



Marion County
OREGON

**ZONE CHANGE/COMPREHENSIVE
PLAN CHANGE APPLICATION**

RECEIVED

FEB 02 2026 ⁶³ 02/24/26

**Marion County
Planning**

Do not double-side or spiral bind any documents being submitted

Fee: Please check the appropriate box:

- Zone Change - \$2500+\$40/acre
- Comprehensive Plan Change - \$3755+\$70/acre
- Zone Change/Comprehensive Plan Change - \$4510+\$70/acre
- Zone Change/Comprehensive Plan Change - with goal exception \$6010+\$70/acre
- Mineral Aggregate Site - \$6360 base fee + \$30/acre - 0-100 acres
- \$90/acre - 101-200 acres
- \$120/acre - 201-399 acres
- \$180/acre - 400+ acres

PROPERTY OWNER(S): Antonio Diaz	ADDRESS, CITY, STATE, AND ZIP: 828 Dove Ave NE, Salem OR 97301
PROPERTY OWNER(S) (if more than one): -	ADDRESS, CITY, STATE, AND ZIP: -
APPLICANT REPRESENTATIVE: Shea Romero	ADDRESS, CITY, STATE, ZIP: 425 Ewald Ave SE, Salem OR 97302
DAYTIME PHONE (if staff has questions about this application): 9713044116	E-MAIL: shear@therhs.net
ADDRESS OF SUBJECT PROPERTY: 3200 Hollywood Dr NE Salem OR	SIZE OF SUBJECT PROPERTY: .67
<p>The property owners request to change the zone from (current) <u>UD</u> to (proposed) <u>RM</u> and/or change the Comprehensive Plan designation from _____ to _____.</p> <p>Provide detailed information on the attached "Applicant Statement" page.</p>	
<p>Will a railroad highway crossing provide the only access to the subject property? () Yes (X) No</p> <p>If yes, which railroad:</p>	

FOR OFFICE USE ONLY:

Township 7S	Range 2W	Section 18 AB	Application elements submitted:
Tax lot number(s) 1100	Zone: UD Comp Plan: RM		<input checked="" type="checkbox"/> Title transfer instrument
Zone map number: 87	<input checked="" type="checkbox"/> Urban Bural		<input checked="" type="checkbox"/> 2 Site plans showing existing/proposed zoning
<input checked="" type="checkbox"/> TPA/header	Case Number: 20154326-002		<input checked="" type="checkbox"/> Applicant statement
Signs given (min. agg. only):	Date determined complete:		<input type="checkbox"/> GeoHazard Peer Review (if applicable) N/A
	Application accepted by: GP/68 Set up by: GP		<input checked="" type="checkbox"/> Filing fee
	Date: 1/30/2026/02/01/2026		



Marion County
OREGON

SUBDIVISION APPLICATION

Do not double-side or spiral bind any documents being submitted

Fee: Please check the appropriate box:

- Subdivision - \$2670+\$25/lot
- Subdivision in an SGO Zone - \$2970+\$25/lot
- Amend Conditions - \$800
- Replat - \$2710
- Phases - \$750

PROPERTY OWNER(S): <i>Antonio Diaz</i>	ADDRESS, CITY, STATE, AND ZIP: <i>828 Dove Ave NE Salem OR 97301</i>
PROPERTY OWNER(S) (if more than one): —	ADDRESS, CITY, STATE, AND ZIP —
APPLICANT REPRESENTATIVE: <i>Shea Romero</i>	ADDRESS, CITY, STATE, ZIP <i>425 Ewald Ave SE, Salem OR 97302</i>
DAYTIME PHONE (if staff has questions about this application): <i>971 304 4116</i>	E-MAIL (if any): <i>shear@therhs.net</i>
ADDRESS OF SUBJECT PROPERTY: <i>3200 HOLLYWOOD DR NE SALEM, OR</i>	TOTAL PROPERTY ACREAGE: <i>.67 acre</i> ACREAGE TO BE SUBDIVIDED:
THIS APPLICATION IS MADE FOR APPROVAL OF A PROPOSED (check one): <input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> PLANNED UNIT DEVELOPMENT	
WILL A RAILROAD HIGHWAY CROSSING PROVIDE THE ONLY ACCESS TO THE SUBJECT PROPERTY? () YES (✓) NO IF YES, WHICH RAILROAD:	

