

CITY OF SILVERTON
ORDINANCE
16-20

AN ORDINANCE OF THE SILVERTON CITY COUNCIL APPROVING A ZONE CHANGE APPLICATION FOR TAXLOTS 3100, 3200, & 3300 ON MARION COUNTY ASSESSOR'S MAP 061W35AC FROM R-1, SINGLE FAMILY RESIDENTIAL TO R-5, LOW DENSITY RESIDENTIAL WITH A CONCURRENT DESIGN REVIEW APPLICATION FOR A 12 UNIT DEVELOPMENT ON 1.4 ACRES

WHEREAS, a zone change with concurrent design review application (ZC-16-02 & DR-16-03) was made by Evans Oaks, LLC PO Box 1876, Silverton OR 97381; and

WHEREAS, the Planning Commission met in a duly advertised public hearing on October 11th, 2016 to consider the application, allowed testimony, and reviewed the application; and

WHEREAS, the Planning Commission reviewed the application and recommend a modification of the proposed zone change with concurrent design review by changing certain Conditions of Approval; and

WHEREAS, a public hearing before the City Council concerning the proposed change was held on November 7, 2016, and interested persons and the general public were given an opportunity to be heard. The City Council has reviewed all matters presented and has reviewed the recommendations of the Silverton Planning Commission.

NOW, THEREFORE, THE CITY OF SILVERTON ORDAINS AS FOLLOWS:

Section 1. The City Council finds that the burden of proof for the Zone Change have been met and therefore the Zoning Map designation is changed from R-1 Single Family Residential to R-5 Low Density Residential Taxlots 3100, 3200, & 3300 on Marion County Assessor's Map 061W35AC with a concurrent Design Review Application for a 12 unit development on 1.4 Acres.

Section 2. The Findings of Fact adopted by the City Council of the City of Silverton are attached in Exhibit 'B', which by this reference are incorporated herein and hereby adopted.

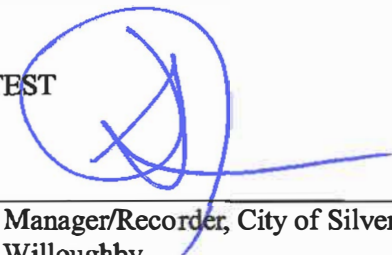
Section 3: That this ordinance shall be effective upon and from 30 days of adoption.

Ordinance adopted by the City Council of the City of Silverton, this 7th day of November, 2016.



Mayor, City of Silverton
Rick Lewis

ATTEST



City Manager/Recorder, City of Silverton
Bob Willoughby

ATTACHMENT B: APPLICANT'S NARRATIVE

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Architect, Inc.

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Silverton, OR 97381

Community Development Department
City of Silverton

Re: Narrative for a "Pocket Neighborhood" Development
NW Corner of Reserve Street & Steelhammer Road

To City Staff,

The following narrative will follow the format in the Silverton Municipal Code (SMC) with corresponding section numbers, and our comments in ***bold italics*** for clarity.

General Statement:

The proposed design uses an approach that, while very popular all around the nation, has not been done in Silverton. The character of this neighborhood design is intended to be as follows:

- 1. The overriding principal of the design is to have the smallest impact on the site as feasible. That translates into maximizing the use of natural flora and the existing site conditions in the landscape as reasonably as possible.***
- 2. There will be no traditional lots for sale. Individuals will own their home & land around the home as a condominium. Common areas will be owned and managed by a Condominium Association, with dues charged to the condo owners.***
- 3. Parking is detached from the homes. By keeping garages and parking spaces corralled at the ends, vehicular circulation space is reallocated to promote more traditional neighborhood interactions and sustainable living practices.***
- 4. There is a single access point to each parking area from Steelhammer Road and Reserve Street, rather than a driveway for every lot. Impermeable pavement will be minimal to limit the accumulation of pollutants diverted to our waterways.***
- 5. The Cottages are accessed by a six foot wide meandering multi-use pathway in a fifteen foot wide common space down the center of the property, with the pathway becoming the social thread for residents, as each cottage will have an ample sized covered porch facing the path.***
- 6. Privately owned outdoor space is at the front, rear and one side of each cottage. To provide privacy at the side yard, the windows in the facing wall of the neighbor's cottage are strategically placed up high or provided with obscure glass. The yards are relatively small, to minimize maintenance for individual units.***

