



CITY OF *Salem*
AT YOUR SERVICE

Planning Commission 2021 Annual Report

Commissioners:

Dan Augustyn
Daisy Goebel
Chane Griggs, President
Lisa Heller
Casey Kopcho
Ian Levin
Brian McKinley, Vice-President
Joshlene Pollock
Ashley Schweickart (through July 2021)
Michael Slater

Staff:

Lisa Anderson-Ogilvie, Deputy Community Development Director and Planning Administrator
Thomas Cupani, Deputy City Attorney
Shelby Guizar, Administrative Analyst

Overview

The Planning Commission consists of nine members, appointed by the City Council. The Commission acts as an advisory commission to the City Council with a broad scope of concern in promoting the growth and orderly development of the City. Salem Revised Code Chapter 6 states that the Commission shall make and file a report with the City Council of all transactions of the Commission for the preceding year.

In the last year, the Commission has had public hearings on thirteen quasi-judicial land use applications including Comprehensive Plan/Zone Changes, Fairview Refinement Plan Amendments, Design Reviews, and three Appeals.

The Commission held four work sessions on the draft updates to the Unified Development Code (UDC). The work sessions refined the draft code language while serving as open forums for public involvement. The Commission received numerous updates on the progress of Our Salem and participated in a joint Our Salem work session with the City Council. The Commission also requested updates on housing development in the city and the status of the Housing Needs Analysis (HNA). Lastly, the Commission identified the need to update City inventories and regulations for natural resources and authored a letter to request funding for a Goal 5 update.



Legislative Amendments

The Commission held four work sessions, held a public hearing and has recommended adoption of the new proposed Unified Development Code (UDC) amendments to the City Council. The amendments include expansion of the number and type of poultry allowed, improved bicycle parking, including long-term parking, significant improvements to the tree preservation requirements, improvements to the zoning for downtown and provisions for managed tent camping, to name a few. Improving bicycle parking standards was identified as a future work item in the last round of the UDC amendments in 2019. The current amendments address the need and desire for businesses and tenants to have a percentage of their bicycle parking as long term parking. Long term parking provides more options for employees and tenants to have secure bicycle parking that is not located near the front door. The provisions

provide numerous options for providing long term bicycle parking such as in a bike storage room, in a bike locker and in a garage. Bicycle parking located outside a building, near the entrance, will still be required for the convenience of visitors and customers.

The Commission's recommendation on Middle Housing, if adopted, will represent a significant step in addressing the housing crisis in the region. Middle Housing, defined as duplex, triplex, quadplex, townhouses and cottage clusters, is required to be allowed in areas zoned for single family residential with the passage of House Bill 2001. In addition to recommending that the City Council adopt the proposed amendments, the Commission recommended the elimination of required parking for Middle Housing and the reduction of required parking for multi-family to 1 space per unit.



Design Review Approvals

The Planning Commission has reviewed and approved the design of numerous new buildings in the past year. Design Review is required in specific areas of town that have been designated for mixed-use districts, with a mix of compatible uses in multi-story buildings, and emphasis on active uses on ground floors facing major streets. The scale, bulk and massing of the buildings are meant to invoke an urban environment that is characterized by pedestrian scale developments.

A new four-story affordable housing building located across the street from the new YMCA was approved by the

Planning Commission (**Figure 1**). The YMCA affordable housing project is dedicated to housing Oregon veterans. This building, which will occupy the site of a long-term gravel parking lot, has a design that will complement the new YMCA building and will fill in a gap in the urban fabric on Court and Cottage Streets NE.

The Commission reviewed and approved the design for a new three-story mixed-use building on Church St NE for the Center for Hope and Safety (**Figure 2**). This building will be built on the site of the former Greyhound station and will include ground floor retail and 20 multi-family units.

The Commission also reviewed and approved a new design for a four-story mixed-use building just south of downtown (**Figure 3**). This proposed development has had two previous designs approved; this current design is for a post-acute

care rehabilitation and ground floor retail. This development will complete the redevelopment of the former Boise Cascade site and will add to the urban fabric of downtown Salem.

Figure 1: YMCA Veterans Housing – 220 Cottage St NE (Doug Circosta Architect).



Figure 2: Center for Hope and Safety – 454 Church St NE (Anderson Shirley Architects).

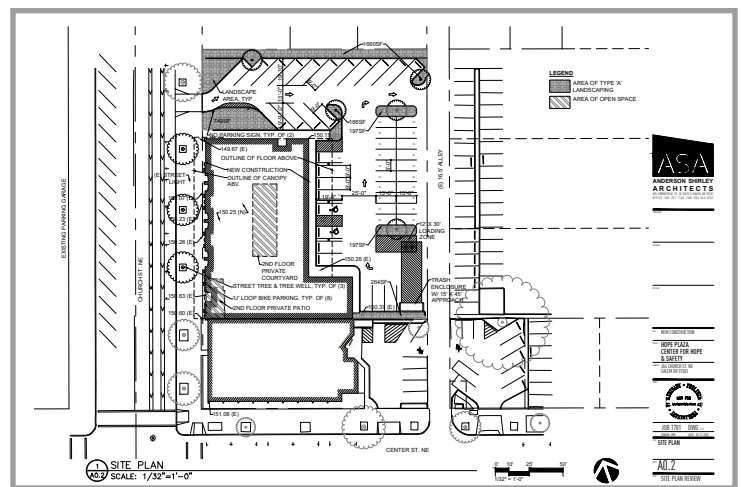


Figure 3: Marquis – 295 Commercial St SE (CB Two Architects (Anderson Shirley Architects)).