FOR OFFICE USE ONLY			
Township	Range	Section	Application elements submitted:
Tax lot number(s)			<input checked="" type="checkbox"/> Title transfer instrument
Zone:			<input checked="" type="checkbox"/> Subdivision Layout
Zone map number:			<input checked="" type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input type="checkbox"/> GeoHazard Peer Review (if applicable) <i>N/A</i>
Case Number:			<input type="checkbox"/> Filing fee
<input type="checkbox"/> Urban <input type="checkbox"/> Rural			<input type="checkbox"/> SGO Zone (if applicable) <i>N/A</i>
Application accepted by:	Set up by:		<input type="checkbox"/> Road name information <i>N/A</i>
Date:			<input checked="" type="checkbox"/> Pre-App Submitted <i>JUNE 17, 2025</i>
Date determined complete:			

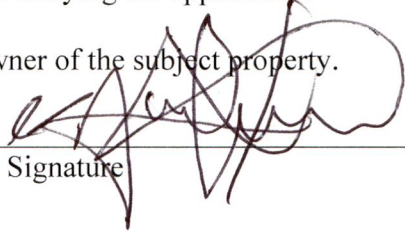
THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

PRINTED NAME AND SIGNATURE of each owner of the subject property.



ANTONIO DIAZ
Print Name



Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this _____ day of _____, 20 25

PLEASE LIST BELOW PROPOSED STREET NAMES, IN THE ORDER OF PREFERENCE FOR THE NUMBER OF NEW STREETS IN THE PROPOSED SUBDIVISION (see the attached information sheet):

(1)

(2)

(3)

(4)

(5)

(6)

NUMBER OF LOTS TO BE CREATED:

FOUR

RANGE OF LOT SIZES:

Smallest _____ Largest ~~40x106~~ 57.97 x 104 Average X

IF THE PROPERTY IS SERVED BY A COUNTY ROAD, INDICATE THE NAME (if the property borders more than one county road or city street please list:

IS THIS ROAD PAVED? YES IF NOT, PLEASE DESCRIBE THE TYPE AND LEVEL OF IMPROVEMENT ON THE ACCESS ROAD TO THE PROPERTY:

SEWAGE DISPOSAL TO BE PROVIDED BY:

- Septic tank
- Public sewer system

WATER SUPPLY TO BE PROVIDED BY:

- Individual well
- Community water system

WE WILL OBTAIN A "WILL SERVE" LETTER IF REQUIRED
CITY OF SALEM - WILL SERVE

IF SEWAGE DISPOSAL AND WATER SUPPLY IS PROVIDED THROUGH A COMMUNITY SERVICE, PLEASE LIST THE NAME OF THE SERVICING AGENCY OR DISTRICT AND ENCLOSE A LETTER FROM THE AGENCY OR DISTRICT VERIFYING THAT SERVICE WILL BE PROVIDED:

IN ORDER TO ASSURE AN ADEQUATE EVALUATION OF YOUR PROPOSAL, PLEASE ANSWER THE FOLLOWING QUESTIONS (attach additional sheet if needed)

PLEASE DESCRIBE THE CURRENT USE OF THE PROPERTY. IF THE PROPERTY CONTAINS MORE THAN ONE USE, ESTIMATE THE NUMBER OF ACRES DEVOTED TO EACH USE:

MULTI FAMILY RESIDENTIAL

DESCRIBE THE CURRENT USE OF THE LANDS SURROUNDING THE SUBJECT PROPERTY (include land across roads):

RESIDENTIAL + RV STORAGE - COMMERCIAL

DESCRIBE THE INTENDED USE OF THE PROPERTY:

RESIDENTIAL

PLEASE DISCUSS THE PROPOSED DENSITY AND TYPE OF DEVELOPMENT IN REGARDS TO THE INTENT OF THE COMPREHENSIVE PLAN AND ZONING DESIGNATIONS APPLICABLE TO THE SUBJECT PROPERTY:

SIX DUPLEXES, ON ON EACH NEW LOT - CONSISTANT WITH COMPREHENSIVE PLAN.