- 7. Each cottage will have five to ten foot front yard with native plantings (no lawns) that is a semi-public space, with a semi-private covered front porch. The intention is for all units to be universal design with "zero entries" (no step at door) with handicapped accessible bathrooms where possible. Cottages are anticipated to be 800 to 1200 SF, with some as small as 500 SF.**
- 8. Exterior finishes are anticipated to include standing seam metal roofs, with a mix of siding types, all stitched together aesthetically with an agreed-upon list of paint colors.**
- 9. The intent is to gray water irrigation have rainwater catchment systems at each cottage, with overflow rainwater going to a central collection system to be used landscape irrigation of common areas and supply to toilet and clothes washing as allowed by Code.**
- 10. Each unit is intended to be wired to allow for PV solar, and measures will be taken to allow for easy installation of thermal solar systems for domestic hot water.**
- 11. The site slopes from east to west, allowing for a natural flow to a collection basin at the low end on the west. We intend to have "rain gardens" and bio-swales to naturally filter the water as it flows downhill. The collection area will have a pump that sends the water back up to an above ground water tank that is intended to be an iconic focal point for the development. From that tank, drip irrigation is intended to be used for all of the produce gardens.**
- 12. Common buildings are foreseen to be the existing barn for shared equipment storage, a small greenhouse, and a new community building with a residential type kitchen along with a gathering space for the community. We intend to incorporate a couple of sleeping rooms for occasional visits from family and friends into one of these buildings.**
- 13. The landscape is designed to be edible. We foresee fruit trees, nut trees, berries, spices and produce gardens in the common areas. What is not edible is intended to be Oregon native plantings. We do not intend to have any lawn. The overall idea is for much of the site to feel like a native Oregon woodland setting. All attempts will be made to make that a reality.**
- 14. As much as practical, the cottages will be sited to preserve the existing mature stand of Oregon White Oaks will be preserved, as we see them as a major contributor to the feel of the development. We see the conifers as a source for lumber for some of the common area buildings, but otherwise see no reason to keep them on site, as they tend to be a nuisance for home maintenance, and are notoriously dangerous in high winds.**
- 15. All vehicular areas are intended to utilize 100% permeable paving such as Grasspave or Gravelpave systems. The pedestrian path is envisioned to be either compacted gravel or bark dust, but certainly ADA compliant.**
- 16. Intentionally, we do not wish for this to be a senior living community. We want it to be inclusive of all ages, incomes and cultures. That is essential to our vision of community. We intend the neighborhood to be a caring, compassionate place to live, regardless of age, color or creed.**
- 17. It is our fervent hope that our neighborhood will peak interest in the local development community. We want it to be an example of a development with a lighter footprint on our storm water, parks, traffic, and domestic water systems. We truly believe this sort of neighborhood is the wave of the future.**

We are requesting a zone change from R-1 to R-5, both of which are single family zoning designations. Our reasoning is an increase in allowable density from six units per acre in R-1 to ten units per acre in R-5 will allow our development to provide an as-yet unmet market offering of smaller, smarter, more efficient ownership model that will give an opportunity for first time buyers, empty nesters, and retirees to have an affordable, low maintenance, inclusive community to live in.

