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MEMORANDUM

TO: Marion County Board of Commissioners

FROM: Marion County Public Works/Planning – Brandon Reich

SUBJECT: Amendments to the Marion County Comprehensive Plan – Amendments to the Salem/Keizer Urban Growth Boundary (Legislative Amendment 16-004)

DATE: October 12, 2016

BACKGROUND

This matter comes before the Marion County Board of Commissioners at the request of the City of Salem for concurrence in and adoption of amendments to the Salem/Keizer Urban Growth Boundary.

On August 10, 2016, the Board of Commissioners approved Resolution 16R-24 initiating the review process to amend the Marion County Comprehensive Plan by adopting amendments to the Salem/Keizer Urban Growth Boundary. On September 21, 2016, the Board of Commissioners agreed to participate in a joint public hearing on October 12, 2016 to receive testimony on the proposed amendments.

The Salem Area Comprehensive Plan was first adopted by Salem, Marion and Polk Counties in 1973. Subsequent to the adoption of the State Land Use Goals in 1974, Salem adopted revisions to its comprehensive plan, which was subsequently acknowledged by the Land Conservation and Development Commission (LCDC) in May 1982. The Marion County Board of Commissioners adopted the revised Salem Urban Growth Boundary and Comprehensive Plan for the area outside the city but within the boundary on August 20, 1980 (Ordinance No. 588). Since the original acknowledgement, the City of Keizer was formed and the Salem comprehensive plan was revised to include provisions for each of the cities' respective urban areas and coordination on regional policies.

The Salem Comprehensive Plan establishes procedures and policies both regionally and for the urban area of Salem. (Keizer's Comprehensive Plan contains the same

language relating to Keizer’s urban area and regional policies). Salem’s Comprehensive Plan, Section III (G) states that changes to the Salem/Keizer urban growth boundary must be adopted concurrently by all four affected jurisdictions, Salem, Keizer, Polk County and Marion County. Marion County is therefore considering concurring in the proposed amendments to the Salem/Keizer Urban Growth Boundary.

SALEM/KEIZER URBAN GROWTH BOUNDARY AMENDMENTS

Population Coordination

Oregon Administrative Rule (OAR) 660-024-0040 provides a means to coordinate a population forecast for a city. Salem utilized the forecast developed for the Salem/Keizer Area Transportation Study Regional Transportation System Plan in 2015. The forecast coordinated by this plan distributed the population of the Salem/Keizer Urban Growth Boundary into separate components: Keizer Urban Area, Salem Urban Area (Polk County), and Salem Urban Area (Marion County). Utilizing the SKATS forecast for this proposed UGB amendment related to a transportation facility appears consistent with the requirements in state law.

Urban Growth Boundary Amendment

Oregon Revised Statutes, Oregon Administrative Rules and Statewide Land Use Planning Goals

The City of Salem is proposing to expand the Salem/Keizer Urban Growth Boundary in order to include in the boundary land needed for a third bridge over the Willamette River. In its analysis, the city reviewed the proposal against applicable statutes, administrative rules and land use planning goals. The city determined that the urban growth boundary expansion is consistent with all applicable state laws.

Salem Comprehensive Plan

The city reviewed its proposal for an urban growth boundary expansion against the criteria for considering an urban growth boundary expansion in its comprehensive plan and development code. The city determined that the proposal is consistent with those criteria. In addition, the city reviewed the proposal for consistency with the Salem Transportation System Plan, the Polk County Transportation Plan, the Regional Transportation Plan and applicable state transportation plans. The city determined that the proposed action is consistent with the goals and intents of those plans.

RECOMMENDATION

Staff recommends that the Board concur in the amendments to the Salem/Keizer Urban Growth Boundary and direct staff to prepare an ordinance approving the amendments to the Marion County Comprehensive Plan by adopting the amendments to the Salem/Keizer Urban Growth Boundary.

Attachments:

- A: Urban Growth Boundary Amendment Map
- B: City of Salem Findings Report