



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: April 10, 2024

Department: Public Works

Title: Silverton Urban Growth Boundary Amendment

Management Update/Work Session Date: February 27, 2024 Audio/Visual aids

Time Required: 5 min Contact: Austin Barnes Phone: x4174

Requested Action: Consider approval of a resolution initiating amendments to the Marion County Comprehensive Plan to consider concurring with an amendment to the City of Silverton Urban Growth Boundary and scheduling a public hearing for May 15, 2024.

Issue, Description & Background: On September 11, 2023, the City of Silverton held a public hearing to consider a 40 acre amendment to the Urban Growth Boundary for a new city park. In December, the City submitted its adopting ordinance with a letter requesting the County concur with the expansion. Now the County must consider whether to concur in the amendments. Before the Board today is a resolution initiating the County's consideration of concurring with the amendment and scheduling a public hearing date for May 15, 2024.

Financial Impacts: None

Impacts to Department & External Agencies: None

List of attachments: Resolution, City request for concurrence, Summary of UGB amendment

Presenter: Austin Barnes

Department Head Signature: *Bill Hall*

**BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON**

In the matter of initiating consideration of)
amending the Marion County Comprehensive)
Plan by adopting a 40-acre amendment to the)
City of Silverton Urban Growth Boundary for)
public land.)
)

RESOLUTION NO. _____

WHEREAS, the City of Silverton Comprehensive Plan and Urban Growth Boundary was adopted as part of the Marion County Comprehensive Plan on August 1, 1979, by Ordinance No. 543; and

WHEREAS, the City of Silverton has held a hearing on the matter and adopted an ordinance approving an urban growth boundary amendment for 40 acres of land for public use; and

WHEREAS, the January 26, 1988, Urban Growth Boundary and Policy Agreement between the city and county requires that both jurisdictions adopt amendments to their respective comprehensive plans applying to portions of the urban growth area outside the city limits; and

WHEREAS, the Marion County Board of Commissioners has determined that consideration of the City of Silverton Comprehensive Plan amendments is in the general public interest; now therefore,

BE IT RESOLVED that the Marion County Board of Commissioners hereby initiates consideration of amendments to the Marion County Comprehensive Plan relating to the City of Silverton urban growth boundary; and

BE IT FURTHER RESOLVED that the Board hereby schedules a public hearing to receive testimony on the proposed amendments for 9:30 a.m., Wednesday, May 15, 2024 at the Senator Hearing Room, 1st floor, Courthouse Square Building, 555 Court Street NE, Salem.

DATED this _____ day of April 2024.

MARION COUNTY BOARD OF COMMISSIONERS

Chair

Commissioner

Commissioner



CITY OF SILVERTON
306 SOUTH WATER STREET
SILVERTON, OR 97381
(503) 874-2207

December 11, 2023

Marion County Board of Commissioners

Dear County Commissioners,

In September of 2023, the Silverton City Council voted to approve via Ordinance on its first reading an expansion of the Silverton Urban Growth Boundary by adding a 40-acre parcel, designating the parcel Public on the City's Comprehensive Plan Map, and Annexing the 40 acre parcel of land for the development of a public park and public use.

The City made findings that determined the proposal to be consistent with the Oregon Statewide Planning Goals and Guidelines.

City Council held the first reading of Ordinance No. 23-06 on September 11, 2023, which does the following:

1. Expand the Silverton Urban Growth Boundary by 40 acres.
2. Designate the 40-acre parcel Public on the City's Comprehensive Plan Map
3. Annex the 40-acres parcel into the City Limits as Public.

A second reading of the Ordinance is required for final approval.

Thank you for your consideration of the concurrence with the City of Silverton Urban Growth Boundary Amendment, Comprehensive Plan Map Amendment, and Annexation.

Sincerely,

Jason Gottgetreu
City of Silverton
306 South Water St
Silverton, OR 97381

ATTACHMENT B: STAFF REPORT, UGB-23-01

FINDINGS OF FACT

A. Background Information:

1. The City Council adopted Resolution 14-26 on June 2, 2014 authorizing the submittal of Land Use Applications to the City of Silverton and Marion County to amend the Silverton Urban Growth Boundary and Comprehensive Plan by adding one parcel located along Ike Mooney Road identified as Marion County Assessor's Map 071W01 Taxlot 00100 and designate it Public.
2. On March 6, 2023 the City Council made a motion to initiate Urban Growth Boundary expansion and annexation of City owned property along Ike Mooney Road.
3. Notice was mailed to all property owners within 700 feet of the subject area on June 21, 2023. The notice was published in the Statesman Journal on June 28, 2023. The site posted on June 30, 2023.
4. The Planning Commission reviewed the application at their July 11th and August 8th meetings and recommended the City Council approve the application.'
5. The City Council reviewed the application at their September 11th meeting and approved the Ordinance on its first reading. A second reading will have to occur for final approval.