In accordance with 4.2.500 Design Review - Application submission requirements we are providing: (five copies of each)

- A site analysis map with surrounding properties and topographic contours, public streets and easements, significant trees and other vegetation.*
- A conceptual site plan, showing trees to remain, along with boundaries, proposed setbacks, existing buildings to remain, proposed parking areas, and all other improvements. We are providing basic grading information as this is a conceptual site plan.*
- We are not providing a landscape plan at this time, but will indicate design intent on the proposed plan.*
- We are providing several examples of potential cottage designs to show design flavor and intent. However, each owner will be afforded some latitude, with common materials and colors being the unifying feature of the development.*
- This narrative is part of the required submittals for the review.*
- We have not had a neighborhood meeting as yet, but intend to prior to the public hearing.*
- We are providing the mailing list from Amerititle for all properties within 700 feet.*

We propose a development model that meets the requirements 2.2.200 J of the development code for several homes on one lot. We consider our proposal to be compliant with the intent of 2.2.200 E for Cottage Clusters, with the caveat that we have more than four units.

J. Multiple-Family Housing. Where multifamily housing is allowed, it shall conform to all of the following standards, which are intended to promote livability for residents and compatibility with adjacent uses. Figure 2.2.200.H provides a conceptual illustration of the requirements listed below.

1. Building Design and Separation. The architectural design standards under SDC 2.2.190 apply. In addition, when more than one multifamily building is built on a site, the buildings shall be separated from one another by a landscaped courtyard that is not less than 20 feet wide, unless the buildings are arranged end to end; in such case building separation may be reduced to 10 feet, provided no doorway or entry opens into the space between the buildings and applicable building codes are met. ***We are proposing a separation distance of 15-16 feet, as our cottages are not multifamily buildings, but rather single family cottages.***

2. Common Usable Open Space. Multiple-family developments shall incorporate not less than 15 percent common usable open space. Common usable open space shall be provided in accordance with all of the following criteria:

a. The site area is defined as the lot or parcel on which the development to be located, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.);

b. In meeting the common usable open space standard, the multiple-family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees preserved), playfields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar usable open space amenities for residents; ***This development is designed to protect existing trees, provides common park areas, common garden areas, and walking paths.***

c. Historic buildings or landmarks within the project that are open to the public may count toward meeting the common open space requirements when approved by the planning commission;

d. All common open space areas shall have an average width that is not less than 20 feet and an average length that is not less than 20 feet; ***The common open space for this project would average more than 20 feet in width and length.***

e. The common open space requirement may be waived for a project that dedicates and improves a new public neighborhood park or playground of not less than one-quarter acre;

3. Private Open Space. Private open spaces shall be required for all ground-floor dwellings, and not less than 50 percent of all upper-story dwellings. "Private open space" shall be a patio, deck or other improved surface of not less than 48 square feet. ***Private open space for each unit is in excess of 300 SF per dwelling***

4. Trash Receptacles. Adequate solid waste storage and recycling facilities shall be provided. Trash receptacles shall be oriented away from building entrances, set back at least 10 feet from any public right-of-way and adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be accessible to trash pick-up trucks. ***The proposed design would have multiple shared residential type waste and recycling containers that would be placed at the street on collection days. There would be no collection facilities such as dumpsters.***

3.2.200 Landscape conservation. ***Our intent with respect to landscape conservation is that we intend to preserve all of the Oregon White Oaks on site. We consider the conifers on site to be a liability rather than an asset.***

A. Applicability. All development sites containing significant vegetation, as defined below, shall comply with the standards of this section and be subject to development review. The

purpose of this section is to incorporate significant native vegetation into the landscapes of development and to protect vegetation in sensitive natural areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and replanting. Mature landscaping provides summer shade and wind breaks, controls erosion, and allows for water conservation due to larger plants having established root systems.

B. Significant Vegetation. "Significant vegetation" means street trees and plants within designated sensitive land areas such as floodplains, hillside protection areas, and wetlands, and trees not within such area that have a caliper of six inches or larger at four feet above grade; except that protection shall not be required for nonnative, invasive plants (blackberries, poison oak, poison ivy, etc.) and any plants designated by the city as prohibited.