DESCRIBE HOW THE PROPOSED DESIGN MAKES THE BEST USE OF THE PROPERTY, CONSIDERING LOT SIZE, ROAD PLACEMENT, OPEN SPACE, ETC.:

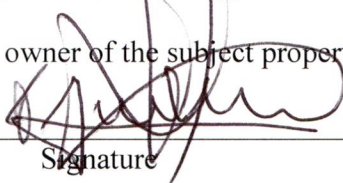
OPTIMAL DENSITY BASED ON LOT AREA, DESIGN, ACCESS & PARKING

THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
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- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

PRINTED NAME AND SIGNATURE of each owner of the subject property.

Antonio Diaz
Print Name


Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this _____ day of _____, 20 25

Response to Zone Change Approval Criteria with Policy References

A. The proposed zone is appropriate for the comprehensive plan land use designation on the property and is consistent with the description and policies for the applicable comprehensive plan land use classification

The proposed zone change to **Multiple-Family Residential (RM)** aligns with the **Salem Area Comprehensive Plan (SACP)** land-use designation for **Multi-Family Residential**.

Under **Marion County Code (MCC) 16.01.030**, the RM zone is an implementing zone for the Multi-Family Residential designation in the Salem Urban Growth Boundary. RM is listed alongside RL (Limited Multiple-Family Residential) and UD (Urban Development) as appropriate zones for this designation, confirming that RM is a permitted implementing zone under the Comprehensive Plan.

The SACP contains **Residential Development Policy 6**, which directs that “*Multi-family housing shall be located in areas proximate to existing or planned transportation corridors, public facilities and services*”, encouraging efficient land use, a range of housing densities, and proximity to transit, employment, shopping, and services.

By aligning the proposed zone with the Multi-Family Residential Plan designation and Housing demand policies, the change **directly implements** the Comprehensive Plan’s intent to accommodate expected population growth within the UGB and provide a diversity of housing types.

B. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

The Comprehensive Plan's Growth Management and Residential policies underscore that higher-density housing should be supported by existing or planned facilities and services. For example, **SACP Residential Development Policy 6** (noted above) emphasizes locating multifamily housing near services and transportation.

Because the property is within the Salem Urban Growth Boundary and located in an area served by City of Salem water, sewer, and transportation infrastructure, adequate services can be provided concurrently with development. This is consistent with MCC requirements that adequate facilities be available or provided at the time of development.

C. The request shall be consistent with the purpose statement for the proposed zone.

The purpose of the RM (Multiple-Family Residential) zone, as implemented through MCC and the SACP, is to provide for a range of medium- to high-density residential uses consistent with urban land-use

policies. Under MCC **16.01.030**, the Comprehensive Plan designation of Multi-Family Residential is expressly mapped to zones including RM, which implements the intended land-use pattern for urban multifamily housing.

Furthermore, the SACP's Residential Development and Growth Management Policies support efficient use of land within the UGB and encourage a variety of dwelling types, densities, and design options to meet housing needs. **Residential Development Policy 6** reinforces that higher-density housing is appropriate where urban services and transportation options are present.

D. If the proposed zone allows uses more intensive than uses in other zones appropriate for the land use designation, the proposed zone will not allow uses that would significantly adversely affect allowed uses on adjacent properties zoned for less intensive uses.

MCC **16.39.050.D** states that if a proposed zone allows uses more intensive than other zones appropriate for the same designation, the new zone must not significantly adversely affect allowed uses on adjacent properties.

In this case, RM allows a mix of attached residential forms consistent with surrounding residential neighborhoods. The SACP's Residential Development policies also promote locating multifamily uses in appropriate areas while respecting neighborhood character and transitions, such as through design standards and buffering where needed. **Residential Development Policy 6** specifically encourages a variety of housing types without adverse impacts to surrounding uses.

Additionally, existing development patterns (including nearby multi-family, single-family, and duplex uses) indicate that higher-density residential uses are already established and compatible with the surrounding context.

Land Use Consults, LLC

