



Marion County
OREGON

ZONE CHANGE/COMPREHENSIVE PLAN CHANGE APPLICATION

RECEIVED

AUG 16 2024

**Marion County
Planning**

Do not double-side or spiral bind any documents being submitted

Fee: Please check the appropriate box:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Zone Change - \$2500+\$40/acre
<input type="checkbox"/> Comprehensive Plan Change - \$3755+\$70/acre
<input type="checkbox"/> Zone Change/Comprehensive Plan Change - \$4510+\$70/acre
<input type="checkbox"/> Zone Change/Comprehensive Plan Change -
with goal exception \$6010+\$70/acre | <input type="checkbox"/> Mineral Aggregate Site - \$6360 base fee +
\$30/acre - 0-100 acres
\$90/acre - 101-200 acres
\$120/acre - 201-399 acres
\$180/acre - 400+ acres |
|--|--|

PROPERTY OWNER(S): <i>Don Edwards</i>	ADDRESS, CITY, STATE, AND ZIP: <i>7800 E. Truman Rd</i>
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP: <i>KANSAS City, MO 64126</i>
APPLICANT REPRESENTATIVE: <i>Bill Stanley</i>	ADDRESS, CITY, STATE, ZIP: <i>410 Alder Way, Sublimity OR 97385</i>
DAYTIME PHONE (if staff has questions about this application): <i>971-218-6829</i>	E-MAIL: <i>DonEdwards64@hotmail.com</i>
ADDRESS OF SUBJECT PROPERTY: <i>4450 Blueberry Ln</i>	SIZE OF SUBJECT PROPERTY:
The property owners request to change the zone from (current) <u>VD</u> to (proposed) <u>AM</u> and/or change the Comprehensive Plan designation from _____ to _____. Provide detailed information on the attached "Applicant Statement" page.	
Will a railroad highway crossing provide the only access to the subject property? () Yes () No If yes, which railroad:	

FOR OFFICE USE ONLY:			
Township <i>7S</i>	Range <i>2W</i>	Section <i>7DC</i>	Application elements submitted:
Tax lot number(s) <i>501</i>			<input type="checkbox"/> Title transfer instrument
Zone: <i>VD</i>		<input checked="" type="checkbox"/> 2 Site plans showing existing/proposed zoning	
Zone map number: <i>78</i>		<input checked="" type="checkbox"/> Applicant statement	
<input checked="" type="checkbox"/> TPA/header			<input type="checkbox"/> GeoHazard Peer Review (if applicable) <i>N/A</i>
Case Number: <i>ZC24-005</i>			<input checked="" type="checkbox"/> Filing fee
Signs given (min. agg. only):			Application accepted by: <i>ACS</i> Set up by: <i>ACS</i>
Date determined complete:			Date: <i>8/16/24</i>

THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

PRINTED NAME AND SIGNATURE of each owner of the subject property.

Donald R. Edwards Donald R. Edwards
Print Name Signature

Print Name Signature

Print Name Signature

Print Name Signature

DATED this 5 day of JUNE, 2024

CITY OF *Salem*
AT YOUR SERVICE
Community Planning and Development

555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6173 • www.cityofsalem.net

June 12, 2024

Jerry Horner, PE, Willamette Engineering, Inc.
PO BOX 9032
Salem, OR 97304

Delivered via email: jer.willengr@juno.com

**SUBJECT: Availability of Public Water and Sewer Services at:
4450 Blueberry Lane NE, Salem, OR 97305**

To Whom It May Concern:

This letter is furnished in response to your request for a commitment from the City of Salem to provide water and sanitary sewer services to the proposed residential subdivision located at 4450 Blueberry Lane NE, Salem, OR 97305 (Marion County Tax lot #072W07DC00501).

The subject property is located outside of the City of Salem Limits, within Marion County. The subject property is located within the East Salem Sewer Service District and the Jan Ree Water Service District. City of Salem sanitary sewer and water mains are located in 45th Avenue NE and are available to provide sanitary sewer and water service to the property.

The City of Salem will provide permits for water and sewer connections at the developer's cost for future residential use on the subject property pursuant to the conditions established through the regulatory development review process. Pursuant to City of Salem *Council Policy X-4A/B*, any future connections within these districts will require an annexation agreement to be filed with the City of Salem prior to permit issuance. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been reviewed by the Development Services Division and designed in compliance with the City of Salem, Salem Revised Code, Public Works Design Standards, and the Standard Construction Specifications.

If there are any questions or additional information required, please contact me using the information provided below.