C. Mapping and Protection Required. Significant vegetation shall be mapped as required by Chapter 4.2 SDC, Land Use Review and Design Review. Significant trees shall be mapped individually and identified by species and diameter or caliper at four feet above grade. A "protection" area shall be defined around the edge of all branches (drip-line) of each tree. Drip-lines may overlap between trees. The city also may require an inventory, survey, or assessment prepared by an arborist or other qualified professional to determine tree health, construction boundaries, building setbacks, and/or recommended protection or mitigation requirements. ***A tree survey has been done by our civil engineer. Our intent is to save all of the White Oaks.***

D. Protection Standards. Trees on public lands shall not be removed, cut, felled, trimmed or otherwise damaged or destroyed, except as approved by the city. The city may approve removal or trimming when a tree poses an immediate hazard to public safety as determined by the public works director. Other significant vegetation (including vegetation on private property) identified as meeting the criteria in subsection (B) of this section shall be retained to the extent practicable to protect environmental values and to minimize the risk of erosion, landslide, and stormwater runoff. Where protection is impracticable because it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable land use district, the city may allow removal of significant vegetation from the building envelope as defined by required yard setbacks. Where yard areas must be disturbed to install streets or utilities, the applicant may be required to restore such areas after construction with landscaping or other means to prevent erosion and to protect the public health, safety, and welfare. With the owner's consent, the city may accept a land dedication or become a party to a conservation easement on private property for conservation purposes. ***There is no intent to fell trees on public property. We propose to meander the new public sidewalks so no damage is done to the existing mature oaks.***

E. Mitigation Required. Where removal of or impact to significant vegetation is proposed, or it is reasonable to expect it will be unavoidable during development, the city shall require mitigation through development review. Mitigation shall be proportionate to the

loss of significant vegetation. Where complete mitigation on site is not practical due to limitations of the site, the city may accept an in-lieu fee for mitigation which will occur off site.

F. Construction. All significant vegetation on a site that is not otherwise designated and approved by the city for removal shall be protected prior to, during, and after construction in accordance with a limit-of-clearing and grading plan approved by the planning official. The city may require chain-link or other protective fencing around significant vegetation and limit grading activities and operation of vehicles and heavy equipment in and around significant vegetation areas to prevent damage to the resource and to prevent erosion, pollution, or landslide hazards.

G. Tree Felling. Review approval is required for the felling of five or more significant trees on a lot or property inside the city limits within a calendar year. Felling trees at the direction of the city or by the city necessary to remove or alleviate an immediate danger to life or property; removal of any tree that is defined as a nuisance under the Silverton Municipal Code; to restore utility service or to reopen or maintain a public street or easement is exempt from review.

An application following the submittal requirements for a design review shall be submitted to the city for review prior to any tree removal. The city may approve the request when the following review criteria are met:

1. Trees shall be retained in significantly large areas and dense stands so as to ensure against windthrow. ***This property has conifers that are isolated, and subject to windthrow. As such, we are considering them as liabilities, and intend to remove them from the property prior to development.***
2. Wooded areas that will likely provide an attractive on-site amenity to occupants of future developments shall be retained. ***Our intent is to maintain the wooded areas of the site for the enjoyment of the residents.***
3. Wooded areas associated with natural drainage ways and water areas will be maintained to preserve riparian habitat and minimize erosion. The wooded area to be retained shall be at least 10 feet in width or as required elsewhere in this code. ***We intend to use native plantings with rainwater gardens/swales to minimize storm water exiting the site.***
4. Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value.
5. Tree felling on developable areas will be avoided to retain the wooded character of future building sites and so preserve housing and design options for future city residents.

6. Wooded areas along property lines shall be retained at a minimum width of 10 feet to provide buffers from adjacent properties.

7. The plan for tree felling shall be consistent with the preservation of the site's future development potential and zoning.

