in-lieu of improvements to augment the City costs for future improvements to Lancaster Drive SE. Public Works staff anticipates that Lancaster Drive SE improvements will be constructed within approximately five years. The existing Comprehensive Plan is Multi-Family Residential, therefore pursuant to Oregon Administrative Rules 660-012-0060(9), the proposed zone change request is exempt from the Transportation Planning Rule analysis and determination of significant affect.

Homeowners Association

The subject property is not located within a Homeowners Association.

4. City Department and Public Agency Comments

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

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 “a secondary fire department access is provided. There is an existing public fire hydrant across the street on Lancaster. However, Lancaster is a major arterial and the fire hydrant cannot be counted towards the required water supply. A fire hydrant is required to be located within 600 feet of all portions of the structures and shall be in an approved location. Measurements are made along an approved route as determined by the fire department.” Further review for conformance with Fire Department standards will take place at the time of building permit plan review.

The local transit authority, Cherriots, commented that sidewalks should be constructed along Lancaster Drive and the developer should work with Cherriots to bring bus stop up to ADA standards.

Staff Response: The subject property does not contain a bus stop. The existing manufactured dwelling park does have a stop near the main entrance. A previous land use decision for the adjacent property, Case Number MHP-ADJ-PBV20-01, conditioned that the Sundial Manufactured Dwelling Park work with Cherriots to bring the bus stop up to ADA standards. In addition, the most recently adopted Capital Improvement Plan (CIP) identifies Lancaster Drive SE improvements as a future project, specifically “design and construction to improve 4,000 linear feet of Lancaster Dr SE to three lanes from Kuebler Blvd SE to Cranston Dr SE,” which would include sidewalks along the development site and improvements for pedestrian and vehicular safety in the area.

The Salem-Keizer Public Schools commented that the Planning and Property Services staff for the school district reviewed the proposal and that occasionally there are K-12 students residing there. Students are eligible for school transportation and civic infrastructure should be available to provide connectivity between the new residential development and the schools serving the development.

5. Criteria for Granting a Quasi-Judicial Zone Change

The following analysis addresses the proposed zone change for the portion of the subject property currently zoned RA (Residential Agriculture) and proposed to be changed 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;

Finding: The applicant does not identify 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

Finding: The applicant does not identify a change in the economic, demographic, or physical character of the vicinity.

(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.

Applicant Response: The proposed RM-II zone is better suited for the subject property than the existing RA zone because the Comprehensive Plan map designation is Multifamily Residential, which requires an appropriate implementing zone such as RM-II; and the property is logically part of the extensive multifamily residential land use pattern that borders it on all sides. The physical characteristics of the property are appropriate for new development in the RM-II zone. The site plan shows that the property can support development of the additional mobile home spaces. The property is contiguous to existing mobile home parks, and the new development will have its main access through the adjacent Sundial mobile home park. Because mobile home parks adjoin the property and the development is designed to be integrated with the adjoining park, the proposed use is logical with the surrounding land uses. Because physical characteristics of the property are appropriate for the proposed zone and the proposed development, and the use allowed in the zone is logical with the surrounding land uses, this criterion is satisfied.

Finding: Staff concurs that the proposed change from RA (Residential Agriculture) to RM-II (Multiple Family Residential), is equally or better suited for the subject property as the current RA zoning designation is in conflict with the Salem Area Comprehensive Plan (SACP) designation of "Multiple Family Residential." The subject property is currently vacant and is surrounded on all contiguous sides by RM-II zoned properties with existing manufactured dwelling parks. In addition, the proposed manufactured dwelling park is designed to be fully integrated within the existing Sundial Manufactured Home Park. Therefore, the proposed development is compatible with the zoning for the surrounding area, with a proposed use also consistent with the surrounding properties; therefore, the proposal meets this criterion.

(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 23-26, 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.*

Optimal Use of the Land B.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.

Finding: The applicant has requested a zone change to RM-II in an effort to accommodate a higher density of proposed housing. The Manufactured Dwelling Park permit is requested to allow thirteen new manufactured housing units on property approximately 2.02 acres in size, thereby meeting the average goal of 6.5 dwelling units per gross acre of residential development. The development as proposed would not substantially alter the natural terrain or topography. The proposal is consistent with this policy.

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.*

Infill 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 located within the Urban Service Area. Development of the proposed site does not require the extension or development of new public services. 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 30-33, 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 with 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.*
- e. The character of the existing neighborhoods based on height, bulk, and scale of existing and proposed development in the neighborhood.*

- f. Policies contained in facility plans, urban renewal plan, residential infill studies and neighborhood and specific development plans.*
- g. The density goal of General Development Policy 7.*

Finding: The City has accepted, but not adopted, a Housing Needs Analysis (HNA) prepared in 2015 which includes a Buildable Land Inventory identifying a surplus of approximately 1,975 acres for single family residential development and a deficit of land available for multifamily residential development. According to the HNA “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.” As of December 2020, the City has added 40 net acres of Multiple Family designated land, reducing the projected deficit to 167 acres. The proposal would convert approximately 2.02 acres of land from a Residential Agriculture designation, where density requirements resemble a single-family designation, to a Multi-Family Residential designation, where the HNA identifies a deficit. The applicant’s written statement (**Attachment C**) further addresses how the proposal meets all subsections under this policy; the density goal of General Development Policy 7 is addressed above. The proposal is consistent with this policy.

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 an underutilized parcel that has been vacant since demolition of the property in 2000. The proposed development promotes use of the vacant residential land that is consistent with the surrounding RM-II zoned properties and the surrounding manufactured dwelling parks. The proposal is consistent with this policy.

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 providing walking, auto or transit connections to:
 - (1) Employment centers;*
 - (2) Shopping areas;*
 - (3) Transit service;*
 - (4) Parks;*
 - (5) Public buildings.**

Finding: The proposed RM-II (Multiple Family Residential) zone designation includes a minimum density of 12 units per gross acre, encouraging efficient use of residential land and public facilities while allowing for a variety of housing types, including manufactured dwellings. The character of the surrounding multifamily neighborhood consists of existing manufactured dwelling parks where access to transportation and public facilities are

already available or will be improved through conditions of this development. The proposal is consistent with this policy.

Requests for Rezoning E.10

Requests for rezoning to higher density residential uses to meet identified housing needs will be deemed appropriate provided:

- a. *The site is so designed 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 applicant's proposal includes a request for a quasi-judicial zone change from RA (Residential Agriculture) to the higher density RM-II (Multiple Family Residential) zone, which is consistent with the existing "Multi-Family Residential" Comprehensive Plan Map designation. As described in the findings above, the subject property is located within the Urban Service Area. Water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. The property is unencumbered by sensitive areas such as wetlands or riparian areas.

Staff finds that the proposal is consistent with the applicable Goals and Policies of the Comprehensive Plan.

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

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

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

Staff Response: Prior to submitting the zone change application to the City of Salem, the applicant contacted the Southeast Mill Creek Neighborhood Association, pursuant to SRC 300, to apprise them of the zone change request. A public hearing notice was mailed to the affected property owners, all property owners and tenants within 250 feet of the subject property, and to the Southeast Mill Creek Neighborhood Association. The property is not located within a Homeowner's 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 3 – Agricultural Lands; Goal 4 – Forest Lands

Staff Response: The subject property is not identified as agricultural or forest land; therefore, these Statewide Planning Goals are not applicable to this application.

