

## Staff Report

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**File #:** 16-308**Version:** 2**Date:** 11/14/2016**Item #:** 7.2b.

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**TO:** Mayor and City Council  
**THROUGH:** Steve Powers, City Manager  
**FROM:** Glenn W. Gross, Community Development Director

**SUBJECT:**

Proposed amendments to SRC Chapter 613 to change the boundaries of the Broadway/High Street Retail Overlay Zone to include three (3) additional parcels at 552-560 and 590 Willow Street NE.

Ward(s): All

Councilor(s): All

Neighborhood(s): All

**ISSUE:**

Should the City Council conduct second reading of Ordinance Bill No. 17-16 amending SRC Chapter 613 to change the boundary of the Broadway/High Street Retail Overlay Zone to include three (3) additional parcels at 552-560 and 590 Willow Street NE?

**RECOMMENDATION:**

Conduct second reading of Ordinance Bill No. 17-16 amending SRC Chapter 613 to change the boundaries of the Broadway/High Street Retail Overlay Zone to include three (3) additional parcels at 552-560 and 590 Willow Street NE.

**SUMMARY AND BACKGROUND:**

The property owner, Marvin Reese, requested a Comprehensive Plan Change and Zone Change for his property and requested that the City expand the Broadway/High Street Retail Overlay to include his properties. On Mr. Reese's behalf, the Planning Commission initiated this amendment and held a public hearing on the proposals. Following the close of the public hearing, Planning Commission approved the requested Comprehensive Plan Change and Zone Change and adopted a resolution recommending that the City Council include Mr. Reese's properties in the overlay zone.

Therefore, the Planning Commission is forwarding its recommendation for approval of the proposed amendments to SRC Chapter 613. The City conducted first reading of this ordinance on October 24, 2016.

**FACTS AND FINDINGS:**

SRC 110.085(b) provides that an amendment to the Unified Development Code may be made if:

- A) The amendment is in the best interest of the public health, safety, and welfare of the City; and
- B) The amendment conforms to the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.

On June 21, 2016 the Planning Commission held a public hearing on the proposed code amendment, deliberated and moved to forward a favorable recommendation to the City Council on the proposed changes to the boundary of the Broadway/High Street Retail Overlay Zone. The facts and findings supporting the code amendment can be found in Ordinance No. 17-16.

Christopher Green, AICP  
Planner II

**Attachments:**

- 1. Broadway/High Street Retail Overlay Vicinity Map
- 2. Planning Commission Recommendation to City Council

10/31/16