

1 **ENGROSSED**

**ORDINANCE BILL NO. 19-14**

2 AN ORDINANCE RELATING TO THE RIVERFRONT OVERLAY ZONE; AMENDING  
3 SRC 617.015 AND 617.020

4 *The City of Salem ordains as follows:*

5 **Section 1.** SRC 617.015 is amended to read as follows:

6 **617.015. Uses.** Except as otherwise provided in this section, any use that is a permitted, special,  
7 conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or  
8 prohibited use in the Riverfront Overlay Zone.

9 (a) **Continued Uses.** Industrial uses, including but not limited to canned, frozen, and  
10 preserved fruits, vegetables, and food specialties, existing within the Riverfront Overlay  
11 Zone that were allowed as permitted, special, or conditional uses on December 1, 1998,  
12 but which would otherwise be made non-conforming uses by this Chapter, are hereby  
13 deemed continued uses. The owner shall have the burden to demonstrate continued use  
14 status under this subsection.

15 (1) A continued use may be intensified, and buildings or structures housing a  
16 continued use may be may be enlarged, rebuilt, or the exterior altered, provided  
17 such intensification, enlargement, rebuilding, or exterior alteration complies with  
18 all applicable standards of the Industrial Commercial (IC) zone.

19 (2) A continued use may be extended onto vacant land. The extension of a  
20 continued use onto vacant land must comply with all applicable standards for the  
21 Industrial Commercial (IC) zone.

22 (3) Change of use to a non-industrial use shall terminate the continued use status  
23 conferred by this subsection and the property must thereafter only be used for  
24 uses allowed in the Riverfront Overlay Zone.

25 (4) A determination by the Building Official that the building or structure  
26 housing a continued use is derelict or dangerous, as defined in SRC 50.600 and  
27 56.230, shall terminate the continued use status conferred by this subsection and  
28 the property may thereafter only be used for uses allowed in the Riverfront  
29 Overlay Zone.

30 (5) Continued uses are exempt from the development standards and the design

review guidelines and design review standards of this Chapter. Upon termination of continued use status, the development standards and the design review guidelines and design review standards of this Chapter shall apply.

**(b) Additional Permitted Uses.** The uses set forth in Table 617-1 are additional permitted (P) uses in the Riverfront Overlay Zone.

**TABLE 617-1**  
**ADDITIONAL PERMITTED USES**

Table 617-1: Additional Permitted Uses		
Use	Status	Limitations & Qualifications
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Commercial Parking	P	Only the following Commercial Parking activities are allowed as additional permitted uses: ▪ Parking structures.

**(c) Additional Conditional Uses.** The uses set forth in Table 617-2 are additional conditional (C) uses in the Riverfront Overlay Zone.

**TABLE 617-2**  
**ADDITIONAL CONDITIONAL USES**

Table 617-2: Additional Conditional Uses		
Use	Status	Limitations & Qualifications
<b><u>Lodging</u></b>		
<u>Non-Profit Shelters</u>	<u>C</u>	<u>Relocation of an existing Non-Profit Shelter from the CB zone serving more than 75 people, provided the shelter continually existed in the CB zone as of September 1, 1993. Non-Profit Shelters serving more than 75 persons.</u>

**(d)(e) Additional Prohibited Uses.** In addition to the uses prohibited in the underlying zone, any permitted, special, or conditional use within the Riverfront Overlay Zone shall be a prohibited use within the overlay zone if developed with the following:

(1) Drive-through.

**(e)(d) Adaptive Reuse of Existing Industrial Buildings and Structures.** In order to allow for greater flexibility in the use of existing industrial buildings and structures

1 within the Riverfront Overlay Zone, the adaptive reuse of industrial buildings and  
2 structures existing on May 14, 2014 is allowed as set forth in this subsection.

3 (1) **Uses.** Any use within the Industrial use classification that is a permitted,  
4 special, or conditional use within the Industrial Commercial (IC) zone shall be a  
5 permitted, special, or conditional use within an existing industrial building or  
6 structure within the Riverfront High Density Residential Overlay Zone.

7 (2) **Development Standards; Design Review.** The exterior of the existing  
8 industrial building or structure may be altered, but shall not be enlarged. The  
9 exterior alteration shall comply with all applicable standards of the Industrial  
10 Commercial (IC) zone. The exterior alteration shall not be subject to the  
11 development standards, or the design review guidelines or the design review  
12 standards, of this Chapter.