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: The subject property is not designated as open space, as a scenic or historic area, or as any other type of natural, scenic, historic or cultural resource area. The application is further reviewed for compliance with the City's tree preservation ordinance and applicable wetland standards under the Manufactured Dwelling Park permit below. Staff finds that the proposal is consistent with Goal 5.

Statewide Planning Goal 6 – Air, Water, and Land Resources Quality: *To maintain and improve the quality of the air, water and land resources of the state.*

Staff Response: The proposed residential use will only add 13 single-family units to an existing development, which will have a low impact with regards to air, water and land resources quality. In addition, land located within the Urban Growth Boundary is considered urbanizable and is intended to be developed to meet the needs of the City, therefore the effects of urban development on air, water and land resources are anticipated. Further evaluation of tree preservation, stormwater and wastewater requirements of the UDC which are intended to minimize the impact of development on the state's natural resources are reviewed under the Manufactured Dwelling Park permit below. Staff finds that the proposal is consistent with Goal 6.

Statewide Planning Goal 7 – Areas Subject to Natural Hazards: *To protect people and property from natural hazards.*

Staff Response: No natural hazards that are specified or unique to the site have been identified. The property is not identified as subject to natural disaster or hazard; therefore, this Goal is not applicable.

Statewide Planning Goal 8 – Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Staff Response: The subject property is not designated for recreational use; therefore, this Goal is not applicable.

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 proposal is not an economic development or employment project; therefore, this Goal is not applicable.

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

Staff Response: The City’s “Housing Needs Analysis (HNA) 2015-2035” indicates that there is a need for manufactured housing as part of the city’s future housing requirements. The document identifies a “need for government assistance and manufactured housing” under Step Five of the analysis (page 37-39), citing ORS 197.303 requirements for cities to plan for government-assisted housing, manufactured housing on lots, and manufactured housing in parks. The HNA estimates a need for an additional 700 manufactured home spaces over the next 20 years. The addition of the proposed manufactured home park will increase the supply of manufactured housing, consistent with the findings of the HNA and State requirements. Staff finds that the proposal is consistent with Goal 10.

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 within the Urban Service area. Water, sewer, and storm infrastructure is currently available within adjacent streets to the subject property and appears to be adequate to serve the property. Site-specific infrastructure requirements are addressed with the Manufactured Dwelling Park permit below. The zone change request allows for the efficient use and development of property requiring minimal extension of new public services.

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

Staff Response: 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.).

The subject property has a Comprehensive Plan Designation of Multi-Family, therefore 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 13 – Energy Conservation: *To conserve energy.*

Staff Response: The manufactured homes will be required to meet the building code standards for energy efficiency at the time of individual review and permitting, which will serve to conserve energy and satisfy this goal.

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 located within the Urban Service Area. The Public Works Department indicates that existing urban services, including water, sewer, and storm infrastructure are available within surrounding streets and are adequate to serve future development of the subject property.

(E) If the zone change requires a comprehensive plan change from an industrial use designation to a non-industrial use designation, or from a commercial or employment designation to any other use designation, a demonstration that the proposed 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 analysis and 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. The conclusions of the TPR analysis satisfy this criterion.

(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 are addressed with the Manufactured Dwelling Park permit below.

6. Criteria for Granting a Manufactured Dwelling Park permit

SRC Chapter 235.010(d) provides the criteria for approval for Manufactured Dwelling Park permits. The applicable criteria and factors are stated below in **bold** print. Following each criterion is a response and/or finding evaluating the development's conformance with the criteria.

SRC 235.010(d). A manufactured dwelling park permit shall be approved if the following criteria are met:

(1) The proposed manufactured dwelling park complies with the standards of this chapter and with all applicable provisions of the UDC.

Finding: The subject property is proposing the RM-II (Multiple Family Residential) zone. The project includes a proposal to develop a cul-de-sac and thirteen new manufactured home units as an integrated expansion of the existing Sundial Manufactured Dwelling Park. Applicable provisions of the UDC include:

SRC Chapter 601 – Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

Streets and Right-Of-Way Improvements SRC 803

The proposed development is part of a complex subject to boundary street requirements pursuant to SRC 803.040(e)(3). The complex abuts Lancaster Drive SE to the southwest.

Lancaster Drive SE is a Major Arterial street and does not meet the standard of the Salem TSP along the property frontage. Pursuant to SRC 803.040(e)(3), the extent of required improvements includes the actual frontage of the phase being developed. The applicant shall convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE. The applicant shall also construct a half-street improvement along the actual frontage of the development area. The applicant is proposing to construct an emergency vehicle access from the internal private street to Lancaster Drive SE. This access shall be constructed in accordance with Fire Code and will have bollards or a gate to prevent public access. In addition, the applicant shall provide street trees in accordance with SRC Chapter 86 and PWDS.

Cherriots, the local Public Transportation operator, provided comments that the existing bus stop is in need of being upgraded to provide accessibility and development to meet ADA standards is needed. As stated above, the bus stop in reference is not a part of the subject property; however, a previous land use decision for the adjacent property, Case Number MHP-ADJ-PBV20-01, has been conditioned to bring the bus stop up to ADA standards.

- Condition 1:** Along the Lancaster Drive SE frontage of the proposed development area, convey land for dedication to equal a half-width right-of-way of 48 feet from the centerline.
- Condition 2:** Construct a half-street improvement along the Lancaster Drive SE frontage of the proposed development area. This requirement may be satisfied through either a deferral agreement or payment of a fee-in-lieu of improvement based on the equivalent cost of a half-street improvement for a Local street.
- Condition 3:** Provide street trees along the frontages of Lancaster Drive SE in accordance with SRC Chapter 86 and PWDS.

Condition 4: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Driveway Improvements SRC 804

The development is designed to take access from a private street within the existing Sundial Manufactured Dwelling Park, which is served by an existing driveway on Lancaster Drive SE that provides for safe turning movements into and out of the property. The applicant has been conditioned to modify the existing driveway along Lancaster Drive SE pursuant to PWDS under Case Number MHP-ADJ-PBV20-01. In addition, the development is proposing to extend a private drive aisle for emergency access only; no new driveway approaches to public right-of-way are proposed.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for any intensification, expansion, or enlargement of a use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Residential zones. Within residential zones, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

a) *Minimum Required Off-Street Parking.* The minimum off-street parking requirement for uses in single family development is two space per unit for development.

Finding: The plans as proposed include some driveways that do not meet the minimum standard for tandem off-street parking. However, the applicant has indicated that each new manufactured dwelling will have two parking spaces, meeting the standard. Further review and conformance with minimum parking standards will be reviewed at the time at building permits.

The proposed Manufactured Dwelling Park is also regulated by the Oregon Manufactured Dwelling and Park Specialty Code, which requires additional guest spaces to be provided. The maximum parking standard of SRC 806 would not be applicable since the Oregon Manufactured Dwelling and Park Specialty Code could require parking to exceed that standard.

SRC 806.025 - Off-Street Parking and Vehicle Use Area Development Standards.

a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.

Finding: The park will be developed in accordance to the Oregon Specialty Code has standards, which regulates the size of parking spaces and the amount. Therefore, the parking will be reviewed at the time of building permit.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation.

The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

SRC 808.025 – Trees on lots or parcels 20,000 square feet or greater.

No person shall remove a tree on a lot or parcel that is 20,000 square feet or greater unless the removal is undertaken pursuant to a tree and vegetation removal permit, pursuant to a tree conservation plan, or undertaken pursuant to a tree variance.