Sincerely,



Laurel Christian, Infrastructure Planner III
City of Salem | Community Planning and Development | Development Services
555 Liberty St SE, Suite 320, Salem OR 97301-3515
lchristian@cityofsalem.net | Office: 503-584-4632

cc: File

Zone Change Application for 4450 Blueberry Lane NE
Salem, Or 97305

Current Address – 4450 Blueberry Lane NE, Salem, OR

Zone Change Narrative

Date 06-13-2024

Prepared for:

**Don Edwards
7800 East Truman Road
Kansas City, Missouri 64126**

And

**Marion County Planning Development
5155 Silverton Road NE
Salem, Oregon 97305**

**Zone Change Application Narrative
Current Zone – UD: Urban Development
Proposed Zone – RM: Residential Multi-Family**

Introduction

16.39.050 Criteria.

Approval of a zone change shall include findings that the change meets the following criteria:

- A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.*

The Salem Comprehensive Plan indicates MF - multi-family for residential for this address.

This application meets this requirement.

- B. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property.*

The intersection street is 45th Ave NE. 45th is a Collector Street and fully improved with sidewalks and bike lanes. Sanitary Sewer and Storm Water and Domestic Water are all available in 45th Ave. Public facilities and utilities are currently in place to support this proposed Multi Family Zone Change.

This application meets this requirement.

Willamette Engineering, Inc.

PO Box 9032, Salem, OR 97305 Ph (503) 304-0905 Fax (503) 304-9512

C. The request shall be consistent with the purpose statement for the proposed zone.

This requested zone change to multi-family fully matches the Salem Comprehensive Plan, which is also residential multi family.

This application meets this requirement.

D. If the proposed zone allows uses more intensive than uses in other zones appropriate for the land use designation, the proposed zone will not allow uses that would significantly adversely affect allowed uses on adjacent properties zoned for less intensive uses.

The requested zone change matches the comprehensive plan which was prepared with regard to adjacent properties. The property to the north is multi family. The property to the west is public. The property to the south is urban development. The property across 45th to the east is single family residential. This proposed zone change will not adversely affect the adjacent properties.

This application meets this requirement.

The Salem Comprehensive Plan Goals indicates that this Blueberry Lane best serves the community as multi-family residential. This zone change accomplishes the Salem goals.