13 (3) **Termination.** Adaptive reuse of an existing industrial building or structure  
14 shall terminate as provided in this paragraph. When the adaptive reuse of an  
15 existing industrial building or structure has terminated, the property shall  
16 thereafter only be used for uses allowed in the Riverfront Overlay Zone.

17 (A) Change of use to any use that is allowed in the Riverfront Overlay  
18 Zone shall terminate the adaptive reuse of the building or structure.

19 (B) Determination by the Building Official that the building or structure is  
20 derelict or dangerous, as defined in SRC 50.600 and 56.230, shall  
21 terminate the adaptive reuse of the building or structure.

22 (C) Substantial damage or destruction of the building or structure by any  
23 cause, to the extent that the cost of repair or restoration would exceed 60  
24 percent of the building or structure replacement cost using new materials  
25 and conforming to the current building codes, shall terminate the adaptive  
26 reuse of the building or structure. Cost of repair or restoration, and  
27 replacement cost, shall be determined by the Building Official. The  
28 Building Official's determination is appealable as provided in SRC  
29 20J.240-20J.430 for contested case proceedings.

30 **Section 2.** SRC 617.020 is amended to read as follows:

**617.020. Development Standards.** Development with the Riverfront Overlay Zone must comply with the development standards applicable in underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

**(a) Dwelling Unit Density.** Dwelling unit density within the Riverfront Overlay Zone shall conform to the standards set forth in Table 617-3 ~~617-2~~.

**TABLE 617-3 ~~617-2~~**

**DWELLING UNIT DENSITY**

Table <u>617-3</u> <del>617-2</del> : Dwelling Unit Density			
Use or Activity	Standard		Limitations & Qualifications
	Minimum	Maximum	
Single Family, Two Family, and Multiple Family	20 dwelling units per acre	None	

**(b) Height.** Buildings and accessory structures within the Riverfront Overlay Zone shall conform to the height standards set forth in Table 617-4 ~~617-3~~.

**TABLE 617-4 ~~617-3~~**

**HEIGHT**

Table <u>617-4</u> <del>617-3</del> : Height		
Requirements	Standards	Limitations & Qualifications
<b>HEIGHT</b>		
<b>Buildings</b>		
All Uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to All Uses	Max. 70 ft.	

**Section 3. Codification.** In preparing this ordinance for publication and distribution, the City Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such limitations, may:

**(a)** Renumber sections and parts of sections of the ordinance;

- 1 (b) Rearrange sections;  
2 (c) Change reference numbers to agree with renumbered chapters, sections or  
3 other parts;  
4 (d) Delete references to repealed sections;  
5 (e) Substitute the proper subsection, section or chapter, or other division  
6 numbers;  
7 (f) Change capitalization and spelling for the purpose of uniformity;  
8 (g) Add headings for purposes of grouping like sections together for ease of  
9 reference; and  
10 (h) Correct manifest clerical, grammatical or typographical errors.

11 **Section 4. Severability.** Each section of this ordinance, and any part thereof, is severable, and  
12 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of  
13 this ordinance shall remain in full force and effect.

14 PASSED by the City Council this 13th day of October, 2014.

15 ATTEST:



16  
17 City Recorder

18 Approved by City Attorney:


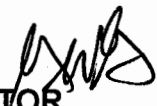


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20 Checked by: B. Bishop

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**FUTURE REPORT:  
FOR CITY COUNCIL MEETING OF:  
AGENDA ITEM NO.:**

September 8, 2014  
September 22, 2014  
8.1 (b)

**TO:** MAYOR AND CITY COUNCIL  
**THROUGH:**  LINDA NORRIS, CITY MANAGER  
**FROM:** GLENN W. GROSS, COMMUNITY DEVELOPMENT DIRECTOR   
**SUBJECT:** AMENDMENTS TO SALEM REVISED CODE ADDING NON-PROFIT  
SHELTERS SERVING MORE THAN 75 PERSONS AS A CONDITIONAL USE  
WITHIN THE RIVERFRONT OVERLAY ZONE

**ISSUE:**

Should City Council advance Ordinance Bill No. 19-14, amending the Riverfront Overlay Zone (SRC Chapter 617) to add Non-Profit Shelters serving more than 75 persons as a conditional use, to second reading for enactment?