Table 2.2.110.A Allows single-family, ADUs, duplex dwellings and more than 3 dwellings on a lot

Table 2.2.120 has the following regulations for R-5 zoning:

Density min. 5, max. 10 units per acre ***We are proposing 10 units/acre***

Minimum lot area: 5,000 SF ***This property is 1.4 acres***

Minimum lot area for multiple residences: 2000 SF/unit ***We are proposing 12 units, which averages 5082SF/unit.***

Minimum lot width: 50 ft. ***This property is 150 feet wide at minimum, 192 feet along the Steelhammer frontage.***

Minimum lot depth: 60 ft. ***This property is 370 feet deep***

Maximum building stories: 2.5. ***We propose a maximum of 2 stories***

Maximum height: 35 ft. ***We understand the maximum height of 35 feet, but expect that most residences will be considerably shorter than that.***

Accessory structure max.height: 22 feet. ***We propose a maximum height of 22 feet.***

Max. fence heights: 42 inches front yard, 6 ft. side yard ***We will comply with these heights.***

Lot coverage: 50% max. ***We have less than 20% lot coverage, since the parking areas and walking paths shall be paved with 100% pervious materials***

Lot coverage bonus: ***We do not need to have the bonus, however, many of the green building methods mentioned such as vegetated swales and porous paving materials.***

Minimum landscape area: All areas not covered by structures and pavement; not less than 12% of the site. ***Our property will have at least 50% landscaped area.***

Front/Street Setbacks: Primary structure: 15 ft. ***We will comply***
 Garages/carports: 20 ft. ***We will comply***
 Accessory structure:15 ft. ***We will comply***

Side Setbacks:	Porches, etc.:	12 ft.	We will comply
	One story bldgs.:	5 ft.	We will comply
	Two story bldgs.	7 ft.	We will comply
	Three story bldgs.	7 ft.	N.A.
	Accessory structure	5 ft.	We will comply

Rear Setbacks:	One story bldgs.:	20 ft.	We will comply
	Two story bldgs.	20 ft.	We will comply
	Three story bldgs.	20 ft.	N.A.
	Accessory structure	5 ft.	We will comply

2.2.180 Building Orientation:

- C.1. All primary structures shall have at least one primary entrance facing an adjacent street or breezeway/courtyard. **We will comply with the intent of this section, in that those units that are adjacent to a street will have an entrance door facing the street. While technically the rear of the unit, the street facing façade will be designed to look like the front with the required design elements.**
- C.2. Off-street parking and other vehicle areas shall not be placed between the building and the street, except per d.: Where there are multiple buildings and there is insufficient street frontage to which buildings can be oriented, a primary entrance may be oriented to a common green or other open space. When oriented in this way, the primary entrances and green space shall be connected to the street by a pedestrian walkway meeting SDC 3.1.300 and Figure 2.2.180.C(1) **We comply with this exception.**

2.2.190 Residential districts – Architectural design standards.

- 1. Max. Building length: 88 feet. **We comply**
- 2. Articulation: **While not specifically designed yet for each individual cottage, we will show examples of design intent that incorporate the items listed in this section.**
- 3. Eyes on the street: **While not specifically designed yet for each individual cottage, we will comply with this section.**
- 4. N.A.
- 5. Detailing and design variety: **While not specifically designed yet for each individual cottage, we will comply with this section.**
- 6.

