



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

May 22, 2007



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Silverton Plan Amendment
DLCD File Number 006-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office. This amendment was submitted without a signed ordinance.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 6, 2007

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

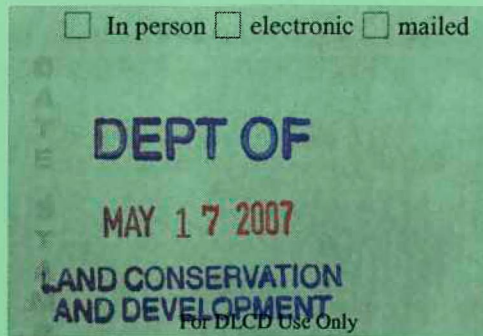
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jason Locke, DLCD Regional Representative
Linda Snaroff, City Of Silverton

<paa> ya/email

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Silverton**

Local file number: **CP-06-02**

Date of Adoption: **2/5/2007**

Date Mailed: **5/16/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **2/5/2007**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The Silverton City Council adopted the Economic Opportunities Analysis Report as a support document to the 2002 Silverton Comprehensive Plan by adopting Resolution No 07-08. The Silverton Planning Commission also adopted the report by unanimous approval of Resolution PC-07-01. This support document has caused the City Council to direct staff to take additional review of lands that could be redesignated for industrial purposes and possibly expand the urban growth boundary to ensure that adequate industrial land is available to meet the anticipated need. This effort is underway and actual Comprehensive Plan re-designations and/or expansion of the Urban Growth Boundary with re-designation of land will be processed through land use reviews.

Does the Adoption differ from proposal? **No**, no explanation is necessary

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **City Wide**

Acres Involved:

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD # 006-06 (15745)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Linda Sarnoff**

Phone: **(503) 874-2212** Extension:

Address: **306 S Water Street**

Fax Number: **503-873-3210**

City: **Silverton**

Zip: **97381**

E-mail Address: **lsarnoff@silverton.or.us**

**CITY OF SILVERTON
RESOLUTION NO. 07-08**

A RESOLUTION ADOPTING AN INDUSTRIAL ECONOMIC OPPORTUNITIES ANALYSIS (EOA) SUPPORTING THE NEED FOR ADDITIONAL INDUSTRIAL LANDS WITHIN THE SILVERTON URBAN GROWTH BOUNDARY.

WHEREAS, Leland Consulting Group of Portland completed an Industrial Economic Opportunities Analysis (EOA) for the City of Silverton in November 2006, in conjunction with a grant from the Oregon Department of Land Conservation and Development (DLCD); and

WHEREAS, EOA development included significant stakeholder input in the summer of 2006, including interviews with local and regional economic development officials, local employers, city councilors, planning commission members and others; and

WHEREAS, the EOA indicates a need for a minimum of 88 gross acres of industrial land to be used for employment related activities, in addition to the 18 current acres (excluding constrained property) of industrial land to satisfy the City's economic goal to "diversify and improve the economy of Silverton;" and

WHEREAS, while the majority of the current unconstrained industrial land resides in the Silverton Industrial Park, there is a small amount of remaining unconstrained land, and additional sites will need to be found; and

WHEREAS, there are opportunities for industrial area expansion for small, medium, and large businesses in locations with good access to arterials and highways in the City, Urban Growth Boundary (UGB) and the region; and

WHEREAS, it is possible to make available additional industrial lands through land annexation, redesignation of current land, and/or UGB expansion; and

WHEREAS, the Planning Commission held a duly advertised work session on the EOA on December 12, 2006, and recommended clarifications to the document that have been included within an Errata Sheet. The Planning Commission then held a duly advertised public hearing on January 9, 2007 to take testimony from interested citizens and deliberated with the following findings:

1. There is a need for additional industrial lands. In considering where these lands should be located, the following factors should be considered:
 - a. These lands should provide for a variety of sizes of parcels at more than one location to provide for user choice.
 - b. Compatibility issues should be considered in the location of any additional industrial lands.
 - c. The desire is to provide additional industrial land for industries/employers that will bring family wage jobs.
 - d. A planning effort needs to be undertaken to determine the most appropriate location for

additional industrial lands with input/direction from the City Council.

