


FOR MEETING OF: October 5, 1993
AGENDA ITEM NO: 4.3

TO: PLANNING COMMISSION, CITY OF SALEM

FROM: KENNETH P. BATTAILE 
PLANNING ADMINISTRATOR

SUBJECT: PROPOSED AMENDMENT TO SALEM REVISED CODE (SRC) CHAPTER
154 - UNION GOSPEL MISSION RELOCATION

ISSUE

An amendment to the Salem Revised Code (SRC) to allow the Union Gospel Mission to relocate from an existing site within the CB (Central Business District) zone to another site within the CB zone as a conditional use.

BACKGROUND

In a letter dated June 16, 1993 to the Mayor and City Council, the Union Gospel Mission indicated they had outgrown the existing downtown facilities at 345 Commercial Street NE and were planning to relocate to the former Acura dealership site at 885 Commercial Street NE. Existing Zone Code provisions restrict newly established shelter facilities, and expansions or relocations of existing shelters, to no more than 75 persons/beds. As an existing shelter facility with 130 beds at the time capacity limits were instituted by the City in 1990, the Union Gospel Mission was exempted from this limit at their current location. The proposed relocation is subject to the capacity limitation, and the Union Gospel Mission has requested a code amendment to allow the relocation of their facility with the existing 130 bed capacity.

On July 12, 1993, the City Council reviewed the request for a code amendment by the Union Gospel Mission, and referred the issue to the Planning Commission for consideration and recommendation as to possible code amendments. The Planning Commission established a subcommittee consisting of Commissioners Holly Getter and George Miller to review the issues surrounding the relocation proposal. Interested members of the public, neighborhood associations, community service organizations, and adjacent property owners were invited to participate in the review. The subcommittee meeting involved a three hour work session August 25, 1993. During the review process, 98 letters were submitted in support of the Mission and its relocation, 3 letters were opposed or expressed concerns, and five letters were received from neighborhood associations expressing concerns with the relocation and any possible code changes (Attachment 1).

On September 7, 1993 the Planning Commission received the subcommittee recommendation on a proposed code amendment to address the Union Gospel Mission relocation issue. The Planning Commission adopted the subcommittee recommendation and referred the issue back to City Council for consent prior to initiating the code amendment and public hearing process.

On September 13, 1993 the City Council received the Planning Commission report and recommendation (Attachment 2). The Council returned the relocation issue to the Planning Commission to initiate a public hearing on the proposed code amendment. The Council also directed that language be added to the proposed amendment that would clearly state that the amendment applies only to existing shelters operating above the 75 person/bed capacity limit within the CB zone.

On September 21, 1993, the Planning Commission considered the City Council direction and adopted language that would limit application of the proposed amendment to shelters in existence as of a specified date (Attachment 3). The revision was incorporated into the original recommendation and the public hearing was scheduled for October 5, 1993 to consider the code amendment.

FACTS AND FINDINGS

1. The Salem Revised Code (SRC) limits homeless shelter facilities to a capacity limit of 75 persons/beds. New, expanding, or relocating shelter facilities are subject to this limitation. The Union Gospel Mission would not be able to relocate to the proposed site under the present code provisions. The Mission would be able to expand beyond their 130 bed capacity at their existing location, subject to Building Code requirements.
2. The proposed code amendment is included in the draft ordinance bill (Attachment 4). The proposed change applies only to the CB (Central Business District) zone, and to existing homeless shelter facilities as of September 1, 1993 that are operating above the 75 bed capacity limit. At this time, the only facility that qualifies under the proposed code amendment is the Union Gospel Mission, and relocation would be limited to another site only within the CB zone. The amendment language also provides a capacity limit for the facility in that the existing 130 bed capacity of the Mission can not be increased. The relocation proposal is subject to conditional use approval which allows for the imposition of conditions to make the use compatible with the surrounding neighborhood.
3. The City adopted spacing and location requirements for homeless shelter and room and board facilities in 1989. The proposed relocation site would meet the dispersal standards set forth in SRC Chapter 31. The City adopted capacity limits on homeless shelters and room and board facilities in 1990. The proposed code amendment does not change or increase the capacity limit of 75 beds for shelters that was established during that code amendment process. The proposed amendment would allow the Union Gospel Mission to maintain the same level of shelter service it currently provides but at a different location within the downtown area.
4. During the review process on the relocation issue, interested citizens, surrounding property owners, service providers, and neighborhood associations were kept informed on the code amendment proposals, and were provided the opportunity to comment on issues of concern throughout the review process.

RECOMMENDATION

The Planning Commission approve the proposed code amendment contained in the draft Ordinance Bill (Attachment 4) and refer the proposal to City Council for public hearing or adoption of the proposed code amendment Ordinance.

- Attachments:
1. Letters Submitted During the Review
 2. Planning Commission Action with Attachments, September 7, 1993
 3. Planning Commission Report, September 21, 1993
 4. Draft Ordinance Bill