B. Silverton Development Code (SDC):

1. Article 4 – Administration of Land Use and Development

Section 4.1.500 Type IV Procedure

A minimum of two hearings, one before the Planning Commission and one before the City Council, are required for all Type IV applications

Findings: This application is being reviewed through a Type IV procedure. A public notice for this request was mailed to all property owners within 700 feet of the site on June 21, 2023. The notice was published in the Statesman Journal on June 28, 2023. The site was posted on June 30, 2023. The application will be before the Planning Commission July 11, 2023 and will be before the City Council August 7, 2023.

Section 4.11.800 Criteria to be used in considering an Urban Growth Boundary change

A. Changes in the urban growth boundary will be limited to those cases in which the land in question is needed to provide for:

1. Accommodation of additional population;

Findings: The proposed UGB amendment is to add a 40 acre parcel to the Silverton Urban Growth Boundary and designate it Public with the intent to develop the parcel as a park in the future. The City of Silverton adopted a Parks and Recreation Master Plan in 2008 that has a 20-year planning period. The projected 2030 population was 14,400 which is a 5,201 increase from the estimated 2007 population of 9,205. The Parks Master Plan found that there was an additional 115 acres of developed park land needed to serve future population and an additional 20 acres of natural areas needed to serve future population. The Vision Diagram in the Parks Master Plan identified acquiring and developing a new community park (30-50 acres) east of Abiqua Heights and near Pioneer Village as a high priority. The proposed UGB amendment will allow the future development of a community park in the area identified in the Parks and Recreation Master Plan in order to accommodate additional population. The Criterion is met.

2. Housing and employment opportunities;

Findings: No residential or commercial property will be added as part of the UGB amendment. The Criterion is not applicable.

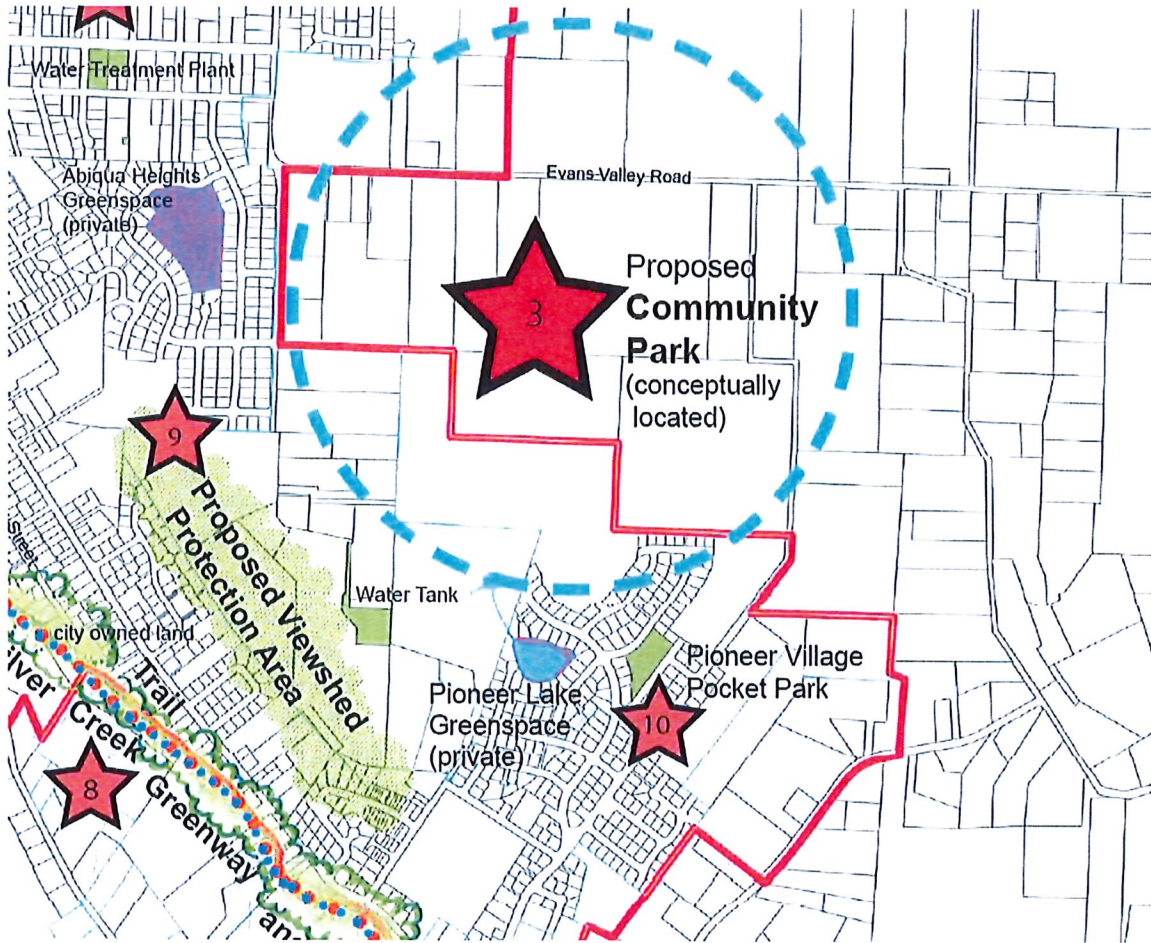
3. Orderly and economical provision of public facilities and services;