Finding: The subject property is over 20,000 square feet and does not have a riparian corridor on, or adjacent to, the property. Any trees within the dwelling park setbacks identified for removal are required to be replaced at a two-to-one ratio. The applicant has submitted a site plan identifying the tree species and sizes throughout the property. After dedication along Lancaster Drive SE, a total of eight trees on the property are designated for preservation; the remainder of trees will be reviewed under the street tree removal standards. According to the applicant's site plan, trees within the setbacks of the site are not proposed for removal. Additionally, the site does not contain any Significant Trees or Riparian Trees.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no wetlands on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

SRC 810 - Landslide Hazards: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Development Standards – Manufactured Dwelling Parks:

(a) Manufactured dwelling parks shall conform to the general development standards set forth in Table 235-1.

Park Size		
RA and RS Zones	Min 1 Acre	
	Max 12 acres	
RM-I and RM-II Zones	Min 1 Acre	
	No Maximum	
Park-To-Park Separation		
RA and RS zones	Min. 500 ft.	Park-to-park separation is measured from the closest point of the proposed manufactured dwelling park to another manufactured dwelling park.
RM-I and RM-II Zones	None	
Park Space Size		
RA and RS zones	Min. 4,000 sq. ft.	
RM-I and RM-II zones	Min. 4,000 sq. ft.	Applicable to spaces abutting an RA or RS zone district.
	Min. average of 3,000 sq. ft., provided no space shall be less than 2,000 sq. ft.	Applicable to spaces not abutting an RA or RS zone district.
Park Space Width		
RA and RS zones	Min. 40 ft.	Not applicable to theater spaces. Theater spaces are subject to SRC 235.020(b).
RM-I and RM-II zones	Min. 30 ft.	
Park Space Width		
RA and RS zones	Min. 70 ft.	Not applicable to theater spaces. Theater spaces are subject to SRC 235.020(b).
	Max. 300% of average width	
RM-I and RM-II zones	Min. 40 ft.	

Finding: The existing park exceed the minimum one-acre requirement. As the subject abuts RM-II zoned properties on all sides, the proposed new park spaces are a minimum of 3,000 square feet in size, with a minimum of 30 feet in width and 40 feet in depth. The minimum space size proposed is 3,560 square feet, and the average size is 5,237 square feet.

(b) Theater spaces. Within the RA and RS zones, a minimum of ten percent of the spaces within a manufactured dwelling park shall be theater spaces. Theater spaces shall meet minimum space size requirements; and shall have a minimum space depth of 50 feet and a minimum space width that is greater than the depth.

Finding: The proposal includes a zone change request from RA to RM-II and would not include development within the RA zone; therefore, this standard is not applicable.

- (c) On-site storage. All trash enclosures and outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the management of the park shall be screened. Screening shall be a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Finding: The proposal does not include modification or development of a trash enclosure or outdoor storage area. The standard is not applicable.

- (d) Fire hydrants. Fire hydrants shall be provided according to the standards and specifications on file in the office of the Director and applicable state law. Fire hydrants shall be installed and provide fire flow as required by the fire code official.

Finding: The Fire Department reviewed the proposal and indicated a fire hydrant is required to be located within 600 feet of all portions of the structures and shall be in an approved location for the development site. The new fire hydrants will be installed and reviewed by the Fire Marshall.

Condition 5: The applicant shall install adequate fire hydrant(s) to meet the Fire Code Standards.

- (e) Driveways and driveway approaches. Within 100 feet of the intersection of a park street with a public street, driveway approaches shall conform to the standards set forth in SRC chapter 804. Driveways providing access from a public street shall be a minimum 20 feet in depth.

Finding: Access to the site is through the existing manufactured home park, which is served by an existing driveway from Lancaster Drive SE. No new driveway is proposed to access the public street.

Types of manufactured dwellings permitted.

Within the RA, RS, RM-I, and RM-II zones, the following types of manufactured dwellings are permitted within a manufactured dwelling park:

- a) RA and RS Zones. Only manufactured homes meeting state manufactured dwelling construction and safety standards are permitted.
- b) RM-1 and RM-II Zones. Only manufactured dwellings meeting state manufactured dwelling construction and safety standards are permitted.

Finding: The Building and Safety Department reviewed the proposal and indicates that the site meets this standard. Further review of conformance with state standards will be reviewed at the time of building permits.

Standards for manufactured dwellings, accessory structures, and park

In addition to the requirements of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code, manufactured

dwellings, accessory structures, and park buildings within manufactured dwelling parks shall comply with the standards set forth in this section.

Park perimeter setbacks. Setbacks from the perimeter boundary of a manufactured dwelling park shall be provided as set forth in Table 235-2.

TABLE 235-2. PARK PERIMETER SETBACKS		
Requirement	Standard	Limitations & Qualifications
Park Perimeter Setbacks—Abutting Street		
Manufactured Dwellings		
RA, RS, RM-I, and RM-II zones	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
RA, RS, RM-I, and RM-II zones	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
Park Buildings		
RA, RS, RM-I, and RM-II zones	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
Park Perimeter Setbacks—Not Abutting Street		
Interior Side		
Manufactured Dwellings		
RA, RS, RM-I, and RM-II zones	Min. 5 ft.	
Accessory Structures		
RA, RS, RM-I, and RM-II zones	Min. 5 ft.	
Park Buildings		
RA, RS, RM-I, and RM-II zones	Min. 14 ft.	For any portion of a park building not

TABLE 235-2. PARK PERIMETER SETBACKS		
Requirement	Standard	Limitations & Qualifications
		more than 1 story in height.
	Min. 20 ft.	For any portion of a park building greater than 1 story in height.
Interior Rear		
Manufactured Dwellings		
RA, RS, RM-I, and RM-II zones	Min. 14 ft.	For any portion of a manufactured dwelling not more than 1 story in height.
	Min. 20 ft.	For any portion of a manufactured dwelling greater than 1 story in height.
Accessory Structures		
RA, RS, RM-I, and RM-II zones	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
Park Buildings		
RA, RS, RM-I, and RM-II zones	Min. 14 ft.	For any portion of a park building not more than 1 story in height.
	Min. 20 ft.	For any portion of a park building greater than 1 story in height.

Finding: New manufactured dwelling sites and accessory structures are greater than 20-feet from Lancaster Drive SE, and greater than five feet from all interior side property lines. The proposal meets the standards.

TABLE 235-3. SPACE COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Space Coverage		

TABLE 235-3. SPACE COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
Manufactured Dwellings and Accessory Structures		
RA, RS, RM-I, and RM-II zones	Max. 60%	
Park Buildings		
RA and RS zones	Max. 35%	
RM-I and RM-II zones	Max. 50%	
Height		
Manufactured Dwellings		
RA and RS zones	Max. 35 ft.	Applicable to new or replacement manufactured dwellings.
	Max. 28 ft. or existing manufactured dwelling height, whichever is greater	Applicable to existing manufactured dwellings.
RM-I and RM-II zones	Max. 35 ft.	
Accessory Structures		
RA, RS, RM-I, and RM-II zones	Max. 15 ft.	
Park Buildings		
RA and RS zones	Max. 50 ft.	
RM-I and RM-II zones	Max. 70 ft.	

Space coverage; height. Manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall conform to the space coverage and height standards set forth in Table 235-3.

Findings: The applicant has indicated the manufactured homes will be no greater than 35 feet in height. No park buildings and no accessory structures are proposed. The lot coverage and height for the proposed manufactured home spaces will be further reviewed at building permits. The proposal meets the standard.

Decks; patios. Each space shall be provided with one or more slabs or decks adjacent

to the stand that are constructed of concrete, asphalt, flagstone, wood, or other equivalent surface material which, either singly or in combination, total not less than 120 square feet in area and are not less than four feet in width in their smallest dimension.