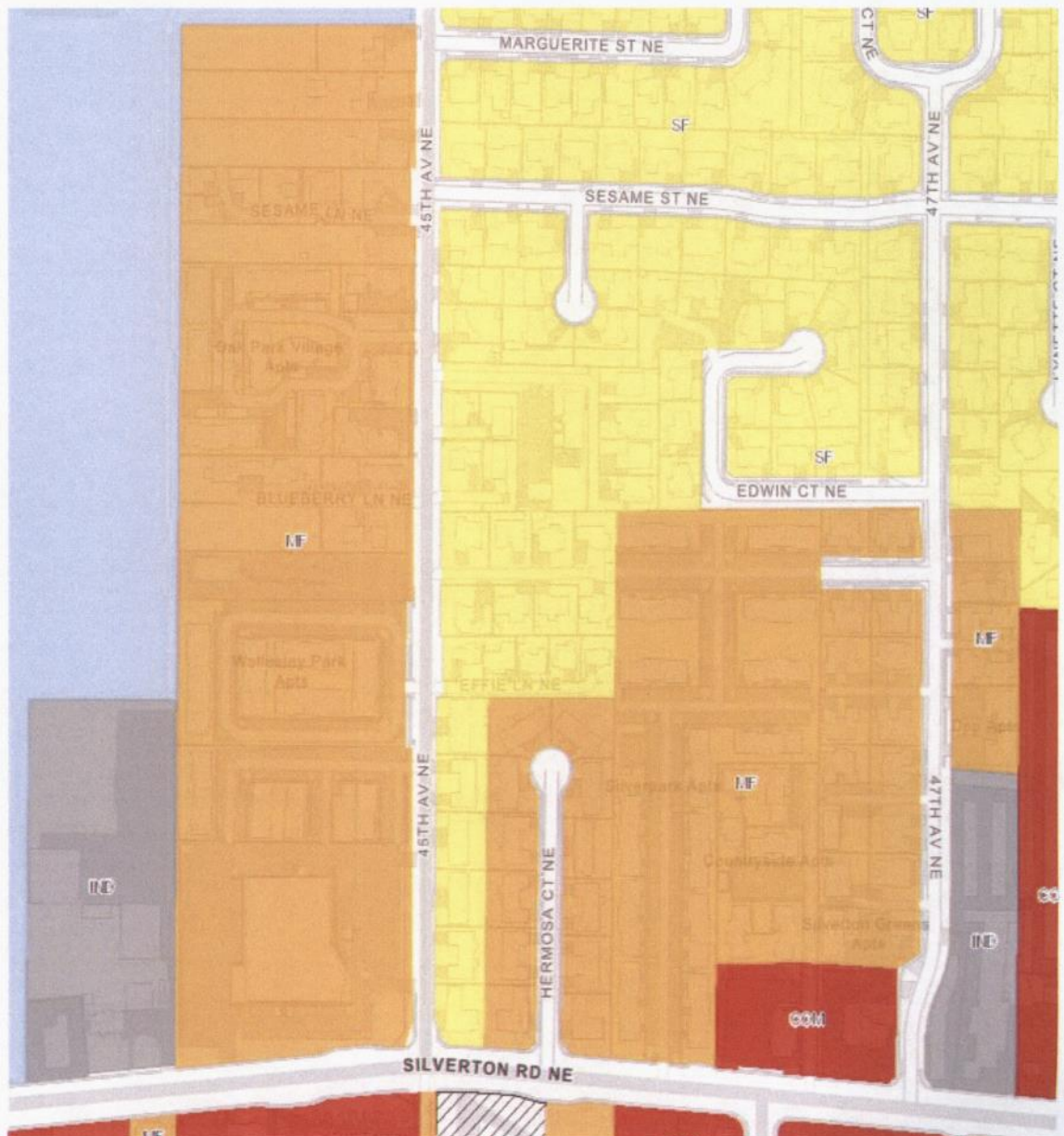
ATTACHMENT A

**NARRATIVE FOR TWO FOUR-PLEXES FOR A
2 PARCEL PARTITION
4450 BLUEBERRY LANE NE, SALEM OR
DISCUSSION ON ZONE CHANGE AND PARTITION DEVELOPMENT
STANDARDS**

DISCUSSION ON ZONE CHANGE FROM UD TO RM(MARION COUNTY)

The property current zoning is UD – Urban Development. The surrounding area is primarily either single family or multi-family. The UD zone designation does allow for comparable construction, except that single family is allowed.

However, the Salem Comprehensive Plan indicates multi-family. Early discussions with Salem staff indicate that Salem will not support single family for this property.



ATTACHMENT A

Other allowed and conditional uses are not appropriate for the Owner's plans. Also, the surrounding properties do not support or have a need for any of these uses.

Therefore, this application proposes to change the zoning to RM. This will allow two four-plexes to be constructed and it meets Salem Comprehensive plan.

STREETS AND PRIVATE ACCESS -

The property has one boundary street – 45th Ave NE along the east access. 45th Ave is fully improved with 34' street width, curbs, and property line sidewalk.

There is an existing private lane for access to the existing dwellings along the north side of the private lane.

Proposed private lane improvements - the private lane is proposed to be widened to a 20' wide private street, with curb and sidewalk along the south side of the private street.

The proposed two four-plexes will have access from 45th Ave via the proposed private lane.

OFF STREET PARKING

Parcel 1 four-plex will have will have one parking stall for each unit for a total of 4 stalls for the four-plex.

Parcel two four-plex will have will have one parking stall for each unit for a total of 4 stalls for the four-plex.

OAR-660-012 Stipulates that bicycle and car parking cannot be required if the property is within ½ mile of a major transit route. This property is within the ½ mile distance. Therefore, parking is not required. The parking requirement is met.

ADJACENT PROPERTY AND SUBJECT PROPERTY ZONING

The properties to the north, also accessed from Blueberry Lane, are zoned RM – Residential Multi-Family or UD – Urban Development.

The immediate property to the east is zoned either UD – Urban Development.

The properties to the east (and across 45th Ave), are zoned either UD – Urban Development or RS – Single Family Residential.

The property to the south is zoned UD – Urban Development.

The property to the west is zoned P – Public.

ATTACHMENT A

The subject property is zoned "UD" – Urban Development.
The proposed Zone Change is to "RM". This is a Marion County Zone Designation.

UTILITIES - Code 2.307.01 - The property has all required utilities in 45th Ave.

Storm Water

A new water detention and water quality pond is proposed to be constructed between the two proposed four-plexes is to be shared by both four plex parcels.

The private lane storm water will be detained and treated in the proposed water quality – detention pond for parcels 1 and 2. The discharge will be into the existing private lane storm water system which then flows into the existing 45th Ave storm water system.

All construction will meet Marion County or City of Salem Design Standards, whichever is pertinent.

Sanitary Sewer

There is an existing eight-inch main located along the east side of 45th Ave. A new 4" service will be constructed for each of the new four plex dwellings.

Salem City Water

There is an 8" water main located on the west side of 45th Ave.

A new 1" service with a 1 ½" water line will be constructed for each of the new four-plex dwellings.

There is an existing fire hydrant 70' west (about 150' west of Blueberry Lane) of Enterprise Lane and another existing fire hydrant east (about 180' east of Blueberry Lane) of Pacific Lane. These are adequate for the new partition fire flow requirements.

SIGNS All signs will meet Marion County Standards.

STREETLIGHTS

No Streetlights are proposed for this development.

SITE AND LANDSCAPING

All final landscaping will be submitted under the building permit process; except for the water quality pond vegetation will be presented with the partition site plan design. This will include the private lane design, utilities to each parcel and the water/detention pond.