

BRAND

October 26, 2021

City of Salem City Mayor and City Councilors
555 Liberty St SE
Room 220
Salem, OR 97301
citycouncil@cityofsalem.net
503-588-6255

RE: Proposed Amendments to UDC in Response to House Bill 2001

Dear Mayor Bennett and City Council Members,

This letter is before you to show my support of your adoption of the proposed amendments to the City of Salem's Unified Development Code (UDC), specifically as it relates to Middle Housing. It is widely known, based on recent Housing Needs Analysis (HNA), that we have a severe multiple family housing shortage within the corporate city limits of Salem. I believe Salem is making strides toward a remedy for these issues through the Our Salem initiative, but Middle Housing will still be lacking even with the adoption of the proposed Our Salem Comprehensive Plan amendments. The adoption of the proposed code amendments in response to House Bill 2001 provides incredible opportunities to see Salem developed with a variety of housing types which will better serve our diverse population.

I am a land use consultant and committee member for United Way of the Mid-Willamette Valley. United Way worked closely with City Councilors to acquire properties off Market Street which were remnants after the City completed the Market Street project. The adoption of the proposed amendments to the UDC will allow the development of United Way's cottage housing for seniors to be realized on these properties. The Planning Commission's recommendation, from their October 5th meeting, to remove the minimum off-street parking requirement for middle housing, which applies to townhouses, two family uses, three family uses, four family uses, and cottage clusters, is a recommendation which would truly allow the development of affordable housing. If the City wants to see these types of diverse housing opportunities, the development requirements will need to be flexible. Removing the minimum off-street parking requirement in conjunction with maintaining the provisions of SRC Chapter 806.015(D)(2), allows the flexibility these types of developments will need to be efficient and successful for the community members they are intended to serve.

I am happy to have my letter included in the official record as support of these proposed UDC changes. I am looking forward to seeing these changes provide a variety of needed housing types within our City.

Thank you,



Britany Randall

Principal Planner | BRAND Land Use, LLC
Britany@BRANDLandUse.com

November 5, 2021

City of Salem City Mayor and City Councilors
555 Liberty St SE
Room 220
Salem, OR 97301
citycouncil@cityofsalem.net
503-588-6255

RE: Proposed Amendments to UDC in Response to House Bill 2001

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I am an employee of the United Way of the Mid-Willamette Valley. United Way worked closely with City Councilors to acquire properties off Market Street which were remnants after the City completed the Market Street project. The adoption of the proposed amendments to the UDC will allow the development of United Way's cottage housing for seniors to be realized on these properties.

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Thank you,



Melinda Freshour

Donor Stewardship and Program Support Specialist



**United Way of the
Mid-Willamette Valley**

455 Bliler Avenue NE
Salem, OR 97301
(503) 363-1651

www.unitedwaymwv.org

November 14, 2021

City of Salem City Mayor and City Councilors
555 Liberty St SE
Room 220
Salem, OR 97301
citycouncil@cityofsalem.net
503-588-6255

RE: Proposed Amendments to UDC in Response to House Bill 2001

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I am a supporter of United Way of the Mid-Willamette Valley. United Way worked closely with City Councilors to acquire properties off Market Street which were remnants after the City completed the Market Street project. The adoption of the proposed amendments to the UDC will allow the development of United Way's cottage housing for seniors to be realized on these properties. The Planning Commission's recommendation, from their October 5th meeting, to remove the minimum off-street parking requirement for middle housing, which applies to townhouses, two family uses, three family uses, four family uses, and cottage clusters, is a recommendation which would truly allow the development of affordable housing. If the City wants to see these types of diverse housing opportunities, the development requirements will need to be flexible. Removing the minimum off-street parking requirement in conjunction with maintaining the provisions of SRC Chapter 806.015(D)(2), allows the flexibility these types of developments will need to be efficient and successful for the community members they are intended to serve.

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Thank you,

DocuSigned by:

C1C83C48D2A64F7...

