

Shelby Guizar

From: Eunice Kim
Sent: Monday, May 9, 2022 4:30 PM
To: Planning Comments
Cc: Lisa Anderson-Ogilvie; Austin Ross
Subject: FW: Comment Letter on CA 21-04
Attachments: Salem CA 21-04 Gold Star.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Samuel Goldberg <sgoldberg@fhco.org>
Sent: Monday, May 9, 2022 4:28 PM
To: Eunice Kim <EKim@cityofsalem.net>
Cc: YOUNG Kevin DLCD <Kevin.YOUNG@dlcd.oregon.gov>
Subject: Comment Letter on CA 21-04

Hello Eunice,

Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO) wish to submit the attached comments on CA 21-04.

Thank you,

Samuel Goldberg
Education & Outreach Specialist
Fair Housing Council of Oregon
1221 SW Yamhill St. #305
Portland, Oregon 97205
(503) 223-8197 ext. 104
Preferred Pronouns: He/Him/His



Fair Housing Council Hotline - Fridays 9:00 a.m. to 12:00 p.m.
(800) 424 - 3247 x2
Email: information@fhco.org



May 9, 2022

Salem City Council
555 Liberty St SE #240,
Salem, OR 97301

RE: This proposal includes amendments to the Comprehensive Plan, Comprehensive Plan Map, Neighborhood Plan Maps, Zoning Map, and Salem Revised Code that resulted from the Our Salem project. (CA 21-04)

Dear Mayor and Councilors:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO commend the City and support the adoption of CA 21-04, which goes above and beyond the minimum requirements to meet the diverse housing needs of its residents. Additionally, the planning staff created incisive and detailed Goal 10 findings, which help to show why these changes are necessary. We wish the City the best of luck on the implementation of these amendments.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo".

Allan Lazo
Executive Director
Fair Housing Council of Oregon

Cc: Kevin Young, DLCD

Shelby Guizar

From: Eunice Kim
Sent: Tuesday, May 17, 2022 11:19 AM
To: Planning Comments
Subject: FW: Code Amendment Case NO:CA21-04 13.3 acres Tatchio Property 340 Holder Ln SE and Lone Oak 5559

Follow Up Flag: Follow up
Flag Status: Flagged

From: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Sent: Tuesday, May 17, 2022 9:21 AM
To: Eunice Kim <EKim@cityofsalem.net>
Subject: Fwd: Code Amendment Case NO:CA21-04 13.3 acres Tatchio Property 340 Holder Ln SE and Lone Oak 5559

- Lisa | 503-540-2381

From: Dan Atchison <DAtchison@cityofsalem.net>
Sent: Tuesday, May 17, 2022 9:20:08 AM
To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: FW: Code Amendment Case NO:CA21-04 13.3 acres Tatchio Property 340 Holder Ln SE and Lone Oak 5559

From: Chuck Bennett <CBennett@cityofsalem.net>
Sent: Tuesday, May 17, 2022 9:16 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Code Amendment Case NO:CA21-04 13.3 acres Tatchio Property 340 Holder Ln SE and Lone Oak 5559

Sent from my iPad

Begin forwarded message:

From: Marjorie Kmetz <kmetzmarjorie@gmail.com>
Date: May 17, 2022 at 9:03:42 AM PDT
To: Chuck Bennett <CBennett@cityofsalem.net>, Chris Hoy <chrishoy@salem.net>, Jackie Leung <JLeung@cityofsalem.net>, Jose Gonzalez <JGonzalez@cityofsalem.net>, Micki Varney <MVarney@cityofsalem.net>, Tom Andersen <htandersen@aol.com>, Trevor Phillips <TPhillips@cityofsalem.net>, Vanessa Nordyke <VNordyke@cityofsalem.net>, Virginia Stapleton <VStapleton@cityofsalem.net>
Subject: Code Amendment Case NO:CA21-04 13.3 acres Tatchio Property 340 Holder Ln SE and Lone Oak 5559

Mr. Mayor and City Councilors:

Re: Tatchio Property 13.3 acres 340 Holder LN SE and Lone Oak 5559

Proposal

This letter is to ask for your support of a proposal that my 70+ neighbors drew up in regard to the Tatchio property.

The 13.3 parcel is currently for sale, and there are water and tree issues with this land.

The property slopes dramatically from Summit View Av. to Holder Lane and houses on Summit View, Gadwall, and Wigeon (in particular)

have soggy and/or marshy backyards about 10 times a year after a hard rain.

One house at the bottom of Wigeon had to have a detention basin built into their backyard to control the water.

An attachment shows 2 pictures of the detention basin.

Very old Douglas Fir and Black Cottonwood trees make up most of the trees on the property and if they are removed would likely interfere unfavorably

with even more runoff and possible damage to houses which abut this land.

Our proposal is that the owner or buyer should be required to have an expert determine whether the property is a wetland or a watershed.

The expert should determine whether it is safe to remove any of the firs and cottonwoods and/or to build on this land.

The 70+ neighbors whose houses already abut this land ask that trees be left around the perimeter of the

Tatchio property as a barrier instead of a cement wall.