Finding: The applicant has indicated each new manufactured dwelling will have a patio or deck no less than 120 square feet and are less than four feet in width, which will be further reviewed at building permits. The standard is met.

Storage of manufactured dwellings. A manufactured dwelling shall not remain overnight in a manufactured dwelling park unless it is parked in a manufactured dwelling space.

Finding: The applicant has indicated that all new dwellings will have a designated space. No storage is proposed.

Storage of recreational vehicles. Storage of recreational vehicles is allowed in the following locations:

- (1) On driveways within a yard adjacent to a street; and
- (2) Within side or rear yards that are screened from all public areas, public and private rights-of-way, and property that is used for residential purposes by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Finding: The applicant indicated that any recreational vehicles will be located within designated spaces and meet the standards.

Manufactured home size, design, and materials with RA and RS zones. Manufactured homes located within manufactured dwelling parks less than three acres in size within RA and RS zones shall:

- (1) Be a minimum of 864 square feet in size and a minimum of 24 feet in width;
- (2) Have a pitched roof with a minimum nominal slope of three feet in height for each 12 feet in width;
- (3) Have exterior siding and roofing that is similar in color, material, and appearance to the exterior siding and roofing material used on residential dwellings in the community, or which is comparable to the predominant materials used on surrounding dwellings, as determined by the City; and
- (4) Have skirting which appears in design, color, and texture to be an integral part of the exterior walls, unless the manufactured home is set on a ground level foundation.

Finding: The subject property is proposing the RM-II (Multiple Family Residential) zone, where these standards are not applicable. Conformance with all other RM-II development standards will be reviewed at the time of building permits.

- (2) The proposed manufactured dwelling park complies with the standards of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code.**

Finding: The proposal has been reviewed by the City of Salem Building and Safety Department and have determined the proposal meets the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code.

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); and the proposed Manufactured Dwelling Park permit satisfies the applicable criteria contained under SRC 235.010(d).

RECOMMENDATION

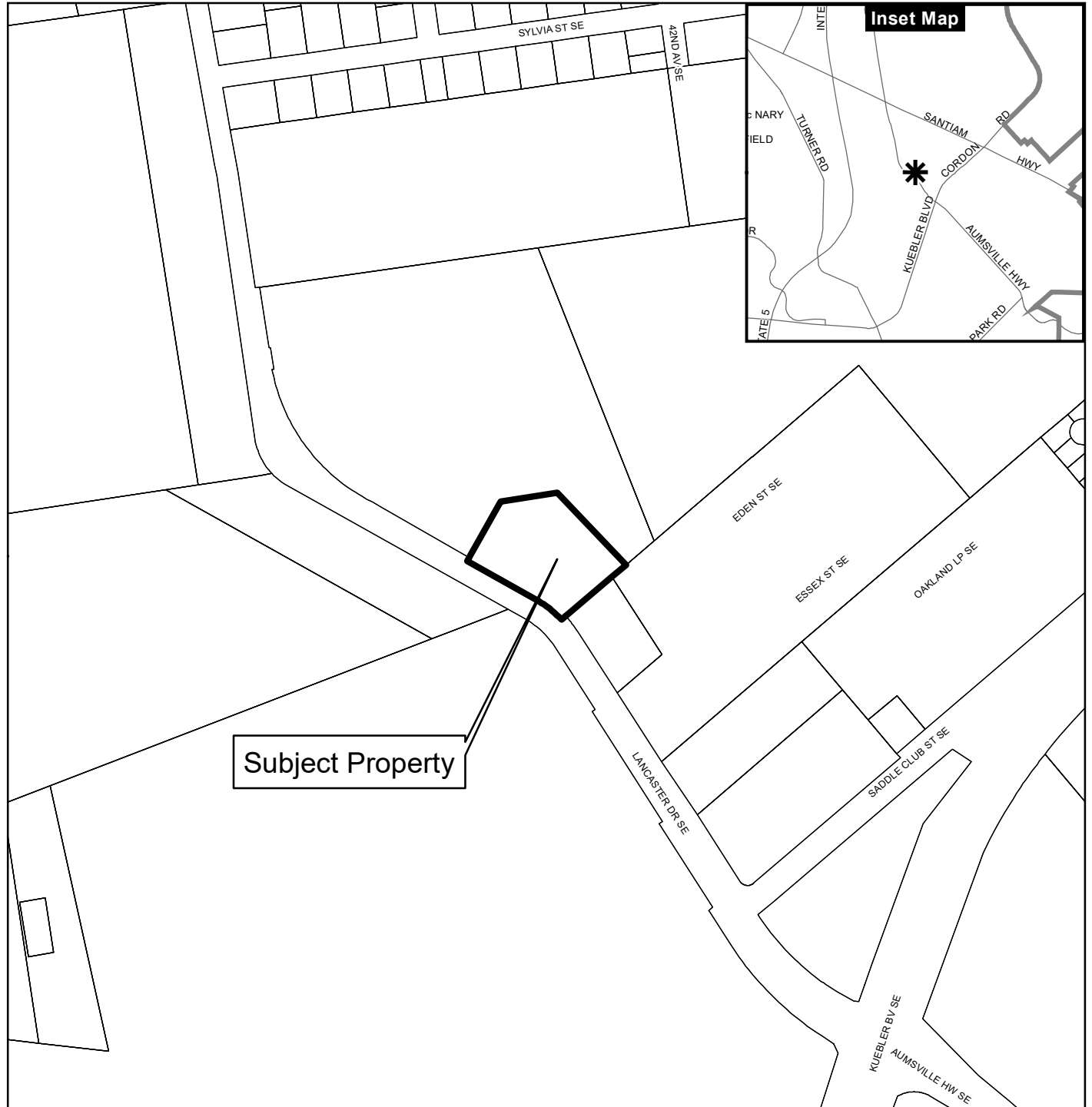
Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a quasi-judicial zone change from RA (Residential Agriculture) to RM-II (Multiple Family Residential) and the associated Manufactured Dwelling Park permit, for property directly adjacent to the Sundial Manufactured Dwelling Park, approximately 2.02 acres in size and located at 2702 Lancaster Drive SE – 97317, subject to the following conditions of approval:

- Condition 1:** Along the Lancaster Drive SE frontage of the proposed development area, convey land for dedication to equal a half-width right-of-way of 48 feet from the centerline.
- Condition 2:** Construct a half-street improvement along the Lancaster Drive SE frontage of the proposed development area. This requirement may be satisfied through either a deferral agreement or payment of a fee-in-lieu of improvement based on the equivalent cost of a half-street improvement for a Local street.
- Condition 3:** Provide street trees along the frontages of Lancaster Drive SE in accordance with SRC Chapter 86 and PWDS.
- Condition 4:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.
- Condition 5:** The applicant shall install adequate fire hydrants to meet the Fire Code Standards.