2.2.200 Residential districts – Special use standards.

- 1. Accessory Dwelling:

1. Maximum of 800 SF if detached, or 40% of the primary dwelling unit, whichever is less. ***We are allowed up to 14 units on this site per density standards in R-5. The site concept plan shows only 12 cottages.***
2. Accessory dwellings are exempt from the housing density standards of the residential districts, due to their small size and low occupancy levels
3. OSSC compliant.
4. Owner-occupied: ***understood.***
5. One unit per lot: ***As this is a condominium, there will be 12 individual owners (lots.)***
6. Development Standards: ***As the cottages, garages and units are not yet designed, we intend to comply with items a thru e.***

J. Multiple Residences.

1. Building Design and Separation: ***This section is written to apply when more than one multifamily building is built on a site. In our case, there are only single family cottages and possibly two duplexes, so the separation distance does not apply.***
2. Common Usable Open Space: min. 15%. ***Our common space consists of the park area at the SE corner under the oak grove there, protection of the central oak grove near the common barn, the pedestrian pathways, and produce garden areas.***
3. Private Open Space: 48 SF per unit minimum. ***The side yards for the units provide for more than 1000 SF of private open space.***
4. Trash Receptacles: Must be set back min. 10 feet from the ROW and dwelling units and must be enclosed with a six foot visual screen. ***We anticipate that our trash/recycling will be done in traditional bins similar to other single family homes in Silverton. If we choose to have a central facility, we will comply with this section.***

Chapter 3.1 ACCESS AND CIRCULATION

3.1.200 Vehicular access and circulation: ***On site, the only vehicular access areas are the two parking areas at the northeast and west portions of the property. Each of them take access off an existing public street with a 24' wide driveway per PW standards. The driveway locations meet the required distance from the intersection. The parking is arranged so that there will be no backing out onto the public street.***

3.1.300 Pedestrian access and circulation: ***There is a continuous walkway system extending throughout the development that connect from the parking areas to all of the cottages and common buildings on site. There is no need for crosswalks, as***

none of the walkways need to cross the parking areas. The walkways will be paved with a material suitable for ADA accessibility to all buildings.

Chapter 3.2 LANDSCAPING, STREET TREES, FENCES AND WALLS

3.2.200 Landscape conservation: We intend to preserve all of the white oaks on the property. Due to concerns about detritus in gutters, pitch and staining associated with the conifers on site, we are choosing to remove them, other minor trees and all invasive species from the site in order to restore the site to a natural Oak Savannah. The overall intent is to create a woodland setting. In addition, we wish to provide areas without constant shade in order to provide PV and thermal solar rooftop systems.

3.2.200 Landscaping: We are utilizing the existing oaks to meet our tree requirements. New vegetation is intended to be native species that are appropriate for a woodland setting in all of the common areas not intended to be produce gardens. Vegetation in private areas are up to the individual owners and not subject to being native species. Stormwater is intended to be directed to a detention basin where there will be water tolerant, native plantings.

We intend for all new on site trees to be fruit bearing to promote a self-sufficient community. Yard setback landscaping will follow the regulations for Residential, Single Family.

Parking areas will be screened with hedges and trees required by the Code. A type 1 buffer will be provided at the property line at all adjacent properties. We will provide 2 canopy trees per 100 feet with an additional setback of 5 feet, and will provide a 6' high wood fence.

Irrigation will be provided by collecting rainwater and distributing it via a gravity feed, drip-type system both at the common areas and private areas.

Street trees, where shown, shall be minimum 2" caliper and selected from the city of Silverton street trees list.

Chapter 3.4 PUBLIC FACILITIES: Sanitary sewers, water, street lights, fire protection, sidewalks and utilities shall be installed per SDC standards. Of note in this development is the use of green practices to practically eliminate large storm water structures and piping. The intent is to have a single outflow to the public storm system. One sanitary sewer hookup will serve the development, as well as one water meter.

There are no streets proposed for this project.

ZONE CHANGE APPLICATION: Please see attached application form.

Quasi-Judicial Amendments

1. Approval of the request is consistent with Statewide Planning Goals. Following are the Statewide Goals and our comments.