Shelby Guizar

From: Liz Backer <lizmail217@gmail.com>
Sent: Sunday, May 22, 2022 12:17 PM
To: Eunice Kim
Subject: Our Salem Zoning changes question

Follow Up Flag: Follow up
Flag Status: Flagged

Happy Monday Eunice,

I have a (hopefully quick) hypothetical question about the proposed changes to the zoning map:

I saw there was a public comment from a property owner who was opposed to the proposed change in zoning of their property from RA to MF-II. The response back was basically "the zone change doesn't require the property to be developed", which totally makes sense.

My question is, if that property owner hypothetically wanted to develop their own property, they are still allowed to propose single-family lots in a RM-II zone, correct? They wouldn't be *required* to develop multifamily units? The way I read the allowed uses in a multi-family residential zone, it seems to basically allow most of the uses of the single family zone, *plus* additional, multifamily uses, is that an accurate assessment?

Thank you!
Liz Backer

Shelby Guizar

From: Wallace Lien <WLien@lienlaw.com>
Sent: Monday, May 23, 2022 10:31 AM
To: Eunice Kim
Cc: Wallace Lien
Subject: Record Submission - CA 21-04
Attachments: To City with Record Submittal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

Please see the attached document for inclusion in the official record of the above land use proceeding.

Thank you.

Wallace W. Lien

Attorney at Law

wallace.lien@lienlaw.com

Virtual Office Directory:

1004 Crescent Dr NW

Salem, OR 97304

phone: 503-585-0105

<http://www.lienlaw.com>

CONFIDENTIALITY NOTICE:

If you have received this communication in error, please notify me immediately. This message is intended only for the use of the person or firm to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is prohibited.

WALLACE W. LIEN



Wallace W. Lien

Attorney at Law

Contact by e-mail at
wallace.lien@lienlaw.com

May 23, 2022

Ms. Eunice Kim
Planning Division
City of Salem
555 Liberty St SE
Room 305
Salem, OR 97301

By Email to: Ekim@cityofsalem.net

Re: Comments for the Record - Case CA21-04

Dear Ms. Kim:

Thank you for meeting with my clients and I regarding the proposed rezone of their and surrounding properties located in Polk County on Orchard Heights Road NW, Salem from its current Suburban Residential (SR) zone to the proposed RM2.

My clients are opposed to the proposed change and ask that the following information and arguments be submitted to the City Council as part of the official hearing record in the above referenced land use case.

The specific block of properties my clients are concerned with, and opposed to the proposed zone change are shown in yellow on the attached Assessor Map, and shown on the attached aerial photograph. The rezone area affected properties are summarized as follows:

Map	Tax Lot	Size	Use	Comments
7.3.18	1810	1.02	Vacant - accessory use	This parcel is used in combination with Tax Lot 300, Map 7.3.18D, as an enlargement of that homesite
7.3.18	1900	2.0 ac	Residential and Horse Arena	Proposed split zone - noted is the apx size of the parcel to be rezoned Property has 2 General Purpose buildings totaling 3,072 sq ft, a house at 3,054 sq ft and the Arena at 29,120 sq feet

Map	Tax Lot	Size	Use	Comments
7.3.18	5100	5.12 ac	Residential and heavily wooded	Assessor online site lists this file as “confidential”. The aerial pix shows a house and at least one outbuilding
7.3.18D	100	1.0 ac	Residential	There is a General Purpose building at 738 sq ft and a house at 2,251 sq ft
7.3.18D	200	.32 ac	Residential	There is a General Purpose building at 750 sq ft and a house at 1,244 sq ft
7.3.18D	300	1.11 ac	Residential	There are two General Purpose buildings totaling 1,190 sq ft and a Manufactured Home
7.3.18D	301	.22 ac	Residential	House at 988 sq ft
7.3.18D	400	.71 ac	Residential	There are two General Purpose buildings totaling 6,014 sq ft and a house at 2,754 sq ft
7.3.18D	600	1.92 ac	Residential	There are two General Purpose buildings totaling 1,556 sq ft and a house at 1,792 sq ft
7.3.18D	900	2.45 ac	Vacant	Almost entirely wooded
7.3.18D	1100	5.9 ac	Residential	There are four General Purpose buildings totaling 6,014 sq ft and a house at 2,363 sq ft
7.3.18D	1200	1.0 ac	Residential	There is a General Purpose building at 220 sq ft and a house at 1,605 sq ft
TOTAL		22.77 ac		

The reasons for opposition to this rezone are several. The first is that this small area is not suitable for conversion to multifamily uses. The parcels are for the most part small, all but one are developed with single family homes and most have one or more outbuildings on them. The one vacant parcel is entirely covered in trees. The location and quality of the buildings and houses are for the most part such that their useful life will extend out 40-50 years, long past the planning period involved in this current process.

Flawed assumptions are made about this area, and then used to justify the change in zone. The first is the tree canopy. This proposal assumes little tree canopy, and that existing trees could be removed without impact for the construction of apartment buildings. The attached aerial photograph clearly indicates the proposed rezone area has a significant number of trees, most of which would be required to be removed for new construction of multifamily buildings, driveways and parking areas.



In addition, partial justification for rezoning this area is the lack of development. As the above table points out, with the one exception, every parcel is developed with a single family home, and most have one or more outbuildings. My clients' object to the characterization of this area as not developed or only "partially developed", which characterizations are then used to justify the rezone.