**RECOMMENDATION:**

Advance Ordinance Bill No. 19-14, amending the Riverfront Overlay Zone (SRC Chapter 617) to add Non-Profit Shelters serving more than 75 persons as a conditional use, to second reading for enactment.

**SUMMARY AND BACKGROUND:**

On March 7, 2014, the Planning Division received a letter from Michael Rideout, the President and CEO of the Union Gospel Mission of Salem, requesting the City consider amending the Salem Revised Code to allow homeless shelters serving more than 75 persons in the Riverfront Overlay Zone (**Attachment A**).

The Union Gospel Mission (UGM) owns property within the Riverfront Overlay Zone (**Attachment B**) and plans to build a new, larger shelter facility in this area. The new facility will have capacity to serve a greater number of individuals and is intended to replace the Union Gospel Mission's existing shelter facility in the downtown. The UGM plans to sell their existing property on Commercial Street.

The proposed amendments allow Non-Profit Shelters serving more than 75 persons as a conditional use within the overlay. Non-Profit Shelters are currently limited to a maximum of 75 persons. The conditional use process will require public review, comment, and a public hearing before the City's Hearings Officer before the siting of a new facility may be approved. The decision of the Hearings Officer is reviewable by the City Council.

On July 15, 2014, the Planning Commission held a public hearing and recommended that City Council accept first reading of an ordinance bill to adopt the proposed amendments.

APPROVED OCT 13 2014

CD

## **FACTS AND FINDINGS:**

### ***Procedural Findings***

Under SRC 300.1110(a)(2), legislative land use proceedings may be initiated by the Planning Commission by adoption of a resolution. On May 6, 2014, the Planning Commission approved Resolution No. 14-02 initiating the proposed amendments.

The public hearing date for the proposed amendments was subsequently set for July 15, 2014, and notice of the hearing was mailed and published in the newspaper as required under SRC 300.1110(e).

ORS 197.610 and OAR 660-018-0020 require that notice be provided to the Department of Land Conservation and Development (DLCD) on any proposed amendment to a local land use regulation at least 35 days prior to the first public hearing. DLCD notice was sent on June 6, 2014.

On July 15, 2014, the Planning Commission held a public hearing to receive testimony on the proposed amendments. The Commission then voted to recommend City Council approval of the proposed amendments (**Attachment C**).

### ***Proposed Code Amendments***

Within the Riverfront Overlay, the additional permitted uses identified in the overlay are allowed in addition to the uses allowed within the underlying zone. The underlying CO (Commercial Office) zone allows only Non-Profit Shelters serving 5 or fewer persons as an outright permitted use, and Non-Profit Shelters serving 6 to 75 persons as a conditional use. Because the Union Gospel Mission desires to serve more individuals than the maximum 75-person limit would allow, an amendment to the Riverfront Overlay zone is proposed.

The proposed amendments revise the overlay zone by adding a new subsection and table titled, "Additional Conditional Uses." Under the new subsection and table, Non-Profit Shelters serving more than 75 persons have been added as a conditional use in the overlay zone.

### ***Testimony Received***

Testimony in support of the proposed amendments was provided by the West Salem Neighborhood Association (**Attachment D**) and Micheal Rideout of the Union Gospel Mission. No testimony in opposition to the proposed amendments has been received.

### ***Code Amendment Approval Criteria***

SRC 110.085 establishes the following approval criteria which must be met in order for a code amendment to be approved:

- (1) *The amendment is in the best interest of the public health, safety, and welfare of the City;*  
*and*

- (2) *The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.*

**Analysis of Code Amendment Approval Criteria**

- (1) ***The amendment is in the best interest of the public health, safety, and welfare of the City.***

**Finding:** The proposed amendments to allow non-profit shelters serving more than 75 persons in the Riverfront Overlay Zone are in the best interest of the public health, safety, and welfare of the City because the amendments make it possible for shelters to serve a greater number of individuals than is currently allowed and better meet the needs of the community's homeless population.

The proposed amendments will allow the Union Gospel Mission to apply to relocate from its existing downtown facility to a new, larger, modern facility better suited to meet the needs of the individuals it serves. The relocation will also create a potential opportunity for redevelopment of downtown land within the City's Central Business District.

