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**RECOMMENDATION OF PLANNING COMMISSION
CODE AMENDMENT AND LEGISLATIVE ZONE CHANGE
CASE NO. CA-ZC21-01**

WHEREAS, on August 17, 2021, and September 7, 2021, the Salem Planning Commission initiated amendments to the Salem Revised Code updating provisions of the Unified Development Code (SRC Title X) and other SRC Chapters as necessary; together with amendments to the zoning map to eliminate the General Retail/Office Overlay Zone and the Front Street Overlay Zone, and a legislative zone change to change the zoning of specific properties within the downtown from RH (Multiple Family High-Rise Residential), CO (Commercial Office), and CR (Retail Commercial) to CB (Central Business District); and

WHEREAS, after due notice, a public hearing on the proposed amendments was held before the Planning Commission on October 5, 2021, at which time witnesses were heard and testimony received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding, including all testimony provided; and after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the findings included in Exhibit A, dated October 12, 2021; herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, the Planning Commission RECOMMENDS the City Council take the following action:

The City Council accept first reading of an ordinance bill for the purpose of:

- 1) Amending the Salem Revised Code (SRC) to update the Unified Development Code (SRC Title X) and other identified chapters of the SRC as recommended in the October 5, 2021, Planning Commission staff report and the October 5, 2021, supplemental Planning Commission staff report, together with the following additional revisions:
 - a) Remove the minimum off-street parking requirement for middle housing;
 - b) Reduce the minimum off-street parking requirement for multi-family uses to one space per dwelling unit;
 - c) Amend the sizing for enclosures for small birds; and
 - d) Exclude Douglas fir trees with a diameter-at-breast-height (dbh) of 30 inches or greater from the definition of significant tree; and
- 2) Changing the zoning of those properties within the downtown in the General Retail/Office overlay zone that are currently zoned RH (Multiple Family High-Residential), CO (Commercial Office), and CR (Retail Commercial) to CB (Central Business District) in order to align their zoning with their existing Central Business District comprehensive plan designation.

**NOTICE OF
RECOMMENDATION**

PLANNING DIVISION
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PLANNING COMMISSION VOTE

YES 7 NO 0 ABSENT 2 (Heller, McKinley) ABSTAIN 0



Chane Griggs, President
Salem Planning Commission

Pursuant to SRC 300.1110(i), the City Council may proceed with adoption of an ordinance, hold a public hearing to receive additional evidence and testimony, refer the proposal back to the Planning Commission for additional deliberation, or abandon the proposal.

The City Council will make a final decision on the proposal. The appeal of the Council decision would be to the Oregon Land Use Board of Appeals. The appeal period is 21 days from the mailing date of the Council decision.

The case file and copies of the staff report are available upon request by contacting the case manager, Bryce Bishop, Planner III, 503-540-2399 or BBishop@cityofsalem.net, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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