The definition of "partially vacant" used by the City in this process is found at OAR 660-038-0120(2)(b) which allows the City to "assume" that a parcel is partially vacant¹ if either:

(A) The real market improvement value of the lot or parcel is greater than five percent and less than 40 percent of the real market land value, in which case, the city must assume that 50 percent of the lot or parcel is developed and 50 percent is vacant, or

(B) Based on an orthomap, the lot or parcel is greater than one acre in size and at least one-half acre is not improved.

Using this definition and applying it to the 12 parcels at issue here, my clients have developed a table of information needed to determine which of the 12 parcels in the rezone area actually do qualify as "partially vacant." The Table is attached hereto for your reference, and it establishes that five of the parcels in the proposed rezone area do not qualify as "partially vacant," and therefore are not sufficient to justify the proposed rezone.² The parcels that do not qualify as "partially vacant" lie along Orchard Heights Road, and are interspersed with the other parcels, making it too difficult to consolidate the "partially vacant" parcels into a larger economically useable parcel for redevelopment. Therefore, reliance on the "partially vacant" theory for the rezone of this area is not factually supported and is misguided.

It makes no sense to convert this area to RM2 when in fact there is no chance in the foreseeable future for it to ever actually be utilized for that purpose. Every parcel in the area is owned by different owners, so with the exception of the two parcels that are over 5 acres, there is not sufficient area for the development of multifamily buildings. To develop multifamily uses, multiple contiguous parcels will have to be purchased by a single developer, who will then demolish perfectly good structures in order to build apartments. It simply defies logic that this will happen at any time in the next 40 years. Why do a rezone for an area that will never develop with that use? It simply creates an entire community of non-conforming uses.

This brings me to our second objection to this rezone. The current process uses the Housing

¹It must be recognized that OAR 660-038-0120(2)(c) allows a city to assume that a lot or parcel is "fully developed" if the real market improvement value is greater than or equal to 40 percent of the real market land value. Using this standard, 8 of the affected parcels are considered to be "fully developed." See the attached table of information.

²Larry Parkinson actually owns two adjoining parcels and uses them as one homesite. The dwelling is located on TL 300, and the adjoining vacant parcel is TL 1810. For planning purposes these two tax lots should be considered as one parcel, and when viewed in that manner, TL 1810 which would otherwise be defined as "partially vacant" would lose that qualification. As such there are actually 6 of the 12 parcels in the rezone zone area that do not meet the definition of "partially vacant."



Needs Analysis as its basis and justification. The result of this process has not only balanced the need for multifamily housing, but has created a surplus of 60 acres of multifamily zoned land. To my clients, having such a large surplus created in this process does not make sense. Balancing the inventory is obviously a good thing, but creating a large surplus is not. There appears to be no real justification for doing anything other than balancing the current inventories to the Housing Needs analysis. There is no mandate for a surplus, and in fact a surplus can be used quasi-judicially to rezone lands out of multifamily uses. My clients ask the City to remove this 22.77 acres of land from the RM2 zone, the result of which will still leave the City with a surplus of multifamily lands of nearly 40 acres.

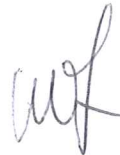
Finally, the reasons for selecting this area for RM2 zoning are flawed. It is understood that the City desires to place multifamily uses close to parks and on major transportation routes. In this case the city owned land across from West Salem High School that is designated for a future park, is undeveloped. We were advised there is no budget for any future improvements to this land. There also does not appear to be money allotted in the capital improvement plan to fund conversion of this land into an actual useable park at any time in the future. The land is not now a park, and will not become a park in the foreseeable future. Reliance on this land as justification for conversion of my clients' area is misplaced.

In addition, the reliance on Orchard Heights as a transportation route is also misplaced. While Orchard Heights is currently the primary access to this area, when the Wyant property across the street develops, the transportation plan re-routes Orchard Heights to the south to serve the Wyant property, making the road servicing my clients' area not much more than a driveway. No longer will this area be located on a major street, thereby negating one of the justifications for this rezone in the first place.

On behalf of my clients, I respectfully urge the City of Salem to abandon the effort to rezone the above described area. It is simply not suitable for redevelopment and is not needed in order to balance the need for multifamily uses in the City.