- (2) ***The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.***

**Finding:** The Salem Area Comprehensive Plan (SACP) is the long-range plan for guiding development in the Salem urban area. The overall goal of the plan is to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents of the Salem urban area.

The proposed amendments were reviewed for conformance with the applicable SACP goals and policies. The following SACP residential development goal relates to the proposed amendments:

**Residential Development Goal:** *To promote a variety of housing opportunities for all income levels and an adequate supply of developable land to support such housing. In meeting this goal, residential development shall:*

- a. *Encourage the efficient use of developable residential land;*
- b. *Provide housing opportunities for Salem's diverse population; and*
- c. *Encourage residential development that maximizes investment in public services.*

Although non-profit shelters are not a specific form of housing, they provide a critical community service by giving sheltered and supportive temporary accommodations to community members who are in need but unable to find other means of housing. In this regard, the proposed amendments will offer a greater opportunity to meet the housing needs of Salem's population at all income levels.

The proposed amendments also provide an opportunity for the Union Gospel Mission, and other non-profit shelters, to meet the needs of a greater number of individuals than is possible under the current code. Therefore, the proposed amendments conform to this comprehensive plan goal.

The proposed amendments were also reviewed for conformance with the applicable Statewide Planning Goals and administrative rules adopted by the Department of Land Conservation and Development. The following goals are applicable to the proposed amendment:

**Goal 1 – Citizen Involvement:** *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The proposed amendments conform to this goal because both the process to adopt the proposed amendments themselves, and the process to establish a non-profit shelter serving more than 75 individuals as a conditional use in the Riverfront Overlay Zone if the proposed amendments are adopted, require public notice and afford the public an opportunity to review, comment, and take part in the approval process.

**Goal 12 – Transportation:** *To provide and encourage a safe, convenient, and economic transportation system.*

The proposed amendments conform to this goal because, even though a new use is being added as an allowed use in the Riverfront Overlay Zone, the use will not contribute to generation of traffic levels that impact the City's transportation network or drop service levels below those required in the Salem Transportation System Plan.

## **ALTERNATIVES:**

City Council may:

- A. Advance Ordinance Bill No. 19-14 to second reading for enactment.
- B. Set a public hearing on the proposed amendments.
- C. Refer the proposed amendments back to the Planning Commission for further deliberation.
- D. Decline to advance Ordinance Bill No. 19-14 to second reading.



Lisa Anderson-Ogilvie, Urban Planning Administrator

- Attachments:
- A. Letter from Union Gospel Mission of Salem (March 7, 2014)
  - B. Riverfront Overlay Zone Boundaries
  - C. Planning Commission Recommendation (July 15, 2014)
  - D. West Salem Neighborhood Association Comments (July 10, 2014)

Prepared by Bryce Bishop, Planner II

RECEIVED

MAR 13 2014

COMMUNITY DEVELOPMENT

March 7, 2014

Glenn Gross  
Community Development Director  
City of Salem  
555 Liberty Street SE  
Salem, OR 97301

**RE: Pre-Application Conference No. 13-20; 715,745,771,885 Commercials Street NE, 253 and 275 Division Street NE and Marion County Map and Tax Lot Number 073W22DB01800. (13-106438-PA)**

Dear Glenn,

Per your recent conversation and referencing the above file, in particular **Page 4, section titled Permitted Uses in the CO (Commercial Office) zone and the Riverfront Overlay zone**, we would request that you proceed as quickly as possible with the process of a code amendment as discussed in this section that would allow the Union Gospel Mission to construction a new shelter facility exceeding the current code limit of 75 persons within the boundaries of D St NE on the north, Commercial St NE on the east, Division St NE on the south and Front St NE on the west.

Please let me know if you need any other documentation or information.