Attachments: A. Vicinity Map
B. Applicant's Site Plan
C. Applicant's Written Statement
D. Public Works Memo

Prepared by Jamie Donaldson, Planner II

Vicinity Map 2702 Lancaster Drive SE



Legend

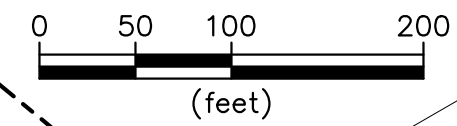
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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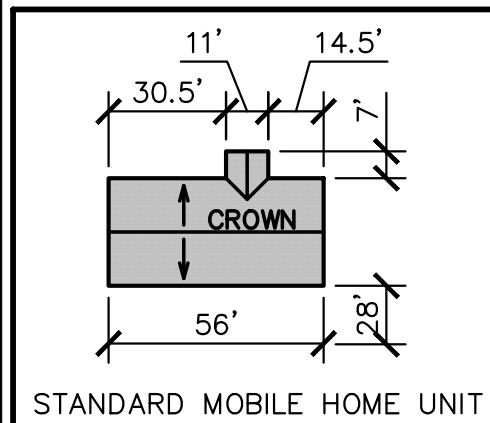
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C3.0

**ZONE CHANGE
AND MHP HERE**

FIRE LINE NOTE:
FOR MORE DETAIL, SEE C4.0-C4.5

PROPERTY LIMITS



PROJECT LEGEND

- ① - DEMO HOUSE
- ADD 3 UNITS
- ② - REMOVE STRUCTURES
- ADD 5 UNITS
- ③ - ADD 1 UNIT
- ④ - ADD 4 UNITS
- 5B - ADD 1 UNIT
- DEMO BUILDING
- 5A - ADD 2 UNITS
- DEMO DONATIONS BUILDING
- ⑦ - DEMO BUILDING
- ADD 4 UNITS
- ⑧ - ADD LANDSCAPING
- ADD NEW PARKING
- ⑨ - NEW SENIOR CENTER &
PARKING
- ⑪ - NEW ENTRY GATES
- ⑫ - ADD 3 NEW UNITS

PROJECT SUMMARY

TOTAL # OF EXISTING MH UNITS	=968
TOTAL # OF EXISTING MH UNITS REMOVED	=0
TOTAL # OF NEW MH UNITS	=26
TOTAL # OF PROPOSED MH UNITS	=994
TOTAL SITE AREA	=63.79 AC
MH UNIT DENSITY	=16.1 UNITS/ACRE

SUNDIAL MOBILE HOME PARK
SUNDIAL MHP PHASE II
SUNDIAL MASTER PLAN

DRAWING
C2.0
JOB NUMBER
3211.1000.0

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

REGISTERED PROFESSIONAL ENGINEER
DIGITALLY SIGNED
WILLIAM J. WELLS
MAY 12, 2022
OREGON 76456

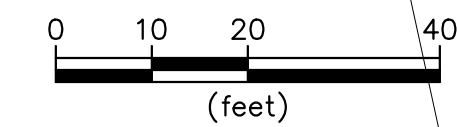
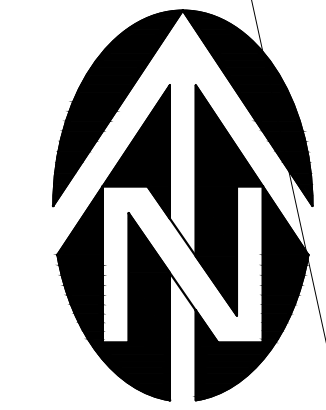
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**PHASE II CUL-DE-SAC
13 UNITS**



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	30.26	20.50	84.57	S85° 16' 18"E	27.58
C16	27.97	35.50	45.14	N65° 33' 28"W	27.25
C17	41.34	35.50	66.72	S58° 30' 46"W	39.04
C18	42.10	35.50	67.96	S8° 49' 29"E	39.68
C24	17.95	32.00	32.14	N79° 16' 06"E	17.72
C19	20.06	35.50	32.37	S58° 59' 17"E	19.79
C21	24.99	55.50	25.80	S55° 53' 18"E	24.78
C25	38.11	55.50	39.35	N72° 48' 24"E	37.37
C26	0.67	55.50	0.69	N52° 47' 21"E	0.67
C22	18.14	55.50	18.73	S78° 09' 15"E	18.06
C23	24.20	37.54	36.94	S15° 53' 09"E	23.78
C20	24.73	24.50	57.84	N71° 54' 26"W	23.70
C28	88.18	521.00	9.70	N53° 20' 16"W	88.08
C27	45.33	521.00	4.98	N60° 40' 45"W	45.31

SITE PLAN LEGEND	
SA	SPACE AREA (MIN AREA 3000 SF)
---	MH UNIT SPACE AREA LIMITS

	WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com	WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com	SUNDIAL MHP PHASE II PROJECT 6 SITE PLAN	DRAWING C3.0 JOB NUMBER 3211.1000.0	VERIFY SCALE THIS IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDINGLY DSN. JW DRN. AK CKD. JW DATE: 05/2021 NO. 1 DESCRIPTION REVISIONS BY
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SUMMARY OF THE PROPOSAL

CPI Sundial Owner LLC/Sundial Terrace MHP (CPI Sundial) owns a vacant parcel along the north-east side of Lancaster Dr. SE, adjacent to the Sundial Villa Mobile Home Park. The parcel is identified as Tax Lot 700 on Assessor's map 8-2W-06DA, and it is addressed as 2702 Lancaster Dr. SE. The parcel totals 2.02 acres. The parcel is situated in between the Sundial Villa Mobile Home Park to the north and east, and the Meadowlark Mobile Manor and the Tamara Manor apartments to the south.

The two bordering mobile home parks, which are also contiguous to one another, are highly developed and constitute one of the most extensive concentrations of manufactured housing in the city. Sundial Villa is part of the overall Sundial Mobile Home Park complex, which totals approximately 64 acres and is currently the location for 968 manufactured housing units (a separate proposal will add 23 new units for a total of 991). The Meadowlark development constitutes approximately 18 acres.

The small CPI Sundial parcel is designated Multifamily Residential on the Salem Area Comprehensive Plan (SACP) map, as are all of the surrounding properties. Unlike those developed properties, which are zoned RM2, it is zoned RA. CPI Sundial proposes to develop the parcel as an additional Phase of the adjacent mobile home park development. The RM2 zone is requested in order to provide uniformity to the overall development and to allow manufactured home spaces smaller than those allowed in the RA zone. Therefore, CPI Sundial requests a Zone Change from RA to RM2. The RM2 zone implements the SACP map designation, and a Comprehensive Plan Map Amendment is not needed.

A Pre-Application Conference to review this proposal was held on June 1, 2020, Pre-App 20-45.

Relationship to the Area

South of Santiam Highway the lands between Lancaster Dr. SE and Kuebler Blvd. are highly developed with a variety of single-family and multi-family housing. Housing styles in this area include site-built single-family, multifamily apartments, and the extensive mobile home parks. The subject two-acre Sundial property is a vacant parcel along the Lancaster Dr. frontage surrounded by increased-density single-family and multi-family residential development. Considering its location in

between the two existing mobile home parks the proposal represents an appropriate infill and addition to the predominant development and housing style, and will result in the completion of the existing residential development pattern.

Site Plan

A site plan of the proposed development has been prepared by Westech Engineering, the Project Engineer, and it is included as a part of this application. The site plan shows the proposed development of thirteen new mobile home spaces, arranged along a cul-de-sac access drive that extends into the property from an existing internal street in the adjoining mobile home park. An emergency access is provided to Lancaster Drive but that is not intended as a regular access to the parcel.

The thirteen mobile home spaces range from 3,560 s.f. to 9,687 s.f.. The spaces total 68,087 s.f. and average 5,247 s.f. Each space includes setbacks, yard area, and off-street parking. The thirteen spaces constitute 78% of the parcel, with the remaining land used for the street, the emergency access, and a green stormwater infrastructure (gsi) facility.