Yours truly,

Wallace W. Lien



WALLACE W. LIEN

Enc: Assessor Map
Aerial Photograph
Partially Vacant Lands Table

cc: Clients



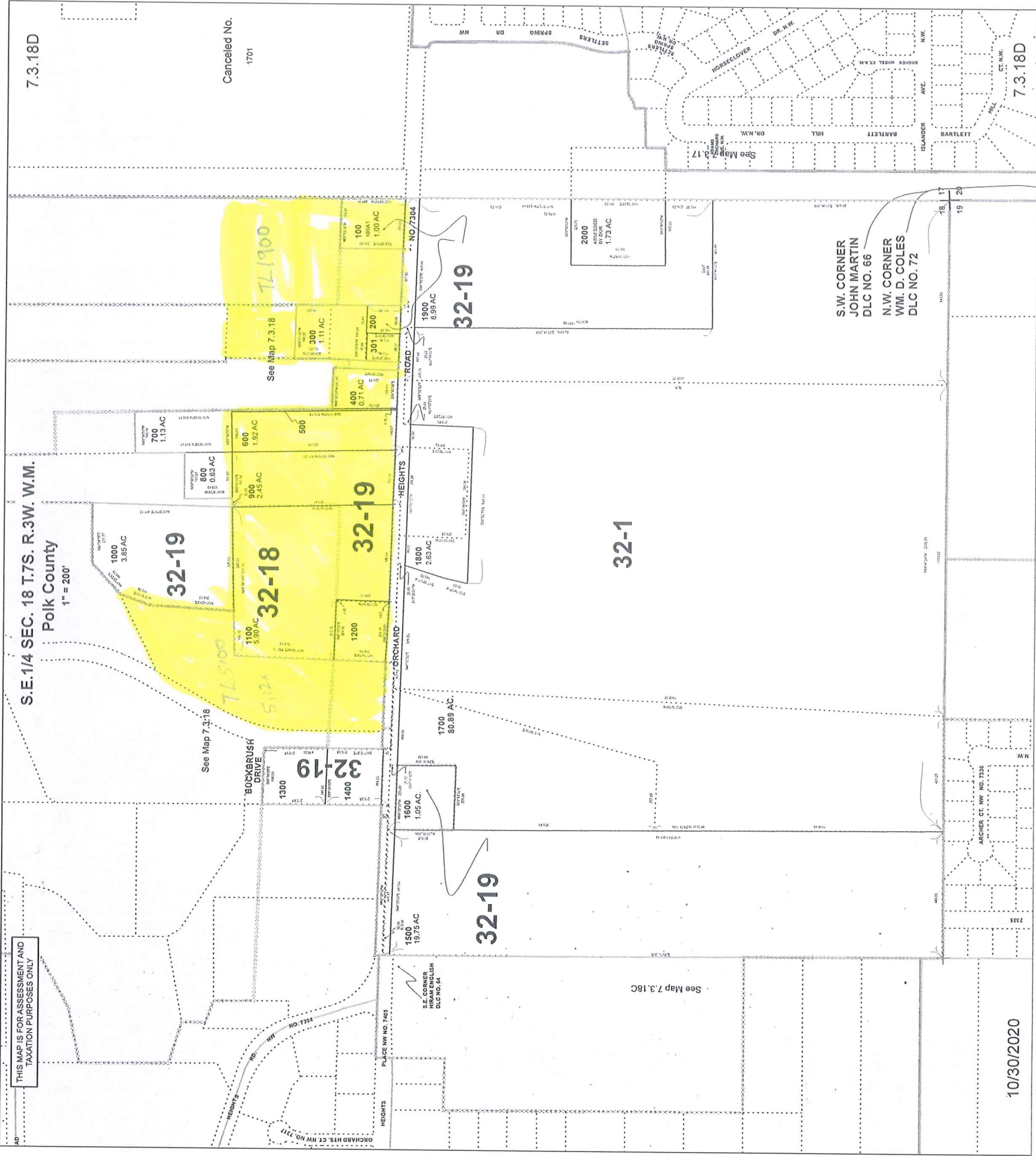
THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

S.E. 1/4 SEC. 18 T.7S. R.3W. W.M.
Polk County

1" = 200'

7.3.18D

Canceled No.
1701



S.W. CORNER
JOHN MARTIN
DLC NO. 66
N.W. CORNER
W.M. D. COLES
DLC NO. 72

10/30/2020

7.3.18D

Orchard Heights

Aerial pix of proposed rezone area

Legend

 Cats Only Luxury Boarding



Orchard Heights Rd NW

Orchard Heights Rd NW

Grice Hill Rd

Grice Hill Rd

1000 ft



Cats Only Luxury Boarding

Google Earth

Analysis of Partially Vacant Land

Owner	Address	Map / Tax Lot	Land Size	Land Value	Improvement Value	Percentage Value (Improvements to land)	Based on Improvements to land value, does this parcel qualify as "partially vacant" (must be between 5-40%)	Is the lot greater than one acre in size AND at least 1/2 acre is not improved? (both factors must be met to qualify as "partially vacant")
Rick & Kimberly Sohn	3017 Orchard Heights Rd	7.3.18D / 100	1 acre	\$182,500.00	\$318,420.00	57%	No	No
J&M Rental Properties (Keystone)	3065 Orchard Heights Rd	7.3.18 / 1900	13.9 acres	\$639,010.00	\$990,510.00	65%	No	Yes
Dennis Korn	3085 Orchard Heights Rd	7.3.18D / 200	.32 acre	\$162,500.00	\$166,620.00	98%	No	No
Krysta & Mark St. Michell	3087 Orchard Heights Rd	7.3.18D / 301	.23 acre	\$135,000.00	\$134,640.00	100%	No	No
Larry Parkson	3097 Orchard Heights Rd	7.3.18D / 300	1.11 acres	\$104,510.00	\$56,700.00	184%	No	No
Larry Parkson	3097 Orchard Heights Rd	7.3.18 / 1810	1.02 acres	\$56,980.00	N/A		Yes	Yes
Gene Bolante	3147 Orchard Heights Rd	7.3.18D / 400	.71 acre	\$185,000.00	\$530,890.00	35%	Yes	No
Devonna Drake	3167 Orchard Heights Rd	7.3.18D / 600	1.92 acres	\$289,840.00	\$188,770.00	154%	No	Yes
Les Huntsinger	3187 Orchard Heights Rd	7.3.18D / 900	2.45 acres	\$295,110.00	N/A		Yes	Yes
Jeremy Holman	3247 Orchard Heights Rd	7.3.18D / 1100	5.9 acres	\$467,000.00	\$311,150.00	150%	No	Yes
Wayne Simmons	3287 Orchard Heights Rd	7.3.18D / 1200	.9 acre	\$187,500.00	\$193,400.00	97%	No	No
Occupant	1974 Grice Hill Drive	7.3.18 / 5100	5.12 acres	Access to information	unavailable			Yes

