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## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** RECIPIENTS OF PUBLIC HEARING NOTICE  
**FROM:** EUNICE KIM, AICP, PLANNER III  
**DATE:** JANUARY 15, 2020  
**CASE FILE NO.:** CA 19-05  
**SUBJECT:** MULTIFAMILY HOUSING DESIGN PROJECT

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The public notice included with this mailing concerns a public hearing before the Salem City Council on a proposed ordinance for the Multifamily Housing Design project. The proposal aims to help meet our community's housing needs by removing barriers to the development of multifamily housing and ensuring that new development is compatible with our neighborhoods. Specifically, the proposal would provide greater flexibility in how multifamily design standards can be met, and it would create a new set of limited design standards for smaller multifamily housing projects. The proposal would also make it easier to develop three- and four-family projects and streamline the approval process.

These proposed changes are the result of the Multifamily Housing Design project, which began in 2018 with help from a consultant team and the Oregon Department of Land Conservation and Development. The proposed changes are based on input from the community, including neighborhood association representatives, developers, architects, housing agencies, local officials, and others. Outreach has included focus groups, public meetings, and a survey.

The proposed changes implement a recommendation in the Salem Housing Needs Analysis (HNA). The HNA found that Salem's portion of the urban growth boundary has a projected 207-acre deficit of land designated for multifamily housing (2,897 units) based on a 20-year population forecast.

The complete list of proposed changes can be found online at the following location:  
<https://www.cityofsalem.net/CityDocuments/revise-multifamily-housing-design-code-amendment-2020-01-02.pdf>

More information is available on the project webpage:  
<https://www.cityofsalem.net/Pages/updating-multifamily-housing-design-requirements.aspx>

**For Additional Information Contact:** Eunice Kim, AICP, Planner III  
Salem Community Development Department  
Planning Division  
[ekim@cityofsalem.net](mailto:ekim@cityofsalem.net)  
503-540-2308



**NOTICE OF PUBLIC HEARING  
AUDIENCIA PÚBLICA**

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**PURPOSE OF HEARING:** The Salem City Council will hold a public hearing to receive testimony regarding Ordinance Bill No. 1-20, amending Salem Revised Code (SRC) Chapters 112, 250, 400, 510, 511, 512, 513, 514, 515, 520, 521, 522, 523, 524, 525, 530, 531, 532, 533, 534, 535, 540, 541, 542, 523, 544, 545, 550, 551, 552, 553, 554, 555, 556, 603, 604, 605, 606, 609, 612, 613, 614, 615, 616, 617, 619, 621, 622, 623, 624, 626, 631, 700, 702, 800, 804, and 806 to update design standards for multifamily housing and other related provisions.

**CASE FILE NUMBER:** Ordinance No. 1-20  
Code Amendment Case No. CA19-05

**DATE AND TIME OF PUBLIC HEARING:** Monday, January 27, 2020, at 6:00 p.m.

**LOCATION OF PUBLIC HEARING:** Council Chambers, Civic Center, 555 Liberty Street SE, Salem, Oregon 97301

**STAFF CONTACT:** Eunice Kim, Planner III; 503-540-2308; [ekim@cityofsalem.net](mailto:ekim@cityofsalem.net)

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PLEASE PROVIDE COMMENTS TO: City Recorder, 555 Liberty Street SE, Room 205, Salem, Oregon 97301.

PLEASE PROVIDE COMMENTS BY: January 27, 2020, 5:00 p.m.

APPROVAL CRITERIA:

Pursuant to SRC 110.085(b), an amendment to the Salem Revised Code may be made if:

- (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.

Any person wishing to provide testimony either for or against the proposal may do so in person, by representative, or through submission of written testimony at the public hearing. Written testimony submitted prior to the public hearing may be filed with the **Salem City Recorder**, 555 Liberty Street SE, Room 205, Salem, OR 97301. Please include reference to the case file number in all correspondence. Only those who have participated in the hearing in person, by representative, or through submission of written testimony have the right to appeal the decision.

The City Council will receive testimony and make a final decision on the proposal. If the ordinance is adopted, notice of the decision will be mailed to all neighborhood associations, anyone who participated in the hearing, and anyone who requested to receive notice.

The case file is available for inspection at the office of the Salem Planning Division, City Hall, Room 305, at no cost and copies may be obtained at a reasonable cost. The staff report will be available online no later than 5:00 p.m., January 23, 2020 at the following location:

<https://salem.legistar.com/Calendar.aspx>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-588-6173 (TTD/TTY 503-588-6439) at least two business days in advance.

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

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