Sincerely yours,  
UNION GOSPEL MISSION OF SALEM



Michael J. Rideout  
President/CEO

cc: Lisa Anderson-Ogilvie  
Jeff Tross  
Terry Hancock

Michael J. Rideout  
President/CEO

**Administrative Offices**

745 Commercial St. NE  
P.O. Box 431  
Salem, OR 97308-0431  
503-967-6388 Office  
503-399-5646 Fax  
www.ugmsalem.org

**Men's Mission**

345 Commercial St. NE  
Salem, OR 97301  
503-362-3983 Office  
503-399-8673 Fax  
Guest Services  
Recovery Program  
Adult Learning Center  
Valley Employment &  
Career Services

**Simonka Place**

*Women & Children*  
5119 River Rd. N  
Keizer, OR 97303  
503-362-7487 Office  
503-856-8058 Fax  
Guest Services  
Recovery Program  
Adult Learning Center  
Dental Clinic

**Restoration House**

*Transitional Housing*  
650 Locust St. NE  
Salem, OR 97301  
503-363-2805 Office  
503-967-6225 Fax

**Grear Street**

*Transitional Housing*  
2360 Grear St. NE  
Salem, OR 97301  
503-990-6219 Office  
503-399-5646 Fax

**R.O.C. Outreach Center**

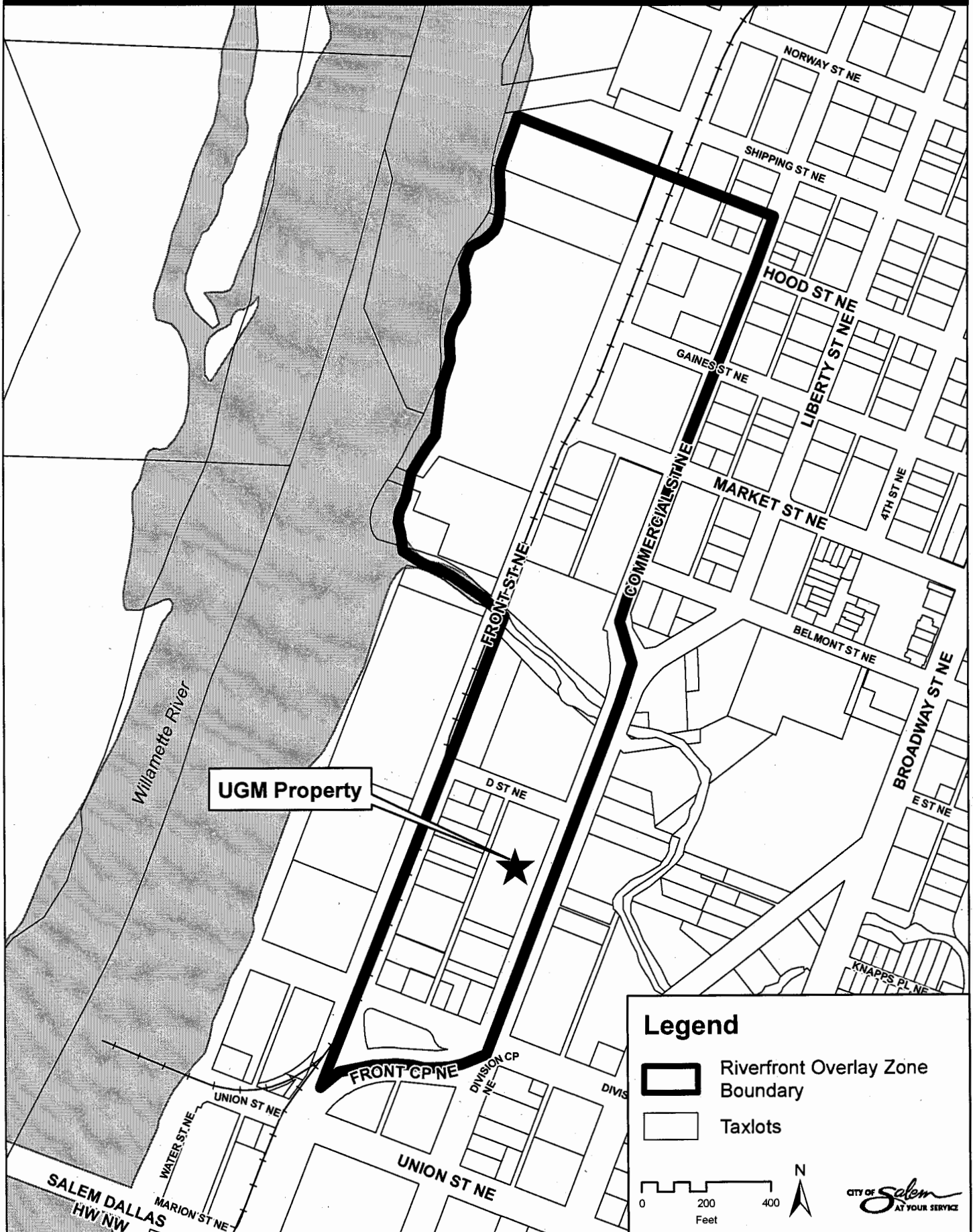
901 Front St. NE  
Salem, OR 97301  
503-566-7001 Office  
503-399-5646 Fax