Shelby Guizar

From: Candace Niezgodzki <cniezgodzki@realtyincome.com>
Sent: Tuesday, May 24, 2022 10:34 AM
To: Planning Comments
Cc: Jessica Lopes
Subject: RE: City of Salem's -Our Salem Project: Midas-1685 Lancaster Dr NE (Salem, Oregon) (RI# 1319)
Attachments: RI#1319.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Ma'am:

Following up on the email below to see if you could provide us with any updates to the proposed zoning changes for our property and advise us if there are any anticipated impacts to the permissible use of our property.

Thank you,

Candace Niezgodzki

Associate, Right of Way, Condemnations, & Real Estate
Realty Income Corporation (NYSE "O")
2325 E. Camelback Rd., 9th Floor, Phoenix, AZ 85016
www.realtyincome.com
(O) 858-284-5275



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From: Lisa Sokolow <lsokolow@realtyincome.com>
Sent: Thursday, April 7, 2022 2:12 PM
To: PlanningComments@cityofsalem.net
Cc: Jessica Lopes <jlopes@realtyincome.com>; Jacqui Sigg <jsigg@realtyincome.com>; Candace Niezgodzki <cniezgodzki@realtyincome.com>
Subject: City of Salem's Our Salem Project – Multiple Properties (RI#s 1319, 0593, and 0367)

Dear Sir/Ma'am:

We received the attached notice regarding the City of Salem's Our Salem project in proximity to our following properties:

Prop ID	Tenant Name	Address	City	County
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1319	Midas	1685 Lancaster Dr NE	Salem	Marion
0593	Taco Bell	3455 Commercial St SE	Salem	Marion
0367	O'Reilly Auto Parts	3863 Commercial St SE	Salem	Marion

We understand that the potential changes may result in a revision to the zoning and/or ordinance codes to which our properties are subject. Please provide details on the proposed changes and advise us if there are any anticipated impacts to the permissible use of our properties.

Any additional information you may have with respect to the proposed rezoning will be appreciated.

Regards,

Lisa Sokolow

Assistant, Asset Management
Realty Income Corporation (NYSE "O")
The Monthly Dividend Company®
11995 El Camino Real, San Diego, CA 92130
Office/Mobile: 917-789-2194
lsokolow@realtyincome.com

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RI#1319 Midas
Exp. 5/31/2022
Cust. ID 10240
Salem, OR



RECEIVED MAR 02 2022

NOTICE OF PUBLIC HEARING AUDIENCIA PÚBLICA

PURPOSE OF HEARING: The Salem Planning Commission will hold a public hearing to receive testimony regarding the Our Salem project. The proposal includes amendments to the Salem Area Comprehensive Plan, Comprehensive Plan Map, Neighborhood Plan Maps, Zoning Map, and Salem Revised Code. The proposal also includes adoption of the Salem Housing Needs Analysis.

CASE FILE NUMBER: Code Amendment Case No. CA21-04

DATE AND TIME OF PUBLIC HEARING: Tuesday, March 15, 2022, at 5:30 p.m.

LOCATION OF PUBLIC HEARING: **DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY**

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: PlanningComments@cityofsalem.net

HOW TO PROVIDE TESTIMONY:

Both written and oral testimony will be accepted on this proposal. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.

To Provide Written Testimony: Direct written comments to the **case manager** listed above. Staff recommends emailing your comments to ensure receipt before the public hearing.

Please Provide Comments by: March 15, 2022 at 5:00 p.m.

To Provide Testimony Digitally at the Public Hearing: Sign up by contacting Shelby Guizar at SGuizar@cityofsalem.net or 503-540-2315 by March 15, 2022 at 3:00 p.m. to receive instructions.

APPROVAL CRITERIA:

Salem Revised Code (SRC) Chapters 110.085(b) – Amendments to the Unified Development Code (UDC); 265.010(d) – Legislative Zone Changes; SRC 64.025(e) - Plan Map Amendments; and SRC 64.020(f) - Comprehensive Plan Amendments.

The Salem Revised Code (SRC) is available to view at this link: <http://bit.ly/salemorcode>. Type in the chapter number(s) listed above to view the applicable criteria.

Subsequent to the close of the hearing, the Planning Commission 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., March 8, 2022 at the following location:

<https://www.cityofsalem.net/Pages/salem-planning-commission.aspx>

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 informacion, por favor llame 503-588-6173

This notice is required by State law to notify you that the City of Salem is proposing a land use regulation that may affect the permissible uses of your property and other properties.



