

Resolution 24-01

A RESOLUTION INITIATING PROPOSED AMENDMENTS TO THE SALEM REVISED CODE TO PROMOTE THE DEVELOPMENT OF HOUSING AND COMPLY WITH STATE RULES AND LAWS.

Whereas, the Salem Housing Needs Analysis identified a need for more housing in Salem’s portion of the urban growth boundary, including affordable housing and multifamily housing; and

Whereas, the updated Salem Area Comprehensive Plan includes goals and policies to promote a variety of housing options, encourage housing in mixed-use areas, promote infill housing, and provide enough residential land to accommodate Salem’s future housing needs; and

Whereas, during the 2023 and 2024 legislative sessions, the State Legislature adopted bills that require cities to promote the development of housing in a variety of ways, including streamlining approval processes and allowing commercial building conversions to housing; and

Whereas, the State adopted Climate-Friendly and Equitable Communities rules in 2022, requiring cities to update how they plan for land use and transportation; and

Whereas, the Climate-Friendly and Equitable Communities rules require changes to development standards, including minimum densities; and

Whereas, the proposed code amendment would help Salem meet its housing needs and comply with State rules and laws by encouraging the development of mixed-use projects in certain areas, creating flexibility in density requirements, allowing middle housing on smaller lots in a multifamily zone, and allowing commercial buildings to convert into housing, among other changes.

Whereas, proposed amendments to the Salem Revised Code may be initiated by Planning Commission by the adoption of a resolution under SRC 300.1110(a); and

Whereas, a 35-day notification to the Department of Land Conservation and Development is required under SRC 300.1110(d);

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

Section 1. The Salem Planning Commission hereby adopts Resolution 24-01, initiating proposed changes to the Salem Revised Code to help meet Salem’s housing needs by promoting the development of housing and complying with State rules and laws, and referring the matter to a public hearing before the Salem Planning Commission on a future date to be determined by the Planning Administrator.

Section 2. This resolution is effective upon adoption.

ADOPTED by the Salem Planning Commission this 16th day of April, 2024.

ATTEST:

Lisa Anderson-Ogilvie, AICP
Deputy Community Planning and Development
Director and Planning Administrator

Checked by: E. Kim