



NOTICE OF PUBLIC HEARING AUDIENCIA PÚBLICA

PURPOSE OF HEARING: The Salem Planning Commission and the Historic Landmarks Commission will hold a joint public hearing to receive testimony regarding proposed amendments to the Salem Revised Code (SRC) updating the City's zoning and development code, known as the Unified Development Code (UDC). The proposed amendments encourage the development of a variety of housing types, implement changes in State rules and law, and update other provisions of the UDC.

CASE FILE NUMBER: Code Amendment Case No. CA24-01

DATE AND TIME OF PUBLIC HEARING: Tuesday, June 11, 2024, at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Council Chambers, Room 240, Civic Center
555 Liberty Street SE, Salem OR 97301

Interested persons may view and/or listen to this hearing on YouTube, please visit this link with any internet connected device:
<http://bit.ly/planningpublicmeetings>

CASE MANAGER: Eunice Kim, Long Range Planning Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2308; E-mail: Ekim@cityofsalem.net

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed above. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.

APPROVAL CRITERIA:

Salem Revised Code (SRC) Chapter 110.085(b) – Amendments to the UDC.

Salem Revised Code (SRC) is available to view at this link: <https://www.cityofsalem.net/src>. Type in the chapter number listed above to view the applicable criteria.

Subsequent to the close of the hearing, the Planning and Historic Landmarks Commissions will forward a recommendation to the City Council. Notice of the recommendation will be mailed to

all neighborhood associations, anyone who participated in the hearing, and anyone who requested to receive notice. The City Council will make the final decision on the proposal.

The case file is available for review and printed copies may be obtained at a reasonable cost. A copy of the staff report will be available for inspection one week prior to the hearing. The staff report will be available online no later than 5:00 p.m., June 4, 2024 at the following location: <https://www.cityofsalem.net/government/boards-commissions/commissions/salem-planning-commission>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-588-6173 (TTD/TTY 503-588-6439) at least two business days in advance.

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

TO: RECIPIENTS OF PUBLIC HEARING NOTICE
FROM: EUNICE KIM, LONG RANGE PLANNING MANAGER
DATE: MAY 21, 2024
CASE FILE NO.: CA24-01
SUBJECT: CODE AMENDMENT RELATING TO HOUSING AND UPDATING OTHER PROVISIONS OF THE UNIFIED DEVELOPMENT CODE

The public notice included with this mailing concerns an upcoming public hearing before the Planning Commission and the Historic Landmarks Commission regarding proposed amendments to the Salem Revised Code (SRC) updating the City's zoning and development code, known as the Unified Development Code (UDC). The proposed amendments encourage the development of a variety of housing types, implement changes in State rules and law, and update other provisions of the UDC.

Examples of proposed changes include:

- Allowing single-family and two-family uses to be included within mixed-use buildings in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones.
- Allowing middle housing on smaller lots in the Multiple Family Residential-II (RM-II) zone, aligning minimum required lot sizes with the Single Family Residential (RS) zone.
- Increasing minimum required residential densities in the West Salem Central Business District (WSCB) and Central Business District (CB) zones to comply with State Climate-Friendly and Equitable Communities rules.
- Allowing adjustments to design standards in the Edgewater/Second Street Mixed-Use Corridor (ESMU) zone, West Salem Central Business District (WSCB) zone, and Portland-Fairgrounds Road Overlay Zone.
- Allowing existing commercial buildings to be converted into housing in compliance with State House Bill 2984, approved during the 2023 legislative session.
- Allowing adjustments to residential density standards in the Portland-Fairgrounds Road and Capital Mall (PM) zones.
- Allowing adjustments to special use standards in SRC Chapter 700 that apply to residential uses such as townhouses.
- Allowing accessory dwelling units with townhouses as a special use, with additional standards.
- Establishing a new administrative historic design review process for new construction, alterations, additions involving historic properties that create new dwelling units; and allowing administrative adjustments to related historic design review standards.
- Revising approval criteria applicable to Partitions, Subdivisions, and Class 3 Site Plan Review.
- Allowing small animal veterinary services and pet grooming as permitted uses in the CB zone.
- Adding design standards for security fencing/gates in the CB zone and the Salem Downtown Historic District; and establishing greater consistency between the standards for ground floor windows and weather protection (e.g. canopies & awnings) in both districts.
- Specifying a minimum canopy/awning depth in all zones and overlay zones where ground floor weather protection is required for buildings facing a street.

The complete list of proposed amendments to the UDC be found on the City's website at the following location: <https://www.cityofsalem.net/legislative-land-use-proposals>

For Additional Information Contact: Eunice Kim, Long Range Planning Manager
Salem Community Development Department
Planning Division
ekim@cityofsalem.net / 503-540-2308