A Summary of Oregon's Statewide Planning Goals

1. CITIZEN INVOLVEMENT Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning. **By providing required documentation for a public hearing that is noticed to all property owners within 700 feet of our development, this goal is met**
2. LAND USE PLANNING Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation. **The requested zone change from R-1 to R-5 is in keeping with the residential designation on Silverton's Comprehensive Plan.**
3. AGRICULTURAL LANDS Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33. **The requested change will have no effect on agricultural lands.**
4. FOREST LANDS This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses." **The requested change will have no effect on forest lands.**
5. OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it. **The requested change will have no effect on open spaces, scenic and historic areas and natural resources.**
6. AIR, WATER AND LAND RESOURCES QUALITY This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution. **The requested change will have no effect on resource quality.**
7. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there. **Not applicable.**

8. RECREATION NEEDS This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts. ***This zone change and proposed development provides ample opportunities for recreation on site including a pocket park and common gardens, as well as a workshop for activities.***
9. ECONOMY OF THE STATE Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. ***This zone change and proposed development provides an opportunity for a housing type not currently offered in Silverton.***
10. HOUSING This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. ***This zone change and proposed development provides an opportunity for a housing type not currently offered in Silverton – a pocket neighborhood of small cottages with shared common space and amenities. We believe this type of housing is the wave of the future for people looking to downsize and reduce their impact on the planet.***
11. PUBLIC FACILITIES AND SERVICES Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should to be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. ***Part of this development is bringing sanitary sewer service to an area that is currently on septic systems. This development will be a model for water conservation thru the intentional re-use of gray water and rainwater. We believe this is in keeping with this goal.***
12. TRANSPORTATION The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." ***Not applicable.***
13. ENERGY Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles." ***The proposed development is designed to utilize green methods for stormwater that will greatly reduce the use of heavy equipment for excavation, as well as the manufacture and transportation of large drainage structures and concrete piping required by standard subdivisions.***
14. URBANIZATION This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses. ***This proposed development provides for a greater density and more efficient use of land than typical R-1 zoning, while maintaining the charm and character of individual cottages. This sort of development, if utilized more often, will decrease demand for expanding the UGB.***

2. Approval of the request is consistent with the relative Comprehensive Plan policies and on balance has been found to be more supportive of the Comprehensive Plan as a whole than the old designation. ***Changing from R-1 to R-5 will better meet “-An expected increase in the market for single family attached housing and houses on smaller lots which require less maintenance desired by an older population and new residents who have moved to Silverton from more urban communities.” Also “-The relatively high cost of land and housing in the Silverton area will provide incentives for home buyers and developers to build on somewhat smaller lots.” The comp plan refers to RL (residential low density) that corresponds to the current R-5 designation we are requesting. RL is 7-10 units per acre. R-5 is 5-10 units per acre. Based on the comp plan goals, we believe the change to R-5 will be better than R-1 would be.***
3. The requested change is consistent with any relevant area plans adopted by the City Council: ***Not applicable.***
4. The requested designation is consistent with the Comprehensive Plan map pattern and any negative impacts upon the area resulting from the change, if any, have been considered and deemed acceptable by the City; ***The requested change to R-5 is consistent with the Comprehensive plan map pattern. We believe this project will have a positive, not a negative effect from the change.***
5. A public need will be met by the proposed change that is not already met by other available properties, or the amendment corrects a mistake or inconsistency in the comprehensive plan or zoning map regarding the property which is the subject of the application; ***The zone change to R-5 will allow the development of a pocket neighborhood, which will meet a public need not met by other available properties. Vacant R-5 property is very rare in Silverton. We are not aware of any such land.***
6. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period; ***Sanitary sewer is being brought to the property. Public sidewalks along adjacent streets and pedestrian connectivity along the west property line from Reserve to Main will be installed as part of the development. All other public facilities are adequate to serve the site.***
7. The amendment conforms to other applicable provisions of this Code, such as the Transportation Planning Rule requirements incorporated into Section 4.7.600.
8. Any amendment involving a change to the City’s urban growth boundary shall conform to applicable State planning rules for such amendments. ***Not applicable.***

This concludes our narratives for both the Design Review Application and the Zone Change Application. Please do not hesitate to call if you need any additional information.