Findings: The proposed UGB amendment is to add a 40 acre parcel to the Silverton Urban Growth Boundary and designate it Public with the intent to develop the parcel as a park in the future. The property is located adjacent to the City Limits, which is a requirement for future annexation and provides for orderly development of public facilities due to the proximity of existing public facilities. The property was donated to the City in 2009 thereby negating the need to purchase property for the future identified park. The Fire District was also provided space on the parcel for future development of a sub-station, which will increase public services in the surrounding area.

A 2009 park land analysis was undertaken in response to a 2008 Parks and Recreation Master Plan recommendation for the acquisition of a community park in the southeast section of Silverton. The location was conceptual in nature in the plan and additional analysis was required to evaluate sites in the identified area prior to a site selection. Two of the four sites were located outside the Urban Growth Boundary. The addendum was intended to determine if any other land within the Urban Growth Boundary could be used to satisfy the identified need.

A new 30 to 50-acre community park is recommended for acquisition and development east of Abiqua Heights and near Pioneer Village to meet not only future needs, but also fulfill a shortfall of parkland for community-wide use and reduce current over use of Coolidge & McClaine Park. The ideal site will be between 30-50 acres and will be capable of providing community-based recreation needs while preserving special landscapes and natural habitats. Possible improvements could include a pavilion, picnic facilities, playground, court sports, and infrastructure including parking, restrooms, and a pathway system. Trail connections should be provided to adjacent neighborhoods. Further input and design is needed to determine actual park facilities.

The plan recommended acquisition in 5-10 years with an estimated cost of \$600,000 and development in 10-20 years with an estimated cost of \$2,500,000.



Acquire and develop new community park east of Abiquia Heights

Proposed Community Park

A new 30 to 50-acre community park is recommended for acquisition and development east of Abiqua Heights to meet not only future needs, but also fulfill a shortfall of parkland for community-wide and neighborhood use and reduce current impacts to Coolidge & McClaine Park. Proposed location on the Vision Diagram is conceptual only and not site specific. Recommended improvements include a pavilion and amphitheater, group and family picnic facilities, playground for children and youth, court sports, and infrastructure including parking, restrooms, and pathway system. Trail connections should be provided to adjacent neighborhoods.

There are four areas within the Urban Growth Boundary that can be considered for potential park land acquisition and development within the Parks Master Plan required proximity of Abiqua Heights and Pioneer Village, as shown on the map.

The area is heavily impacted by steep slopes. In order to obtain 30-50 acres of usable space, multiple properties will have to be acquired. The exception is the Pioneer V area, which is a 40 acre parcel. This parcel has a development capacity for 114 lots.

ATTACHMENT A: VICINITY MAP & REVIEW CRITERIA

Case File: UGB-23-01

Vicinity Map and Surrounding Land Use Districts

- North – EFU (Exclusive Farm Use)
- East – EFU (Exclusive Farm Use)
- South – R-1 (Single Family Residential)
- West – R-1 (Single Family Residential) / EFU (Exclusive Farm Use)

