

*Si necesita ayuda para comprender esta informacion,
por favor llame 503-588-6173*

**RECOMMENDATION OF PLANNING COMMISSION
CODE AMENDMENT CASE NO. CA19-05**

WHEREAS, on October 15, 2019, the Salem Planning Commission initiated this code amendment that revises the Unified Development Code (UDC) to update Salem's design and other related standards for multifamily housing, which is development with three or more dwelling units; and

WHEREAS, after due notice, a public hearing on the proposed amendments was held before the Planning Commission on November 19, 2019, 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 staff report on this matter dated November 19, 2019, 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 amending the Unified Development Code (UDC) to update Salem's design and other related standards for multifamily housing, with the following additional revisions:

- 1) Remove the proposed provision that prohibits individual garages in multifamily projects with 13 or more units to be counted toward the required minimum number of off-street parking spaces;
- 2) Remove the proposed prohibition of balconies on multifamily building facades that face properties zoned RA or RS;
- 3) Remove the proposed requirement to have private open space for a minimum of 20 percent of units in new multifamily projects with 20 or more units;
- 4) Allow a 20 percent reduction in the minimum number of required off-street parking spaces for multifamily developments located within a quarter mile of a transit stop in Cherriot's Core Network or a quarter mile of a transit stop that is served by 15-minute transit service;
- 5) Revise the proposed reduction in the minimum number of required off-street parking spaces for affordable housing units from being applied to units that are affordable to households earning 60 percent of median family income or less to units that are affordable to households earning 80 percent of median family income or less;

**NOTICE OF
RECOMMENDATION**

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



- 6) Revise the proposed reduction in the minimum number of required off-street parking spaces for housing projects with three to 12 units from 1 space per unit to 1 space per studio or 1-bedroom unit and 1.5 spaces per 2- or more bedroom unit;
- 7) Remove the proposed prohibition of off-street parking between 5 to 12-unit multifamily buildings and the street.

PLANNING COMMISSION VOTE

YES 7 NO 1 (McKinley) ABSENT 0 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 at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Eunice Kim, Case Manager, at 503-540-2308 or Ekim@cityofsalem.net to review the case file.

To Learn More about Planning in Salem, visit our website:
<http://www.cityofsalem.net/planning>