Comprehensive Plan Update (Our Salem Project)
(Code Amendment Case No. CA 21-04)

On March 15, 2022, a public hearing will be held before the City of Salem Planning Commission to receive testimony regarding a proposed update to Salem Area Comprehensive Plan (Comprehensive Plan) and proposed revisions to the Salem Area Comprehensive Plan Map, zoning map, neighborhood plan maps, and Salem Revised Code. The work is the result of the multi-year Our Salem project, which has included extensive public engagement. The proposal includes adoption of the Salem Housing Needs Analysis.

What are the Proposed Changes?

- **Update the Salem Area Comprehensive Plan:** The draft Comprehensive Plan is proposed to update the existing Comprehensive Policies Plan, revising the goals and policies in line with the community’s vision for the future. The draft plan covers a broad range of topics, including community engagement and equity, housing, economic development and employment, land use and urbanization, parks and recreation, natural resources and the environment, climate change and natural hazards, transportation, public facilities and infrastructure, and community services and historic resources.
- **Amend the Salem Revised Code:** The code amendment creates three new zones, the Mixed Use-III zone, Mixed Use-Riverfront zone, and Neighborhood Hub zone. Other proposed changes include implementing recommendations of the Our Salem Zoning Subcommittee to help reduce greenhouse gas emissions from transportation, repealing overlay zones that are no longer necessary, and renaming the Multiple Family High Rise Residential zone to Multiple Family Residential-III and establishing a maximum height and density.
- **Amend the Comprehensive Plan Map, Zoning Map, and Generalized Land Use Map in 10 Neighborhood Plans:** The proposed map changes reflect the community’s vision for future growth, advancing goals and policies in the proposed updated Comprehensive Plan. Proposed changes include rezoning and redesignating land to allow a mix of uses along frequent transit routes, increase the amount of multifamily land across the city to meet Salem’s housing needs, encourage small-scale businesses in single-family areas, and allow commercial uses more broadly across the city. Other proposed map changes resolve existing conflicts between properties’ current Comprehensive Plan Map designations and zoning.
- **Adopt the Housing Needs Analysis:** The City can adopt the Housing Needs Analysis once the projected deficit of multifamily land is met through the proposed map changes described above.

Public Hearing Information	
Date/Time	Tuesday, March 15, at 5:30 p.m.
Location	Due to social distancing measures in place to help stop the spread of the COVID-19 Virus this hearing will be held digitally

For Additional Information Contact	Eunice Kim, Long Range Planning Manager Salem Community Development Department - Planning Division PlanningComments@cityofsalem.net / 503-540-2308
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Why am I Receiving this Notice?

You are receiving this notice because the proposed map changes may affect the permissible uses of your property. You can **find your property** on a list on the Our Salem website – www.cityofsalem.net/our-salem - under the heading “**List of properties,**” and you can search the list by either your address or tax lot number. The list provides the current zoning, proposed zoning, current Comprehensive Plan Map designation, and proposed Comprehensive Plan Map designation of all properties impacted by a proposed map change. It also indicates which properties are impacted by the proposed elimination of an overlay zone.

You can also find your property on the attached maps of proposed zoning changes and proposed Comprehensive Plan Map changes. More detailed maps can be found on the Our Salem website. Large physical copies of the proposed Comprehensive Plan Map and zoning map are also hanging on the windows outside of Room 305 on the third floor of City Hall.

For impacted mobile home or manufactured home parks, the majority of the map changes are being proposed to resolve conflicts between the existing zoning and existing Comprehensive Plan Map designation. The proposed changes are **not** part of any development application or proposal.

State law requires the following statement to be included in this notice:

The City has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property and other properties.

The draft Comprehensive Plan and proposed changes to the Comprehensive Plan Map, Zoning Map and Salem Revised Code can be found on the City’s website at the following location:

<https://www.cityofsalem.net/our-salem>

Physical copies of the draft Comprehensive Plan are also available in the Permit Application Center Planning Desk at City Hall, 555 Liberty Street SE, Room 320, in Salem.

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



Proposed Salem Comprehensive Plan

City of Salem
Community Development Department

FEBRUARY
2022

Key

Proposed Salem Comprehensive Plan Designation

- CB - Central Business District
- COM - Commercial
- CS - Community Service
- CSA - Community Service Airport
- CSC - Community Service Cemetery
- CSE - Community Service Education
- CSG - Community Service Government
- CSH - Community Service Hospital
- CSS - Community Service Sewage and Solid Waste
- DR - Developing Residential
- EC - Employment Center
- FRM - Farm Resource Management
- IC - Industrial Commercial
- IND - Industrial
- MF - Multi-Family Residential
- MU - Mixed Use
- POS - Parks - Open Space - Outdoor Recreation
- ROM - River Oriented Mixed Use
- SF - Single Family Residential