**Mission Store**

885 Commercial St. NE  
Salem, OR 97301  
503-375-2511 Store  
503-375-2588 Fax  
Donation Drop-off  
Donation Pick-up Line  
503-763-0219

# Riverfront Overlay Zone

ATTACHMENT B



# NOTICE OF RECOMMENDATION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005

**CITY OF Salem**  
AT YOUR SERVICE

## RECOMMENDATION OF THE PLANNING COMMISSION CODE AMENDMENT CASE NO. CA14-03

CODE AMENDMENT CASE NO. CA14-03

WHEREAS, on May 6, 2014, amendments to the Salem Revised Code (SRC) were initiated by the Salem Planning Commission to allow non-profit shelters, serving more than 75 persons, as a conditional use in the Riverfront Overlay Zone; and

WHEREAS, after due notice, a public hearing on the proposed code amendments was held before the Planning Commission on July 15, 2014, at which time witnesses were heard and testimony received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding, including the testimony presented at the hearing, 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 staff report on this matter dated July 15, 2014, 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:

Accept first reading of an ordinance bill for the purpose of amending SRC Chapter 617 to establish non-profit shelters, serving more than 75 persons, as a conditional use within the Riverfront Overlay Zone.

### PLANNING COMMISSION VOTE

YES 5      NO 0      ABSENT 2 (Fox, Palmateer)

  
Rich Fry, 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 at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryce Bishop, Case Manager, at 503-540-2399 or [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net) to review the case file.

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**<http://www.cityofsalem.net/planning>**

# West SALEM

## NEIGHBORHOOD ASSOCIATION

**Chair**

Kenji Sugahara  
kenji@obra.org

**Co-Chair**

Heather Swanson  
Heather97304@gmail.com

**Vice Chair**

Vacant

**Edgewater District**

Janet Noakes

**Land Use**

Josh Pollock

**Parks**

Carl Goodwin

**Safety and Preparedness**

Josh Pollock, Interim

**Schools**

Herm Boes

**Transit**

Steve Evans

**Transportation**

Nick Fortey

**Walker Pool**

Jan Schmitt

**Watershed Council**

EM Easterly

July 10, 2014

**Salem Planning Commission**

555 Liberty Street SE, Room 305  
Salem, Oregon 97301

Re: Code Amendment Case No. CA 14-03 (Proposed Amendment to Riverfront Overlay Conditional Use requirement for Non-Profit Lodger limitation to seventy-five (75) persons within Commercial Office (CO) Zone.

Dear Commissioners:

On July 7, the above-referenced matter came before the West Salem Neighborhood Association membership as a publish agenda item. Presenting in support of the code amendment was Michael Rideout, of Union Gospel Mission.

**Recommendation:** Upon discussion and deliberation the general membership voted upon this matter. For all the reasons set forth below, the membership supported the code amendment, as well as the Union Gospel Mission proposed construction project.

**Summary:**

**Standing:** The purpose of the Neighborhood Association Program is to involve citizens in local government planning and decision-making that affects their neighborhoods and the City as a whole. As citizens of Salem, West Salem Neighborhood Association (WSNA) shares common goals and concerns regarding the livability and quality of life issues that affect the city as a whole, and it is based upon those issues and our advisory role for the Council and all boards and commissions engaged in community planning and development that WSNA is weighing in on the proposed amendments to the Riverfront Overlay Zone and Non-profit Shelter lodging ranges.

**Background:** Among the general issues in the West Salem Neighborhood Plan, which are relative to the proposed amendments, are land use, urban design, housing, transportation, parks, and environmental quality. These categories arose during the presentation and discussion.

