

## RESOLUTION NO. 2021-48

A RESOLUTION INITIATING PROPOSED AMENDMENTS TO THE SALEM REVISED CODE; SALEM AREA COMPREHENSIVE PLAN; SALEM TRANSPORTATION SYSTEM PLAN; SALEM AREA COMPREHENSIVE PLAN MAP; SALEM ZONING MAPS; AND GENERALIZED LAND USE MAPS IN THE CANDO, ELNA, LIBERTY-BOONE, GRANT, HIGHLAND, NESCA-LANSING, MORNINGSIDE, NEN-SESNA, SOUTH GATEWAY, SUNNYSLOPE AND WEST SALEM NEIGHBORHOOD PLANS TO ADOPT AN UPDATED SALEM AREA COMPREHENSIVE PLAN; AND ADOPT THE SALEM HOUSING NEEDS ANALYSIS.

**Whereas**, the City of Salem 2017 Strategic Plan identified a goal to develop a “comprehensive, long-term vision for future growth and development in Salem that has community participation” and two specific actions: Conducting citywide visioning and updating the Salem Area Comprehensive Plan with the results of that visioning; and

**Whereas**, the Salem City Council approved funding in 2017 to hire consultants and update the Salem Area Comprehensive Plan; and

**Whereas**, the City of Salem undertook a multi-year project called Our Salem to update the Salem Area Comprehensive Plan, which included citywide visioning; and

**Whereas**, the City, working with a consultant team, conducted extensive community outreach for more than three years to solicit input and engage residents, businesses, community groups, neighborhood associations, public agencies, partner organizations, and others in the development of a Vision for future growth and development; and

**Whereas**, the Salem City Council accepted the Our Salem Vision in March 2021, directing staff to continue developing the updated Salem Area Comprehensive Plan, Comprehensive Plan Map, zoning map, and code changes to advance and implement the vision; and

**Whereas**, a draft of the proposed changes to the Salem Area Comprehensive Plan Map and Zoning Map and a draft of the Salem Area Comprehensive Plan was completed in the fall of 2021; and

**Whereas**, adopting the updated Salem Area Comprehensive Plan will provide the City with updated goals and policies that advance the priorities and vision of the community, while helping ensure orderly and efficient development to meet the community’s needs; and

**Whereas**, adopting changes to the Salem Area Comprehensive Plan Map, zoning map, Transportation System Plan, and Salem Revised Code will advance and implement the goals and policies in the updated Salem Area Comprehensive Plan; and

**Whereas**, adoption of the updated Salem Area Comprehensive Plan and amendments to the Transportation System Plan are “Major Comprehensive Plan Amendments” that must be initiated by the City Council under SRC 64.020(e)(1); and

**Whereas**, changes to the Salem Area Comprehensive Plan Map and generalized land use maps in neighborhood plans are “Major Plan Map Amendments” that must be initiated by the City Council under SRC 64.025(b)(1); and

**Whereas**, legislative zone changes may be initiated by the City Council under SRC 265.010(c); and,

**Whereas**, proposed amendments to the Salem Revised Code may be initiated by the City Council by resolution under SRC 300.1110(a); and

**Whereas**, the City of Salem completed a Salem Housing Needs Analysis in December 2014 to inform policy decisions and develop strategies to meet its housing needs through 2035; and

**Whereas**, the Salem Housing Needs Analysis determined that Salem’s portion of the urban growth boundary has a projected 1,975-acre surplus of land for single-family detached housing (9,131 dwelling units) and a projected 207-acre deficit of land for multifamily housing (2,897 dwelling units); and

**Whereas**, the changes proposed to the Salem Area Comprehensive Plan Map and zoning map redesignate and rezone land to accommodate the projected need for multifamily housing in the Salem’s portion of the urban growth boundary; and

**Whereas**, adoption of the Salem Housing Needs Analysis as a support document to the Salem Area Comprehensive Plan will allow the City to rely on and use the document to inform policy and land use decisions and to develop a Housing Production Strategy that determines the actions needed to encourage the development of needed housing; and

**Whereas**, adoption of the Salem Housing Needs Analysis as a support document to the Salem Area Comprehensive Plan is considered a “Major Comprehensive Plan Amendment” that must be initiated by the City Council under SRC 64.020(e)(1); and

**Whereas**, adoption of the Salem Housing Needs Analysis also requires amendments to SRC Chapter 64, Comprehensive Planning, that may be initiated by the City Council under SRC 300.1110(a)(1); and

**Whereas**, the City Council may refer the matter to the Planning Commission for public hearing and recommendation under SRC 300.1110(a)(1);

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALEM, OREGON,  
RESOLVES AS FOLLOWS:**

**Section 1.** The City Council hereby initiates proposed amendments to the Salem Revised Code; Salem Area Comprehensive Plan (**Exhibit A**); Salem Transportation System Plan; Salem Area Comprehensive Plan Map as shown in **Exhibit B**; Salem Zoning Map as shown in **Exhibit C**; and generalized land use maps in the CANDO, ELNA, Liberty-Boone, Grant, Highland, NESCA-Lansing, Morningside, NEN-SESNA, South Gateway, Sunnyslope, and West Salem Neighborhood Plans to adopt an updated Salem Area Comprehensive Plan; adopt the Salem Housing Needs Analysis; amend the Salem Transportation System Plan; and advance and implement the goals and policies in the updated Salem Area Comprehensive Plan through changes to the Salem Area Comprehensive Plan Map, Zoning Map, and Salem Revised Code.

**Section 2.** The City Council hereby refers the matter described in Section 1 above to the Planning Commission for public hearing and recommendation, and public hearing before the Planning Commission shall be set for a future date.

**Section 3.** This resolution is effective upon adoption.

ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

City Recorder

Approved by City Attorney: \_\_\_\_\_

Checked by: E. Kim