Proposed Comprehensive Plan Change Areas

Urban Growth Boundary

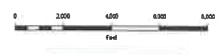
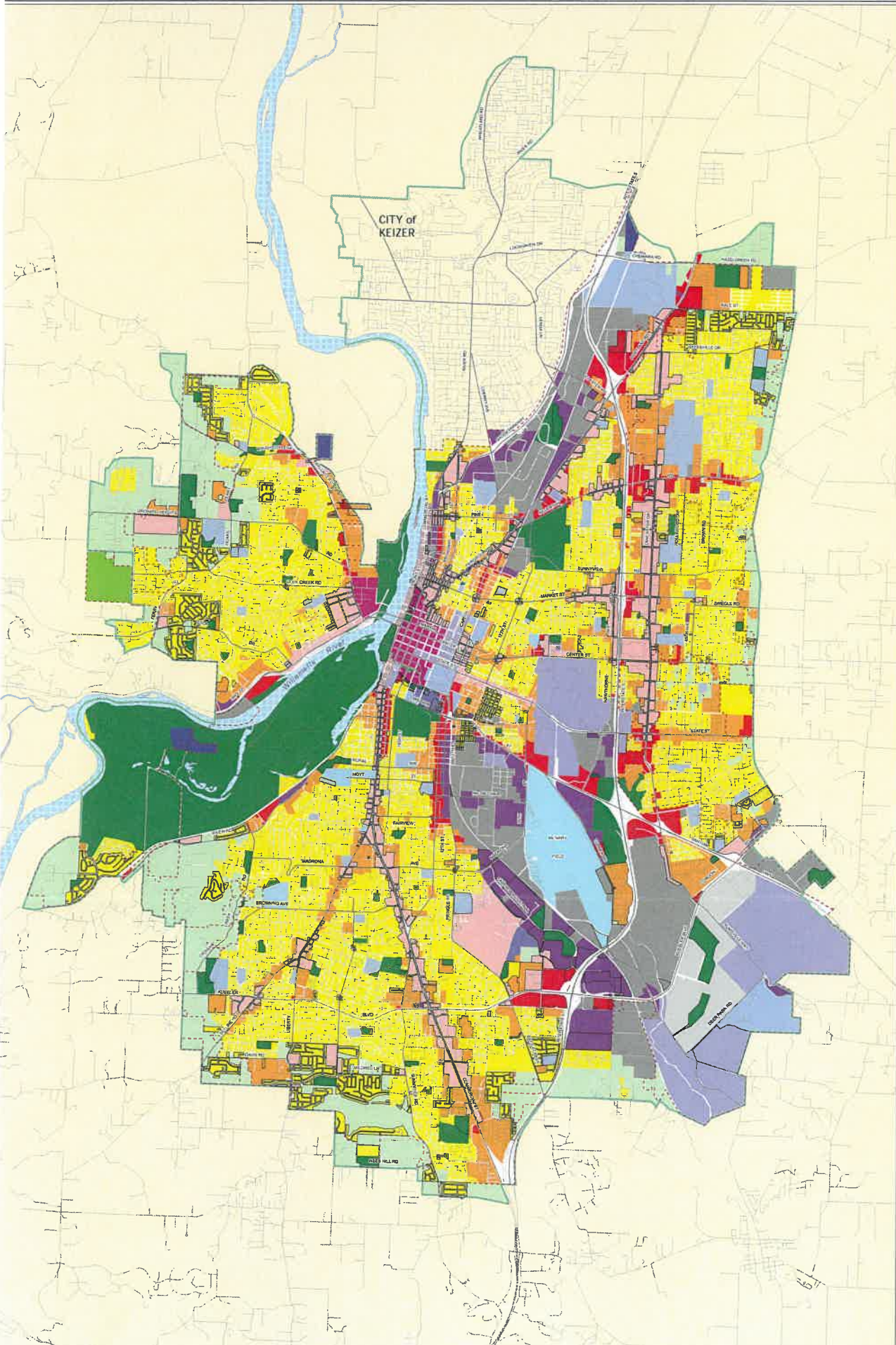
Salem City Limits

Outside Salem City Limits

Major Streets

Other Streets

Willamette River



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Proposed Salem Zoning and Overlays

