



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: June 10, 2026

Department: Public Works

Title: Public Hearing to consider concurring in an amendment to the City of Silverton Comprehensive Plan Map (Legislative Amendment 26-003)

Management Update/Work Session Date: May 5, 2026 Audio/Visual aids [ ]

Time Required: 5 min Contact: John Speckman Phone: 503-466-4173

Requested Action: Public Hearing to consider concurring in an amendment to the City of Silverton Comprehensive Plan Map (Legislative Amendment 26-003) After holding a public hearing to change the designation on a 3.72-acre parcel located within the urban growth boundary of Silverton from Industrial to Single-family Residential, concur in the amendment or decline to at this time.

Issue, Description & Background: On November 5, 2025, the City of Silverton held a public hearing on an ordinance approving a Comprehensive Plan Map Amendment to change the designation of a 3.72-acre parcel from Industrial to Single-Family Residential. On May 13, 2026, the Marion County Board of Commissioners approved a resolution initiating consideration of concurrence with an amendment to the City of Silverton Comprehensive Plan Map and scheduled a public hearing for June 10, 2026.

Financial Impacts: None

Impacts to Department & External Agencies: None

List of attachments: Staff report, map of amendment area

Presenter: John Speckman

Department Head Signature: [Handwritten Signature]

County Commissioners  
Colm Willis, Chair  
Kevin Cameron  
Danielle Bethell



Director  
Brian Nicholas, PE

Deputy Director  
Dennis Mansfield

Chief Administrative Officer  
Jan Fritz

## MARION COUNTY PUBLIC WORKS

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### MEMORANDUM

**TO:** Marion County Board of Commissioners

**FROM:** Marion County Public Works/Planning – John Speckman

**SUBJECT:** Concurring in an Amendment to the City of Silverton Comprehensive Plan Map (Legislative Amendment 26-003)

**DATE:** May 19, 2025

### BACKGROUND

This matter comes before the Marion County Board of Commissioners at the request of the City of Silverton to consider concurring in an amendment to the City of Silverton Comprehensive Plan Map to change the designation on a 3.72-acre parcel located within the Urban Growth Boundary (UGB) of Silverton from Industrial to Single-family Residential. The city has held public hearings on the amendment and has adopted an ordinance amending the city's Comprehensive Plan Map (Silverton Ordinance 25-11). Because the city's comprehensive plan is a component of the county's comprehensive plan, and Oregon Revised Statutes 197.025(1) gives the county responsibility to coordinate all planning activities with the county, the county must consider whether to concur in the city's amendment.

The Marion County Board of Commissioners adopted the Silverton UGB and Comprehensive Plan on August 1, 1979 (Ordinance No. 543). Marion County and the City of Silverton entered into an Urban Growth Boundary and Policy Agreement (UGBPA) on January 26, 1988. The UGBPA establishes procedures for coordinating land use matters of mutual concern. The UGBPA provides for the county to concur in the city's comprehensive plan amendments and to adopt those provisions for application within the Urban Growth Area (UGA), which are those lands between the city limits and UGB. Such provisions include urbanization policy changes, plan map amendments affecting properties in the UGA, and UGB changes.

On May 13<sup>th</sup>, 2024, the Board of Commissioners approved Resolution 26R-7 initiating the consideration of concurring in an amendment to the City of Silverton Comprehensive Plan Map to change the designation on a 3.72-acre parcel located within the UGB of Silverton from Industrial to Single-family Residential and setting a public hearing date of June 10, 2026, to receive testimony on the proposed amendments.

## **CITY OF SILVERTON COMPREHENSIVE PLAN MAP AMENDMENT**

The property owner of the subject parcel submitted an application to the City of Silverton on August 28, 2025, requesting a change in the City of Silverton Comprehensive Plan Designation of a 3.72-acre parcel located at 279 Monson Road (Marion County Assessor's Map T6S; R1W; Section 34BC; Tax lot 300) from Industrial to Single-family Residential. The property located in the UGA which is outside of the city limits and inside of the UGB. The property is currently zoned Urban Transition (UT-5), and no change to that zoning is proposed. The UT zone permits the establishment of a single-family dwelling when the underlying designation is Residential. The property owner seeks the comprehensive plan change from Industrial to Single-family Residential to establish a single-family dwelling on the property under the current UT zone.

The city determined that there exists a surplus of industrial land within the Silverton UGB. The city conducted an Economic Opportunity Analysis in 2011 and found that 11-acres of net new industrial vacant land will be required to meet their estimated industrial growth. The city calculates that the transition of the proposed 3.72-acres from Industrial to Single-family Residential will result in a remaining supply of approximately 56-acres of vacant industrial land inside Silverton UGB. Therefore, the proposed Comprehensive Plan Map Amendment will not inhibit the projected industrial growth in Silverton.

The city reviewed the proposed comprehensive plan amendment for impacts on transportation facilities and found that the range of potential uses within an Industrial designated parcel is significant which makes accurate estimates of relative trips per day difficult. At maximum, the city determined that if the site were developed with some sort of industrial retail use the PM Peak Hour Trips (PMPHT) could be as high as 197. If the designation of the parcel is changed to Single-family Residential, then upon annexation and full development under current state law maximums for the Single-family Residential zones (6 duplexes per acre) the PMPHT would be between 22 and 36 trips. Given that the expected traffic generated by the maximum development of the parcel under the proposed designation is less than the expected traffic generated by the highest trip-intensive use under the existing designation, the city has determined that the proposed change in designation will not significantly affect the transportation system.

The city adopted the West Side Land Use and Transportation Plan in 2013 that includes the subject property. The Urban Design Concept of the Plan, below, indicates the area along the west side of Monson Road to be a transitional area from agricultural to urban uses. The subject site is a corner section of the employment land section that borders residential to the north and the west. The proposed change of the site from Industrial to Single-family Residential moves the boundary between these designated uses to the south and east property lines of the subject parcel. This change would not create an island of residential in the middle of an area of employment land. The property to the east of the subject parcel is in industrial use and already directly borders residentially designated land. There is no indication that the proposal would create conflicts between uses.

The city's findings support the change in the Comprehensive Plan Map designation. The Silverton Planning Commission held a public hearing on October 14, 2025 to evaluate the

proposed comprehensive plan map amendment and recommended the City Council approve the proposed comprehensive plan map amendment, which they did on November 5, 2025 when Silverton Ordinance 15-11 was signed. County staff reviewed the City staff report and found their findings to be adequate for the proposal.

**RECOMMENDATION**

Staff recommends that the Board concur in the amendment to the City of Silverton's Comprehensive Plan Map to change the designation on a 3.72-acre parcel located within the UGB of Silverton at 279 Monson Road from Industrial to Single-family Residential.

Map of Amendment Area – 279 Monson Rd – Legislative Amendment 26-003