City of Salem Housing Needs Analysis 2015-2035

The City's 2015 Housing Needs Analysis (HNA) includes an analysis of the need for manufactured housing as a part of the city's future housing requirements. Parts of this section of the HNA are presented here, excerpted for pertinence to this proposal:

Need for government assisted and manufactured housing (pp.37-39)

ORS 197.303 requires cities to plan for government-assisted housing, manufactured housing on lots, and manufactured housing in parks.

- Manufactured housing in parks. OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial or high density residential development. According to the Oregon Housing and Community Services' Manufactured Dwelling Park Directory, Salem has 45 manufactured home parks with 3,637 spaces and 176 vacant spaces

ORS 197.480(2) requires Salem to project need for mobile home or manufactured dwelling parks based on: (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks

sited in areas planned and zoned or generally used for commercial, industrial or high density residential.

- Table 3 shows that the Salem planning area will grow by 23,555 dwelling units over the 2015 to 2035 period.
- Analysis of housing affordability (in Table 8) shows that about 33% of Salem's new households will be low income, earning 50% or less of the region's median family income. One type of housing affordable to these households is manufactured housing.
- Manufactured housing in parks accounts for about 6% (about 3,460 dwelling units) of Salem's current housing stock.
- National, state, and regional trends during the 2000 to 2010 period showed that manufactured housing parks were closing, rather than being created. For example, between 2003 and 2010, Oregon had a statewide decrease of 25% in the number of manufactured home parks. Two manufactured home parks closed in Salem since 2000: the Herrin Pointe Estates (with 40 spaces) closed in 2003 and Riverside Trailer Park (with 26 spaces) closed in 2008.
- The longer-term trend for closing manufactured home parks is the result of manufactured home park landowners selling or redeveloping their land for uses with higher rates of return, rather than lack of demand for spaces in manufactured home parks. Manufactured home parks contribute to the supply of lower-cost affordable housing options, especially for affordable homeownership. The trend in closure of manufactured home parks increases the shortage of manufactured home park spaces. Without some form of public investment to encourage continued operation of existing manufactured home parks and construction of new manufactured home parks, this shortage will continue.

Table 8 shows that the households most likely to live in manufactured homes in parks are those with incomes between \$18,000 and \$30,000 (30% to 50% of median family income). Assuming that about 5% of Salem's new single-family detached households (14,013 new dwellings) choose to live in manufactured housing parks, the City may need about 700 new manufactured home spaces. At an average of 8 dwelling units per net acre, this results in demand for about 85 acres of land.

The City allows development of manufactured housing parks in residential zones, except the RD and RH zones, through a manufactured dwelling park permit. The City has about 5,000 vacant suitable buildable acres of land in single-family zones. However, development of a new manufactured home park in Salem over the planning period may be unlikely, given the trend towards closing manufactured home parks. The land needed for development of a manufactured housing park is part of the forecast in Table 6.

Of particular importance, the HNA expresses concern for a long-term trend of manufactured housing parks closing, at the same time this type of housing provides a primary opportunity for owner-occupied housing for the population in lower income levels. The HNA estimated that the city may need 700 new manufactured home spaces during the planning period. This proposal will create a small expansion of an existing manufactured home park and provide thirteen additional spaces. The proposal will contribute to the housing needs of the community in keeping with the findings of the HNA.

Zone Change Criteria, SRC Chapter 265

As stated in UDC 265.001, "Because of normal and anticipated growth of the city, changing development patterns, governmental policy decisions affecting land use, community needs, and other factors whose specific future application cannot be anticipated, the zoning pattern established by the Uniform Development Code cannot remain fixed in perpetuity, and the purpose of this chapter is to establish procedures and criteria to, when appropriate, change zoning designations."

As previously described the subject vacant parcel is surrounded by large-scale, fully developed mobile home parks. These are an integral component of the city's housing mix and a major part of the residential area between Santiam Highway, Lancaster Dr. SE, and Kuebler Blvd. The subject parcel represents an infill opportunity to complete the style of residential development at this location. The proposed development is consistent with the development pattern on the adjacent lands, and it is also consistent with the Comp Plan map designation. The RA zone is intended to change in keeping with the overriding Comp Plan designation as development is proposed. In this case, the proposed zone change conforms to the development

pattern that exists in this area, and to the Comp Plan designation. The zone change proposal is consistent with the recognition that the zoning pattern cannot remain static, and it is appropriate for the conditions and policies that apply to the location.

The proposal addresses the criteria for a Quasi-Judicial Zone Change of SRC 265.005(e), as follows:

(1) A quasi judicial zone change shall be granted if 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 change is equally or better suited for the property than the existing one. 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.

This proposal addresses (A)(iii). The proposed RM2 zone is better suited for the subject property than the existing RA zone because the Comp Plan map designation is Multifamily Residential, which requires an appropriate implementing zone such as RM2; and the property is logically part of the extensive multifamily residential land use pattern that borders it on all sides. The physical characteristics of the property are appropriate for new development in the RM2 zone. The site plan shows that the property can support development of the additional mobile home spaces. The property is contiguous to existing mobile home parks, and the new development will have its main access through the adjacent Sundial mobile home park. Because mobile home parks adjoin the property and the development is designed to be integrated with the adjoining park, the proposed use is logical with the surrounding land uses. Because the physical characteristics of the property are appropriate for the proposed zone and the proposed development, and the use allowed in the zone is logical with the surrounding land uses, this criterion is satisfied.

(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.

This zone change is initiated by the property owner, not the City. This criterion does not apply to this property-owner initiated zone change.

(C) The zone change conforms to the applicable provisions of the Salem Area Comprehensive Plan.

The Comprehensive Plan designates the property Multifamily Residential. The purpose of this designation is to provide for various types of increased-density housing that are necessary to meet the projected housing needs of the city. The Plan designation requires implementation by a zone that provides for these types of housing and increased development densities. The RA zone is a low-density district that provides primarily for single-family housing and low density. It does not provide for increased-density or multi-family housing. It provides for mobile home parks but at a lower unit density (larger space size) than is proposed. The proposed RM2 zone implements the Plan designation by providing for multifamily residential development at densities that are greater than the RA and RS zones, and includes mobile home parks in SRC 514.005 / Table 514-1. The development standards for mobile home parks in the RA and RM2 zones are shown in SRC 235.020 and Table 235.-1. The provision for mobile home parks in the RM2 zone allows a greater density than the RA zone, and the unit density of this proposal is greater than allowed in the RA zone. These factors conform to the Residential Development Policies of the SACP.

The SACP Residential Development Goal is: 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.

The City's Housing Needs Analysis (HNA) 2015-2035 shows that there is a need for manufactured housing as a part of the city's future housing requirements. In the section, Need for government assisted and manufactured housing, pp.37-39, the HNA estimates a need for an additional 700 manufactured home spaces during the

planning period. Table 8 shows that the households most likely to live in manufactured homes in parks are those with incomes between \$18,000 and \$30,000 (30% to 50% of median family income).

The addition to the existing mobile home park will increase the supply of manufactured housing, consistent with the findings of the HNA. The site for the proposal is a small property that borders the existing mobile home park and the development will be an infill/extension of the existing mobile park. The proposal will provide additional housing ownership opportunities for incomes levels that have limited ownership options. All necessary public services are available. The proposal is consistent with the predominant type and density of housing on adjacent lands. The project site constitutes infill of a vacant parcel that is surrounded by residential development in the RM2 zone. Access to the site is through the existing mobile home park, which is served by a Major Arterial street. Transit service is provided to the location by Salem Transit Route 11 Lancaster/Verda. The site is near employment opportunities in the nearby industrial and commercial districts to the north, east and west; and commercial services are in proximity to the north of Santiam Highway.