SDR
SITE DESIGN REVIEW

CB Two Architects
ARCHITECTS
3111 COMMERCIAL STREET, SUITE 200
SEASIDE, OR 97138
TEL: 503.588.8278
WWW.CBTWOARCHITECTS.COM

MARQUIS
295 COMMERCIAL STREET, SUITE 200
SEASIDE, OR 97138
TEL: 503.588.8278
WWW.CBTWOARCHITECTS.COM

RENDERING

SD-10

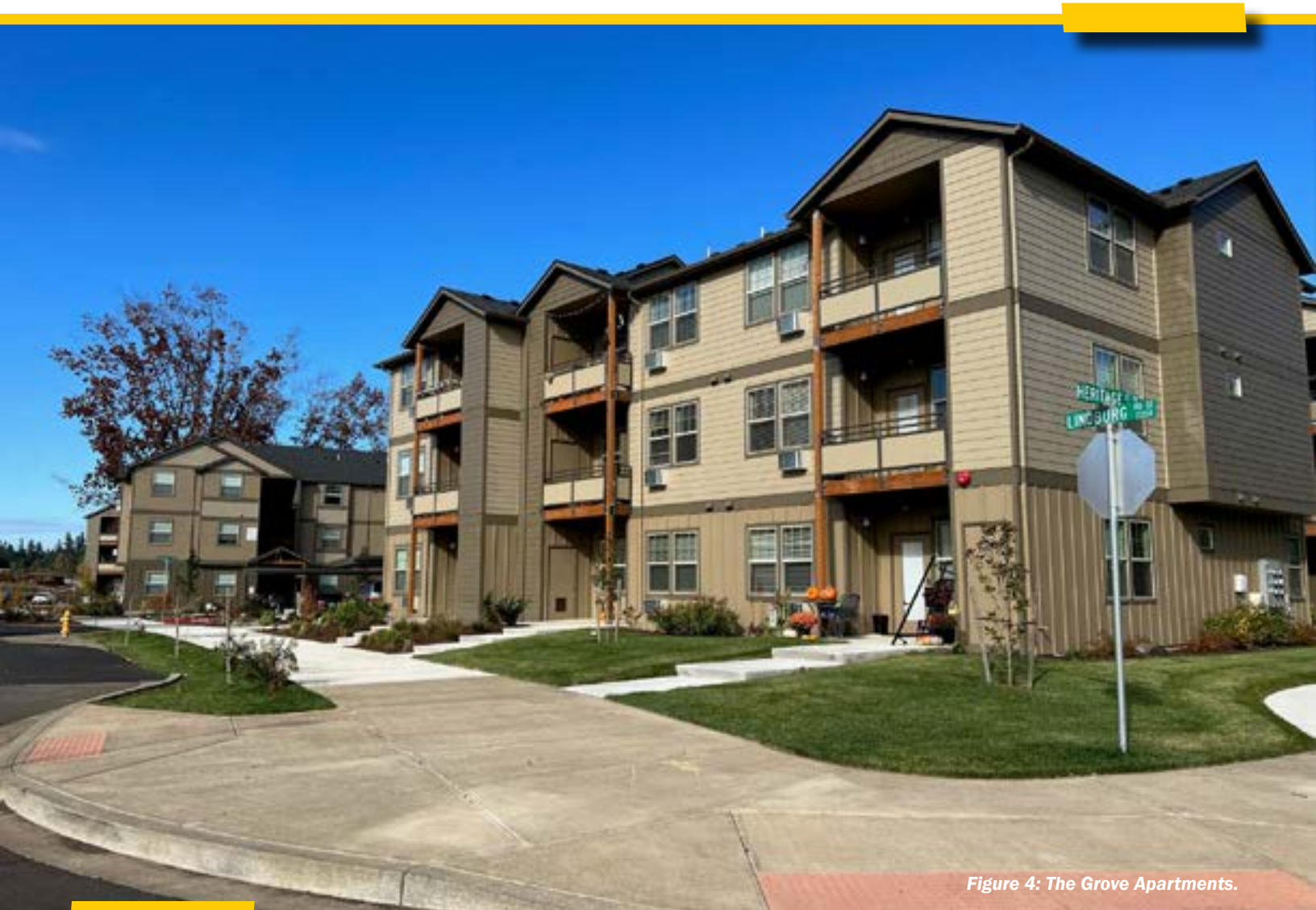


Figure 4: The Grove Apartments.