**Land Use:** We understand that under the lodging category of the Commercial Office Zone, any non-profit shelter located in that zone must be a conditional use limited to serving a range between six (6) to seventy-five (75) persons. UDC§521.1 Uses. The Union Gospel Mission was grandfathered into its current zone and provides lodging for over 200 persons. The Mission's building age and general inadequacy to house the demand for overnight, homeless lodgers move it to seek construction of a new building in a different location within the Riverfront Overlay zone. However, as new construction it is restricted to the

# West SALEM

## NEIGHBORHOOD ASSOCIATION

Seventy-five maximum non-profit lodgers and this would defeat the main reason for the new building—lack of capacity in the existing building. Upon move to the proposed new building, its current property located near a bridgehead, would be sold for new development in this key downtown area.

The WSNA plan encourages for both West Salem and the city as a whole, to maximize the use of land within the Urban Growth Boundary and to provide a mixture of housing types for all income levels. As presented, the proposed new construction appears to use infill construction to create needed temporary housing for homeless males, who additionally receive lifestyle coaching and support to promote their self-sufficiency and long-term economic viability. Given that the new building is a relocation of sites within the Riverfront Overlay Zone, there was no voiced opposition to the new location or the proposed increase in lodgers given the benefit to both the homeless population and the downtown area attractiveness if the old building were razed for new development.

As for the code amendment itself, the current range limitation for a non-profit within a CO zone is from six (6) to seventy-five (75) lodgers. This code amendment action is proposing to change that range to in excess of 75 lodgers would require a conditional use application. Consequently, each time a non-profit seeks to establish a facility serving in excess of seventy-five, there will be a public notice and opportunity to be heard. No longer is the public review required for less if the non-profit is seeking less than seventy-five lodger facility. There was no voiced opposition to this change.

Urban Design: Mr. Rideout presented the new construction design, which appeared to be sensitive to the existing urban form and inclusive of the architectural features of the new development in the surrounding area. Under the WSNA plan, development is encouraged in the commercial and industrial area designed as a neighborhood asset that will continue to invite people to live near shopping, services and employment. Upon review of the proposed design, we believe that the new construction will prove to be a neighborhood asset.

Housing: Salem currently has a shortage of emergency and transitional housing. According to Salem-Keizer Housing and Community Development Consolidated Plan (2009-2013), the number one priority is to end homelessness through a continuum of care aimed at transitioning the homeless into self-sufficiency and increasing the percentage of employed homeless existing shelters and transitioning into permanent housing. WSNA members agreed that the Union Gospel Mission for adult males does more than just provide shelter; it is a viable asset in accomplishing the City's goal to end homelessness through the continuum of care it provides its lodgers. According to Mr. Rideout, the new facility will be located adjacent to their retail store, which will remain operational. Furthermore, he represented that the range of lodgers to be served will be in excess of 200 and it will accommodate slightly more emergency lodging than it currently serves.

Transportation: Generally, WSNA encourages any development which allows residents a safe and easy access to employment, educational services and other daily needs. The proposed construction will continue to provide a wide-range of choices for the persons it serves, specifically walking, bicycling and public transit opportunities.

Parks and Environmental Quality: WSNA, in conjunction with the Salem Police Department, seek ongoing efforts to maintain the aesthetic and safe environment of Wallace Marine Park. In face of the shortage of temporary shelters, there has been a history of homeless camping out within the confines of Wallace Marine Park. Currently, this is under control; however, the environmental impact of this activity does not easily resolve itself upon the removal of urban campers. WSNA supports any efforts to increase available temporary shelter and services to transition the homeless to permanent housing. We believe that the new Mission facility will be a great asset addressing both the emergency housing and need to provide self-sufficiency services. Consequently, this new construction has an indirect benefit to the West Salem neighborhood.

Conclusion: Having published this matter on the meeting agenda, the WSNA members in attendance at the general meeting held on July 7, 2014 discussed and deliberated upon the proposed code amendment to increase the amount of non-profit lodgers from its current limitation of seventy-five (75) lodgers within a Commercial Office Zone (CO), to in excess of two hundred (200), which would accommodate the new construction and move from its bridgehead location. With only one abstention, WSNA members in attendance voted to supports the code amendment and staff report as presented.

Respectfully Submitted on behalf of West Salem Neighborhood Association,

Joshlene A. Pollock, Land Use Chair [joshpollock@comcast.net](mailto:joshpollock@comcast.net) (714) 504-8979