Because the RM2 zone is the appropriate zone to implement the Multifamily Residential Comp Plan map designation, because it provides for increased development density in this mobile home park, because the site represents infill with the type and density of development on adjacent properties, and because public facilities and services are available, the proposal satisfies the Residential Development Goal and Policies of the SACP.

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

The SACP is acknowledged to be on compliance with the Statewide Planning Goals. This proposal does not propose or require a change to the Comp Plan designation on the property. The proposed zone change implements and conforms to the Comp Plan designation. The proposed use at the proposed density is permitted in the RM2 zone. By conforming to the Acknowledged Plan and its map designation the proposal is considered to be consistent with the Statewide Planning Goals and applicable administrative rules.

GOAL 1 CITIZEN INVOLVEMENT

Notice of the proposal will be provided to surrounding property owners within the notification area, published in the newspaper, and posted on the property. A public hearing to consider the request will be held by the Hearings Officer. Through the notice and public hearing process all interested parties are afforded the opportunity to review and comment on the application, and participate in the decision. The City's land use review process meets the requirements of this Goal for citizen involvement in the land use process.

GOAL 2 LAND USE PLANNING

The SACP is acknowledged to be in compliance with the Statewide Planning Goals. The City has complied with the Goal requirements for establishing and maintaining a land use planning process. The proposal will be reviewed with regards to the Plan's applicable goals and policies, and the criteria for a Zone Change. These factors satisfy the requirements of this Goal.

GOAL 5 OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

The subject property is not designated as open space, as a scenic or historic area, or as any other type of natural, scenic, historic or cultural resource area. No resources requiring consideration by this Goal are indicated.

GOAL 6 - AIR, WATER and LAND RESOURCES QUALITY

The proposal will add single-family residential units to an existing development. This will have a low impact with regards to air, water and land resources quality. The residential use does not create excessive emissions to the air, land or water. There are no water resources on the site. The small volume of traffic associated with the use will not have a significant effect on the quality of the air. There are no specific topographic features on the property that need to be considered, and the development will be typical of development on urban land. Public services will be provided including water supply and waste water disposal. There will be no withdrawal of groundwater or discharges of waste water into a water body or the subsurface. The availability of public utility services will protect the quality of water and land resources. Because its impact will be low the proposal will maintain and protect the quality of the air, water and land resources at this location.

GOAL 7 - AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

No natural hazards that are specific or unique to the site have been identified. The property is not identified as subject to a specific natural disaster or hazard.

GOAL 8 - RECREATIONAL NEEDS

The site is not designated for recreational use and this Goal does not apply.

GOAL 9 - ECONOMIC DEVELOPMENT

The proposal is not an economic development or employment project and this Goal does not apply.

GOAL 10 - HOUSING

The City's Housing Needs Analysis (HNA) 2015-2035 shows that there is a need for manufactured housing as a part of the city's future housing requirements. In the section, Need for government assisted and manufactured housing, pp. 37-39, the HNA estimates a need for an additional 700 manufactured home spaces during the planning period. Table 8 shows that the households most likely to live in manufactured homes in parks are those with incomes between \$18,000 and \$30,000 (30% to 50% of median family income). The addition to the existing mobile home park will increase the supply of manufactured housing, consistent with the findings of the HNA, and the proposal will provide additional housing ownership opportunities for incomes levels that have limited ownership options. By providing an additional housing opportunity for all income levels in the city, the proposal satisfies this Goal.

GOAL 11 - PUBLIC FACILITIES AND SERVICES

Public services including water supply, waste water disposal, storm drainage, streets, fire and police protection, electricity, telephone and electronic communication, and solid waste disposal, are available and can be provided to the site at levels that will be adequate for the proposed use. The availability of public services to the site conforms to the requirements of this Goal.

GOAL 12 - TRANSPORTATION

The transportation impact of the proposal has been reviewed and is presented in a memorandum report prepared by DKS Associates, Inc. Traffic Engineers. The report addresses the State Planning Goal 12 Transportation Planning Rule (TPR), OAR 660-012-0060. The report is included as a part of this application. As the DKS report describes, the proposal will not significantly affect the existing transportation system because the zone change is consistent with the existing Comp Plan map designation; the City has an acknowledged TSP and the proposed zone is consistent with the TSP; and the area subject to the zone change was not exempted from the Transportation Planning Rule at the time of a UGB amendment. These factors satisfy the requirements of OAR Section 660-012-0060(9)., and as a result this Goal is satisfied.

GOAL 13 - ENERGY CONSERVATION

The manufactured homes will be required to meet the building code standards for energy efficiency at the time they are build, which will serve to conserve energy.

GOAL 14 - URBANIZATION

The subject property is within the city. The proposal does not affect the Urban Growth Boundary.

Based on the facts and reasons presented, the proposed Zone Change complies with the applicable Statewide Planning Goals, and this criterion is satisfied.

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

The zone change does not require a Comprehensive Plan Change. The Plan map designation provides for the proposed zone. The proposed use is allowed in the zone. The zone change does not involve an industrial or commercial or employment designation.

(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 upon, the zone change.

A Goal 12 TPR analysis is included as a part of this application. The analysis found that the proposed zone change will not have a significant effect on the transportation system. No conditions or mitigating measures are required. The conclusions of the TPR analysis satisfy this criterion.

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

The property is within the Urban Services Area (USA). It is in a highly developed part of the city and public facilities and services are available to serve uses allowed in the proposed zone. Water, sewer, and storm drainage facilities are adjacent to the site and are available to serve the new development. The development will include "green stormwater infrastructure" within the development site. The internal street will be private and connect to private streets in the adjacent mobile home park. Fire and police services are provided by the City, electricity, telephone, and solid waste disposal are available and can be provided to serve the future development. Because the property is capable of being served with the public facilities and services that are

necessary to support the uses allowed by the proposed zone, this criterion is satisfied.

(2) The greater the impact of the proposed zone change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied. In this case the impact of the proposed zone change on the area is minor. The property is a small vacant parcel within a developed residential area. It is surrounded by existing, large-scale mobile home parks, and apartments. The property is designated Multi-family Residential by the Comp Plan. The proposed development is an addition to the adjoining Sundial Mobile Home Park, and it will continue the existing development pattern. The access to the new development will be through the adjoining Sundial mobile home park. Primary access to the location is provided by Lancaster Dr SE, which is classified as a Major Arterial on the Salem Transportation System Plan (STSP). No new external streets are needed. The existing transportation pattern is appropriate and adequate for access to the proposed development. Considering these factors the proposed zone change and the development will be consistent and compatible with the Comp Plan designation and the existing land use pattern that surrounds the property. No changes that are not expected, or that would be incompatible, will occur as a result of the zone change. For these reasons the impact of the proposed zone change on the area will be small, and the facts and evidence provided are adequate to satisfy this criterion.

Manufactured Dwelling Park, SRC Chapter 235

The proposal addresses the general development standards for a manufactured dwelling park in SRC Section 235.020 as follows:

(a) General Development Standards, Table 235-1

Park Size RM2 zone - Minimum 1 acre, no maximum: The subject site is 2.02 acres.

Park-to-Park Separation RM2 zone: None

Park Space Size RM2 zone, not abutting an RA or RS zone - Minimum average of 3,000 sf with no space less than 2,000 sf: The minimum space size proposed is 3,560 sf. The average is 5,237 sf. No space is less than 2,000 sf.