City of Salem
Community Development Department

FEBRUARY
2022

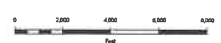
Key

Proposed Salem Zoning Designation

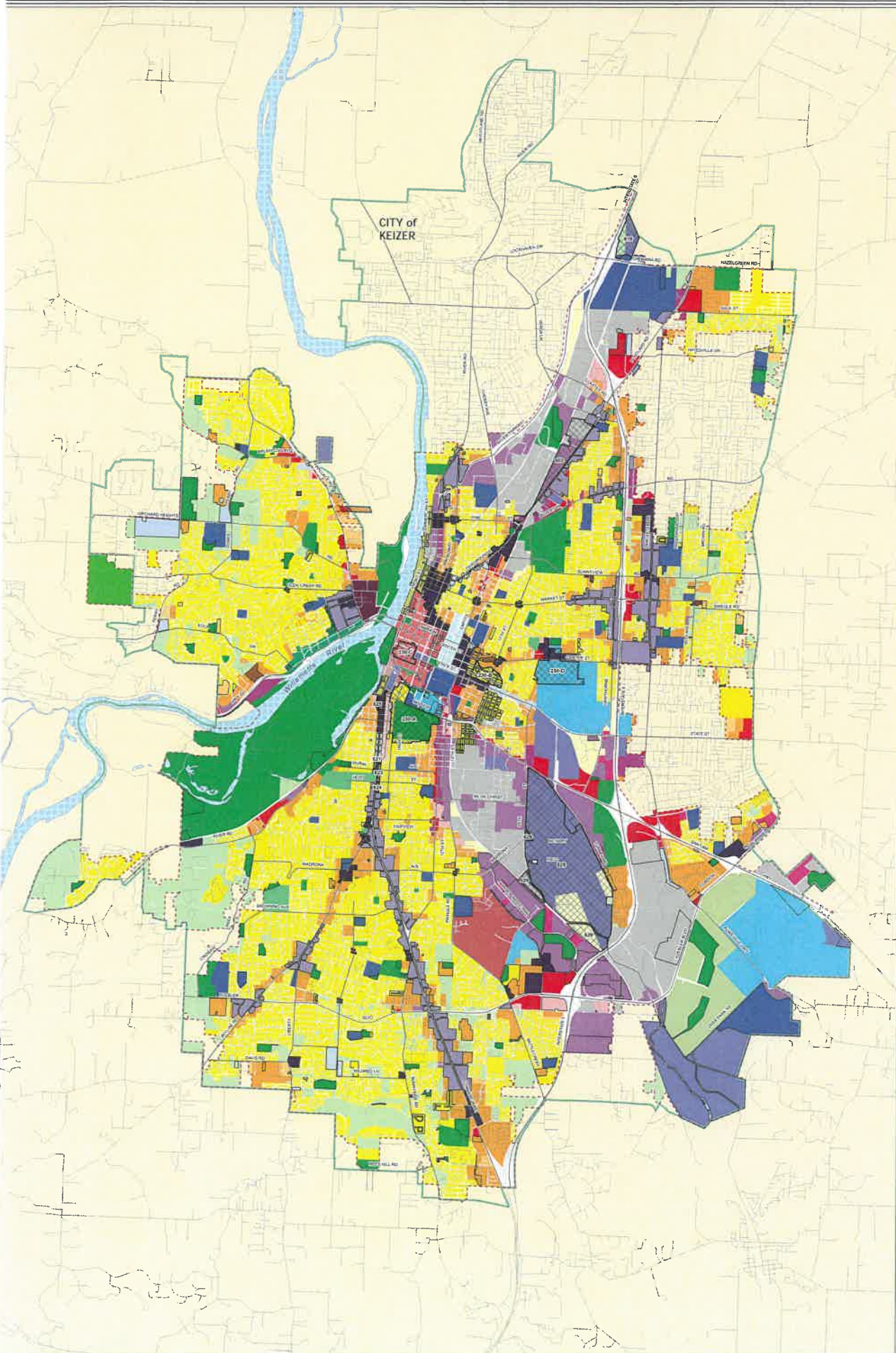
- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District

- Proposed Zoning Change Areas
- Urban Growth Boundary
- Salem City Limits
- Outside Salem City Limits
- Major Streets
- Other Streets
- Willamette River
- Overlay Zones To Be Retained

- 230-A - Gaiety Hill/Bush's Pasture Park Historic District
- 230-B - Court/Cheneketa Residential Historic District
- 230-C - Salem Downtown Historic District
- 230-D - Oregon State Hospital Historic District
- 603 - Portland/Fairgrounds Road Overlay Zone
- 918 - Chenoweth/6 Northeast Quadrant Gateway Overlay Zc
- 621 - Superior/Rural Overlay Zone
- 622 - Oxford/West Nob Hill Overlay Zone
- 623 - Oxford/Hoyt Overlay Zone
- 624 - Hoyt/McClintock Overlay Zone
- 625 - Saginaw Street Overlay Zone
- 629 - McKay Field Overlay Zone



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Mountain West Real Estate
365 Bush St SE
Salem, OR 97302

May 13, 2022

Eunice Kim
Long Range Planning Manager
Community Development Department
555 Liberty St SE, Room 305
Salem, Oregon 97301

RE: Wyant Orchard Heights Zone Change

Eunice,

I wanted to follow up and memorialize the conversation I had with you and Austin Ross this morning. As I explained, the authorized representative, Dave Wyant, for the 133 acres of bare land on Orchard Heights in West Salem, would like to withdraw the earlier emailed request from Don Wyant Jr dated March 29, 2022, for the site to be changed to MU2. The ownership does not want the city council to approve this change, they want to support the original plan proposed by city staff for the site, attached hereto as Exhibit A.

Please advise if there is anything further you would like from us to complete this withdrawal. Thank you for your prompt consideration of this matter.

Attached hereto: Exhibit A

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Rhoten', written over a large, stylized blue starburst graphic.

Alex Rhoten,
Principal Broker Coldwell Banker Commercial
& Listing Broker for the subject site

Acknowledged and affirmed:

DocuSigned by:
A handwritten signature in blue ink, appearing to read 'Dave Wyant', enclosed in a blue DocuSign signature box.
F96053D74845410...

Dave Wyant
Authorized Representative for Wyant
Land and Building Company, Wyant
Family, LLC and Homestead House, LLC

Exhibit A

“Original Proposed Zoning Plan”