Housing Developments

While land divisions and permits for housing do not regularly come before the Planning Commission, the Commission monitors housing land supply through bi-annual staff reports, when considering site specific Comprehensive Plan Map and Zone Changes and when reviewing appeals. The Commission recently heard an appeal of a Refinement Plan in the Fairview Mixed-Use Area. The Fairview

property, which had been slowly developing since its inception in 2005, has seen significant residential development in the past few years. The Commission has reviewed numerous Refinement Plans, Refinement Plan amendments, and Design Review applications. Recent developments include the Grove Apartments (**Figure 4**) and single family dwellings in Pringle Creek Community (**Figure 5**).

The Commission has long recognized the need for more multi-family units in Salem, as documented in the City's HNA. Land supply issues have been addressed through site specific zone changes and through proposed zone changes in the Our Salem project. In early 2020, the Planning Commission considered major amendments to the standards for multi-family development. The amendments, which were adopted by the City Council in March 2020, provided greater flexibility in how multifamily design standards can be met and included new design standards for small multifamily housing projects. In the last year, 207 multi-family units and 322 single family dwellings have been approved. With the new proposed Middle Housing code amendments, it is expected that more types of multi-family housing, including duplexes (**Figure 6**) and townhouses (**Figure 7**) will be built in the coming years, further addressing Salem's housing needs.

Figure 5: New housing in Pringle Creek Community.



Figure 6: Fifty Oaks duplex development, 2018.



Figure 7: Townhouses on Joynak St S, 2018.





Figure 8: Redevelopment of the North Campus of the Oregon State Hospital.

Redevelopment

Driving around Salem you can see the results of many projects that the Planning Commission has reviewed in the past few years. A fitting example is the development of the North Campus of the Oregon State Hospital. The Commission reviewed the Comprehensive Plan Change and Zone Change, land divisions and Multi-family Design Review application over a handful of years. This development, which is currently under construction, is a great example of redevelopment in an existing neighborhood (*Figure 8*). The development consists of

single family housing, multi-family market rate housing, reuse of a historic building for affordable housing, mixed-use land and a new City park. The vacant mixed-use zoned portions are expected to move from state ownership to private ownership in the near future. Development of commercial uses in a walkable, mixed-use area, such as this, aligns with the soon to be adopted Our Salem vision which aims to focus multi-family development along transit routes and to provide commercial services within walking distance of existing neighborhoods.



Figure 9: Our Salem Zoning Subcommittee meeting.

Our Salem

The Our Salem project, which has included three years of community-wide engagement, culminated this year in a draft of an updated Salem Area Comprehensive Plan, proposed changes to the Comprehensive Plan Map, zoning map, and zoning code to guide future growth and development in Salem. The project included a subcommittee to evaluate proposed code amendments. The Our Salem Zoning Subcommittee included four City Councilors and four Planning Commissioners (President Griggs and Commissioners Levin, Pollock and Schweickart) (**Figure 9**). The subcommittee

met six times over the spring and summer of 2021 to discuss and make recommendations on six zoning options intended to help reduce greenhouse gas emissions from transportation.

The public was invited to attend and provide input during the virtual meetings. The subcommittee's recommendations have been incorporated into the proposed code amendments which will be reviewed early next year.





Climate Action Plan

The Planning Commission has focused on climate change this year in numerous ways. They participated in Salem's Climate Action Plan (CAP) process through the CAP Task Force. Commissioner Kopcho represented the Planning Commission on the CAP Task Force. President Griggs was also on the Task Force, representing the philanthropic community. The Salem Climate Action Plan, which is currently under review, is a strategic plan to mitigate and adapt to the effects of climate change. The plan was co-created with the Salem community and

organizational partners and is intended to help guide municipal and local work to reduce greenhouse gas emissions and prepare for and adjust to the current and future impacts of climate change. In addition to the task force, the Commission also received updates on the Plan and how it aligns with Our Salem. The Our Salem Zoning Subcommittee's recommendations are intended to align with the draft strategies developed as part of the climate action plan work, ensuring that the two work together.



Figure 10: Commissioner Slater speaking at City Council .

Statewide Planning Goal 5 Advocacy

The Commission recently forwarded a recommendation to the City Council regarding Statewide Planning Goal 5. The Commission decided an appeal of a land division where waterways and riparian corridors was at issue. At the conclusion of that appeal, the Commission voted to

forward a recommendation to the City Council requesting that they fund a Goal 5 update for the City. The Commission is uniquely situated to recognize gaps in the City's rules and regulations and the real world impacts of those gaps as development applications are reviewed.

Future Work

In the coming year, the Commission is expected to conduct hearings on the adoption of the Our Salem project. It is also expected that the Commission will work on projects to implement the new Comprehensive Plan once it is adopted, including updates to the Transportation System Plan and the Comprehensive Parks System Master Plan. Additionally, projects identified in the Climate Action Plan and in the forthcoming State rules

for Climate Friendly and Equitable Communities are expected to come before the Commission in the coming years. It is also expected that the Commission will continue to hear quasi-judicial land use applications, at an average of two per month.