Jordan Schweiger, Owner
Good Well Construction, Inc.
CCB #215065
2825 Foxhaven Drive SE
Salem, OR 97306
P 503.375.6205
jordan@goodwell.com

November 15, 2021

City of Salem City Mayor and City Councilors
555 Liberty St SE
Room 220
Salem, OR 97301
citycouncil@cityofsalem.net
503-588-6255

RE: Proposed Amendments to UDC in Response to House Bill 2001

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I currently serve as the chairperson of the affordable Housing Committee of United Way of the Mid-Willamette Valley. United Way worked closely with City Councilors to acquire properties off Market Street which were remnants after the City completed the Market Street re-alignment. The adoption of the proposed amendments to the UDC will allow the development of United Way's cottage housing for seniors to be realized on these properties. The Planning Commission's recommendation, from their October 5th meeting, to remove the minimum off-street parking requirement for middle housing, which applies to townhouses, two family uses, three family uses, four family uses, and cottage clusters, is a recommendation which would truly allow the development of affordable housing. If the City wants to see these types of diverse housing opportunities, the development requirements will need to be flexible. Removing the minimum off-street parking requirement in conjunction with maintaining the provisions of SRC Chapter 806.015(D)(2), allows the flexibility these types of developments will need to be efficient and successful for the community members they are intended to serve.

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Thank you,

Brent Neilsen
Consultant
503-269-3999

November 17, 2021

City of Salem City Mayor and City Councilors
555 Liberty St SE
Room 220
Salem, OR 97301
citycouncil@cityofsalem.net
503-588-6255

RE: Proposed Amendments to UDC in Response to House Bill 2001

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I am Geoff Tiffany and I am on the executive committee of United Way of the Mid-Willamette Valley. United Way worked closely with City Councilors to acquire properties off Market Street which were remnants after the City completed the Market Street project. The adoption of the proposed amendments to the UDC will allow the development of United Way's cottage housing for seniors to be realized on these properties. The Planning Commission's recommendation, from their October 5th meeting, to remove the minimum off-street parking requirement for middle housing, which applies to townhouses, two family uses, three family uses, four family uses, and cottage clusters, is a recommendation which would truly allow the development of affordable housing. If the City wants to see these types of diverse housing opportunities, the development requirements will need to be flexible. Removing the minimum off-street parking requirement in conjunction with maintaining the provisions of SRC Chapter 806.015(D)(2), allows the flexibility these types of developments will need to be efficient and successful for the community members they are intended to serve.

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Thank you,

Geoff Tiffany
Executive Committee Member
503-302-7659
geofftiffanyhomes@gmail.com

November 18, 2021

City of Salem City Mayor and City Councilors
555 Liberty St SE
Room 220
Salem, OR 97301
citycouncil@cityofsalem.net
503-588-6255

RE: Proposed Amendments to UDC in Response to House Bill 2001

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Thank you,

Rhonda

Rhonda Wolf
CEO
United Way of the Mid-Willamette Valley
503-363-1651

Bryce Bishop

From: Elena Guevara <elg.guevara@gmail.com>
Sent: Thursday, November 18, 2021 7:17 PM
To: Vanessa Nordyke
Cc: Bryce Bishop
Subject: Fwd: Planning Commission recommends City Council approval of amendments

Councilor Nordyke,

I am hoping there is still time to revise or amend the proposal to remove minimum off-street parking requirements for middle housing. Since you live in Sunnyslope, you know that there are parts of this neighborhood, and other neighborhoods around Salem, which have no on-street parking available due to lack of curbs and parking space along the road. I am wondering what the city council and city planning commission thinks is going to happen when citizens with cars move into middle housing developments when there is no on or off-street parking available. We all know that people will not suddenly give up their cars just because they move into a middle housing development. So, where are they going to park? On the shoulder, blocking part of the road? In homeowners' front yards? Or both? It's not unreasonable to predict that's exactly what will happen when there is literally nowhere else available to park if their middle housing development does not provide off-street parking.