Park Space Width, RM 2 zone - 30 ft: All spaces are wider than 30 ft.

Park Space Depth, RM2 zone - 40 ft: All spaces are deeper than 40 ft.

- (b) Theater spaces in RA and RS zones: Not applicable.
- (c) On site storage and (d) fire hydrants: The development plans will conform to these requirements
- (d) Driveways and approaches: The subject site will obtain access through the adjacent mobile home park and will not have a new access to the public street.

Section 235.025 Types of manufactured dwellings permitted

(b) RM2 zone: The project will comply with the requirement that only manufactured dwellings meeting state manufactured dwelling construction and safety standards are permitted.

Section 235.030 Standards for manufactured dwellings, accessory structures and park buildings

(a) Park perimeter setbacks, Table 235-2

RM2, dwellings, accessory structures, and park buildings, min. 20 ft along arterial streets: The project site borders Lancaster Dr. SE, an Arterial. All structures will be set back a minimum of 20' from Lancaster Dr.

RM2, dwellings and accessory structures, Interior side, not abutting street, 5 ft: All structures will be set back a minimum of 5' from interior side lot lines.

RM2, park buildings, Interior side, minimum 14' or 20': No park buildings are proposed.

** RM2 Interior rear, dwellings, 14' or 20': As shown on the site plan, the buildings are set back greater than 20ft from the ROW.

RM2 Interior rear, accessory structures, none if not more than 9' height, or 1' for each 1' greater than 9' height: No accessory structures are proposed.

RM2 Interior rear, park buildings, 14'/20': No park buildings are proposed.

(b) Space Coverage; Height, Table 235-3

** RM2, dwellings and accessory structures, space coverage max. 60%: The thirteen proposed manufactured dwellings total 31,200sq. ft, which equals 36% of the 2.02 acre site.

RM2, park buildings, space coverage max. 50%: No park buildings are proposed.

RM2, Height, max. 35': The manufactured homes will be no greater than 35'.

RM2, Height, accessory structures, max. 15': No accessory structures are proposed.

RM2, Height, park buildings, max. 70': No park structures are proposed.

**** (c) Decks; patios.** Each space shall be provided with one or more slabs or decks adjacent to the stand that are constructed of concrete, asphalt, flagstone, wood, or other equivalent surface material which, either singly or in combination, total not less than 120 Square feet in area and are not less than four feet in width in their smallest dimension. All dwelling units are proposed to have a minimum 120ft deck or patio, this can be confirmed during building permit issuance.

(d)Storage of manufactured dwellings. A manufactured dwelling shall not remain overnight in a manufactured dwelling park unless it is parked in a manufactured dwelling space. All dwellings will be parked in a dwelling space.

(e)Storage of recreational vehicles. Storage of recreational vehicles is allowed in the following locations:

(1) On driveways within a yard adjacent to a street; and

(2) Within side or rear yards that are screened from all public areas, public and private rights-of-way, and property that is used for residential purposes by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

(f) Manufactured home size, design, and materials with RA and RS zones. Manufactured homes located within manufactured dwelling parks less than three acres in size within RA and RS zones shall:

(1) Be a minimum of 864 square feet in size and a minimum of 24 feet in width;

(2) Have a pitched roof with a minimum nominal slope of three feet in height for each 12 feet in width;

(3)Have exterior siding and roofing that is similar in color, material, and appearance to the exterior siding and roofing material used on residential dwellings in the community, or which is comparable to the predominant materials used on surrounding dwellings, as determined by the City; and

(4)Have skirting which appears in design, color, and texture to be an integral part of the exterior walls, unless the manufactured home is set on a ground level foundation.

The property is proposed for the RM2 zone. If the Zone Change is approved these standards will not apply.



MEMO

TO: Jamie Donaldson, Planner II
Community Development Department

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

DATE: August 30, 2021

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
ZC-MHP21-01 (21-109571-ZO)
2702 LANCASTER DRIVE SE
13-LOT MANUFACTURED HOME PARK DEVELOPMENT

PROPOSAL

An application for a Quasi-Judicial Zone Change from RA (Residential Agriculture) to RM-II (Multiple Family Residential), in conjunction with a Manufactured Home Park permit to allow development of 13 new manufactured home units. The property is approximately 2.02 acres in size, zoned RA (Residential Agriculture), and located at 2702 Lancaster Drive SE (082W06DA / 0700).

RECOMMENDED CONDITIONS OF APPROVAL

1. Along the Lancaster Drive SE frontage of the proposed development area, convey land for dedication to equal a half-width right-of-way of 48 feet from the centerline.
2. Construct a half-street improvement along the Lancaster Drive SE frontage of the proposed development area. This requirement may be satisfied through either a deferral agreement or payment of a fee-in-lieu of improvement based on the equivalent cost of a half-street improvement for a Local street.
3. Provide street trees along the frontages of Lancaster Drive SE in accordance with SRC Chapter 86 and PWDS.
4. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

Streets

1. Lancaster Drive SE
 - a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 24-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A ditch and culvert stormwater system are located along Lancaster Drive SE.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 10-inch water main is located in Lancaster Drive SE. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.

Sanitary Sewer

1. Existing Conditions
 - a. An 8-inch public sewer main is located on the southerly neighboring property.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 235.010(d) is as follows:

Criteria: SRC 235.010(d)(1) The proposed manufactured dwelling park complies with the standards of this chapter and with all applicable provisions of the UDC (*Unified Development Code*)

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601—Floodplain; 802—Public Improvements; 803—Streets and Right-of-Way Improvements; 804—Driveway

Approaches; 805–Vision Clearance; 809–Wetlands; and 810–Landslides.

SRC Chapter 601 – Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC Chapter 802 – The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible and the proposed development is subject to the standards in effect prior to Ordinance 8-20. At the time of development, the applicant shall design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS.

SRC Chapter 803 – Lancaster Drive SE is a Major Arterial street and does not meet the standard of the Salem TSP along the property frontage. Pursuant to SRC 803.040(e)(3), the extent of required improvements includes the actual frontage of the phase being developed. The applicant shall convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE. The applicant shall also construct a half-street improvement along the actual frontage of the development area. The applicant is proposing to construct an emergency vehicle access from the internal private street to Lancaster Drive SE. This access shall be constructed in accordance with Fire Code and will have bollards or a gate to prevent public access.

Pursuant to SRC 200.405, the development approval only requires the construction of a portion of the Lancaster improvements, and additional portions are required to be constructed in order to have an operational, fully functioning public improvement. No other funding is available to complete the remaining improvements, and construction of a temporary improvement would impede construction of additional portions at a future date. Therefore, the applicant may enter into a deferral agreement or pay a fee-in-lieu of improvement based on the equivalent cost of a half-street improvement for a local street. Street trees shall be installed pursuant to SRC Chapter 86 and PWDS.

SRC Chapter 804 – The development proposes to extend a private street from the neighboring existing development. No new driveway approaches to public right-of-way are proposed.

SRC Chapter 805 – The proposed development does not appear to impact vision clearance areas. The development will comply with the standards in SRC Chapter 805.

SRC Chapter 809 – The Salem-Keizer Local Wetland Inventory shows there are no wetland channels and/or hydric soils mapped on the property.

SRC Chapter 810 – According to the City’s adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

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: The proposed zone change does not affect the existing designated Comprehensive Plan area. The zone change does not significantly affect a transportation facility.

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: The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. The proposed development is connecting to the existing private sewers serving the remainder of the development complex.

Prepared by: Jennifer Scott, Program Manager
cc: File