

RESOLUTION NO. 2018-13

A RESOLUTION INITIATING MAJOR COMPREHENSIVE PLAN MAP AMENDMENTS, NEIGHBORHOOD PLAN MAP AMENDMENTS, ZONING MAP AMENDMENTS, AND AMENDMENTS TO THE SALEM REVISED CODE TO CREATE THREE NEW ZONING DISTRICTS AND APPLY THEM TO CERTAIN PROPERTIES IN WEST SALEM, AND ALLOW CRAFT INDUSTRIAL USE IN THE INDUSTRIAL PARK ZONE

Whereas, the existing comprehensive plan map and zoning map designations of certain properties in the West Salem Urban Renewal Area reflect previous land use patterns and do not allow the optimal range of land uses identified for the area in the West Salem Business District Action Plan (Action Plan); and

Whereas, the existing zoning designations that apply to the subject properties include various base zones and overlay zones with provisions spread throughout different chapters of the Salem Revised Code that are not user friendly; and

Whereas, the existing zoning provisions that apply to the subject properties lack consistent development and design standards to enhance the character of the area; and

Whereas, the subject properties are generally located along Wallace Road NW, Second Street NW, and Edgewater Street NW, as shown on Exhibit 1; and

Whereas, a collaborative planning process called the West Salem Zone Code Clean-Up began in early 2017 to write implement the land use recommendations of the Action Plan by writing zoning code amendments for the subject properties to allow more commercial, residential, and mixed-use options, streamline zone code provisions, and apply more consistent design standards to enhance the character of the area; and

Whereas, community stakeholders including business owners, residents, community groups, the West Salem Neighborhood Association, and public agency officials were afforded the maximum opportunity for involvement through a variety of means in the West Salem Zone Code Clean-Up process; and

Whereas, through the West Salem Zone Code Clean-Up process, zone code amendments have been written, which create three new zones, including the West Salem Central Business District, Edgewater/Second Street Mixed Use Corridor, and the Second Street Craft Industrial Corridor; amend the Salem Revised Code to allow Craft Industrial uses in the IP zone; and change the comprehensive plan map, neighborhood plan map, and zoning map to apply the three new zones to certain properties in West Salem, as shown on Exhibit 1; and

Whereas, major amendments to the comprehensive plan map must be initiated by the City Council as set forth in SRC 64.020(e)(1); and

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

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

Section 1. The City Council hereby initiates amendments to the Salem Revised Code to create three new zones, including the West Salem Central Business District, Edgewater/Second Street Mixed-Use Corridor, and the Second Street Craft Industrial Corridor; amendments to the Salem Revised Code to allow Craft Industrial uses in the IP zone; and amendments to the comprehensive plan map, neighborhood plan map, and zoning map to apply the three new zones to certain properties in West Salem, as shown on Exhibit 1.

Section 2. That a public hearing on the matter described in Section 1 above shall be set for a future date before the Salem Planning Commission.

Section 3. This resolution is effective upon adoption.

ADOPTED by the City Council this ____ day of _____, 2018.

ATTEST:

City Recorder

Approved by City Attorney: _____

Checked by: B.Colbourne