The city would be doing a great disservice to both current homeowners and potential renters of middle housing if the off-street parking requirements for new middle housing developments are removed. I hope you can bring this forward to the rest of the city council and the city planning team before these plans are finalized. Some consideration needs to be made to neighborhoods without the proper infrastructure for on-street parking. We all agree that Salem needs more housing, but the city cannot continue to allow for new development without proper infrastructure to support that development.

Thank you.

Elena Guevara
4234 Bryan St. S.

----- Forwarded message -----

From: Salem Planning <DoNotReply@cityofsalem.net>
Date: Thu, Oct 14, 2021 at 9:59 AM
Subject: Planning Commission recommends City Council approval of amendments
To: <elg.guevara@gmail.com>

A Communication of the City of Salem

[View this email in your browser](#)



Planning Commission Recommends City Council approval of Amendments

Planning Commission Recommendation

On October 5, the Planning Commission held a public hearing to consider a package of proposed code amendments and corresponding zone changes. The Commission voted to [recommend City Council approval](#) of the proposal, subject to additional recommended revisions identified by staff and the following further revisions recommended by the Planning Commission:

- **Middle housing off-street parking.** Remove minimum off-street parking requirements for middle housing. This applies to townhouses, two family uses, three family uses, four family uses, and cottage clusters.
- **Multi-family off-street parking.** Reduce the minimum off-street parking requirement for multiple family uses to one space per dwelling unit.
- **Enclosure standards for small birds.** Amend the proposed enclosure sizing requirements for poultry to specifically address the needs of small birds.
- **Definition of significant tree.** Exclude Douglas fir trees with a diameter-at-breast-height (dbh) of 30 inches or greater from the proposed revised definition of significant tree under SRC Chapter 808.

You can [view the Planning Commission meeting online](#).

The proposed code amendments address a variety of issues that have arisen since the last major update of the Unified Development Code (UDC) in 2019 and include policy-related changes that respond to concerns from the community, minor housekeeping amendments, and updates to

implement changes in State law.

Proposed Amendments

You can read the full package of [proposed code amendments here](#). Additional revisions recommended by staff on October 5 can be [read here](#).

To read more about the public hearing and proposed changes, visit the [Planning Commission webpage](#).


Next Steps

The recommendation of the Planning Commission will be forwarded to the City Council, which will take final action on the proposal. It is anticipated that the City Council public hearing on the proposed amendments will be scheduled for **December 6, 2021**.

Contact us

Bryce Bishop, Planner III
bbishop@cityofsalem.net
503-540-2399

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Bryce Bishop

From: E Easterly <emeasterly@comcast.net>
Sent: Monday, November 22, 2021 7:21 AM
To: citycouncil; Bryce Bishop
Subject: Agenda Item #7.1a

Mr. Mayor and Council Members:

I encourage you to invite Mr. Bishop and the Planning Department to carefully consider the obligations contained the LUBA decision: Johnson v Jefferson County (2008), and the potential impact of that decision has on the middle housing portions of the proposed UDC update scheduled for a public hearing on December 6th. In summary, that decision requires local governments to address changes to Goal 5 policies in the local comprehensive plan each time there is an amendment to a land use regulation that modifies a significant Goal 5 resource.

“... a PAPA “would affect a Goal 5 resource” if it “amends a * * * portion of an acknowledged plan or land use regulation [that was] adopted in order to protect a significant Goal 5 resource.”

The proposed changes to the Salem UDC expands riparian corridor widths for middle housing developments and establishes a zero setback for dwellings in riparian corridors in single family zones obligate the City to update its Goal 5 Salem Area Comprehensive Plan policies in parallel with the adoption of the proposed UDC updates.

How the Council and City chooses to address this issue is a topic I will raise during the December 6th public hearing.

Sincerely,

E.M. Easterly
775 Fir Gardens St. NW
Salem, OR 97304