2. The EOA be recommended for adoption by the City Council; and

WHEREAS, the City Council after appropriate legal notice, has provided the opportunity for comment from interested parties, reviewed all matters presented to it, and has reviewed the Silverton Planning Commission's recommendations related to the EOA, including the proposed Errata Sheet.

NOW THEREFORE, the City Council of the City of Silverton resolves to adopt the EOA as a supporting document to Comprehensive Plan and that this document be used to help direct future planning efforts that may include amendments to the Comprehensive Plan and directs staff to review opportunities with the Planning Commission for additional industrial lands for the City of Silverton that may include land annexation, redesignation of current land, Urban Growth Boundary expansion, or a combination of these approaches, returning to Council with these recommendation for final consideration at a later date.

Upon motion duly made and seconded, the foregoing resolution was adopted and the Mayor declared said resolution to be adopted this 5th day of February, 2007.



Ken Hector, Mayor

ATTEST:


Bryan Cosgrove, City Manager

**CITY OF SILVERTON
RESOLUTION PC -07-01**

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE NOVEMBER 2006 INDUSTRIAL ECONOMIC OPPORTUNITIES ANALYSIS AND CONDUCT A CONCURRENT PUBLIC HEARING.

WHEREAS, Leland Consulting Group of Portland completed an Industrial Economic Opportunities Analysis (EOA) for the City of Silverton in November 2006, in conjunction with a grant from the Oregon Department of Land Conservation and Development (DLCD); and

WHEREAS, EOA development included significant stakeholder input in June 2006, including interviews with local and regional economic development officials, local employers, city councilors, planning commission members and others; and

WHEREAS, the EOA indicates a need for 84 gross acres of industrial land to be used for employment related activities, in addition to the 18 current acres (excluding constrained property) of industrial land to satisfy Oregon Statewide Planning Goal #9 (Economic Development) and the City's economic goal to "Diversify and improve the economy of Silverton;" and

WHEREAS, while the vast majority of the current unconstrained industrial land resides in the Silverton Industrial Park, where there is a small amount of remaining unconstrained land, and additional sites will need to be found; and

WHEREAS, the EOA suggests there are likely opportunities for industrial area expansion for small, medium and large businesses in locations with good access to arterials and highways throughout the City, Urban Growth Boundary (UGB) and region; and

WHEREAS, it is possible to designate additional industrial lands through rezoning of current commercial, residential or other land, mitigation of wetlands, land annexation and/or UGB expansion; and

WHEREAS, the Planning Commission of the City of Silverton adopts the following findings:

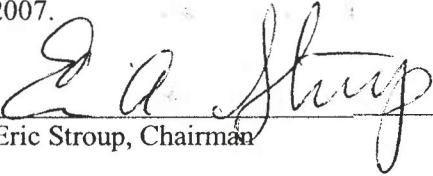
1. The required 45-day notice of proposed modifications to planning efforts was provided to DLCD on November 28, 2006. That the Public Hearing referenced in #2 below has been legally advertised on December 20, 2006 (Silverton Appeal block ad) and again on January 3, 2007 (Appeal press release).
2. A Public Hearing was held before the Planning Commission on January 9, 2007 and all interested members of the public were given an opportunity to present testimony. The City Council public hearing is scheduled for February 5, 2007 and was legally advertised on January 3, 2007 (Appeal press release).
3. Additional detail is provided in the EOA Staff Report to the Planning Commission (January 9, 2007), a copy of which is attached as Exhibit "A".

NOW THEREFORE, the Planning Commission of the City of Silverton resolves;

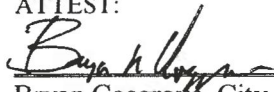
That the Planning Commission has reviewed the submitted EOA and supporting Staff Report and recommends its inclusion as a supporting document to future planning efforts that may include amendments to the Comprehensive Plan or other planning regulations, and directs the City Council to consider this report and provide additional direction for needed planning actions; and

To recommend that the City Council conduct its own Public Hearing to obtain resident and businessperson input as to designation and location of additional industrial lands.

Upon motion, duly made and seconded, the foregoing resolution was adopted and the Chairman declared said resolution to be adopted this 9th day of January, 2007.


Eric Stroup, Chairman

ATTEST:


Bryan Cosgrove, City Manager