



OUR SALEM

Our Salem Zoning Forum

Comprehensive Plan Policies

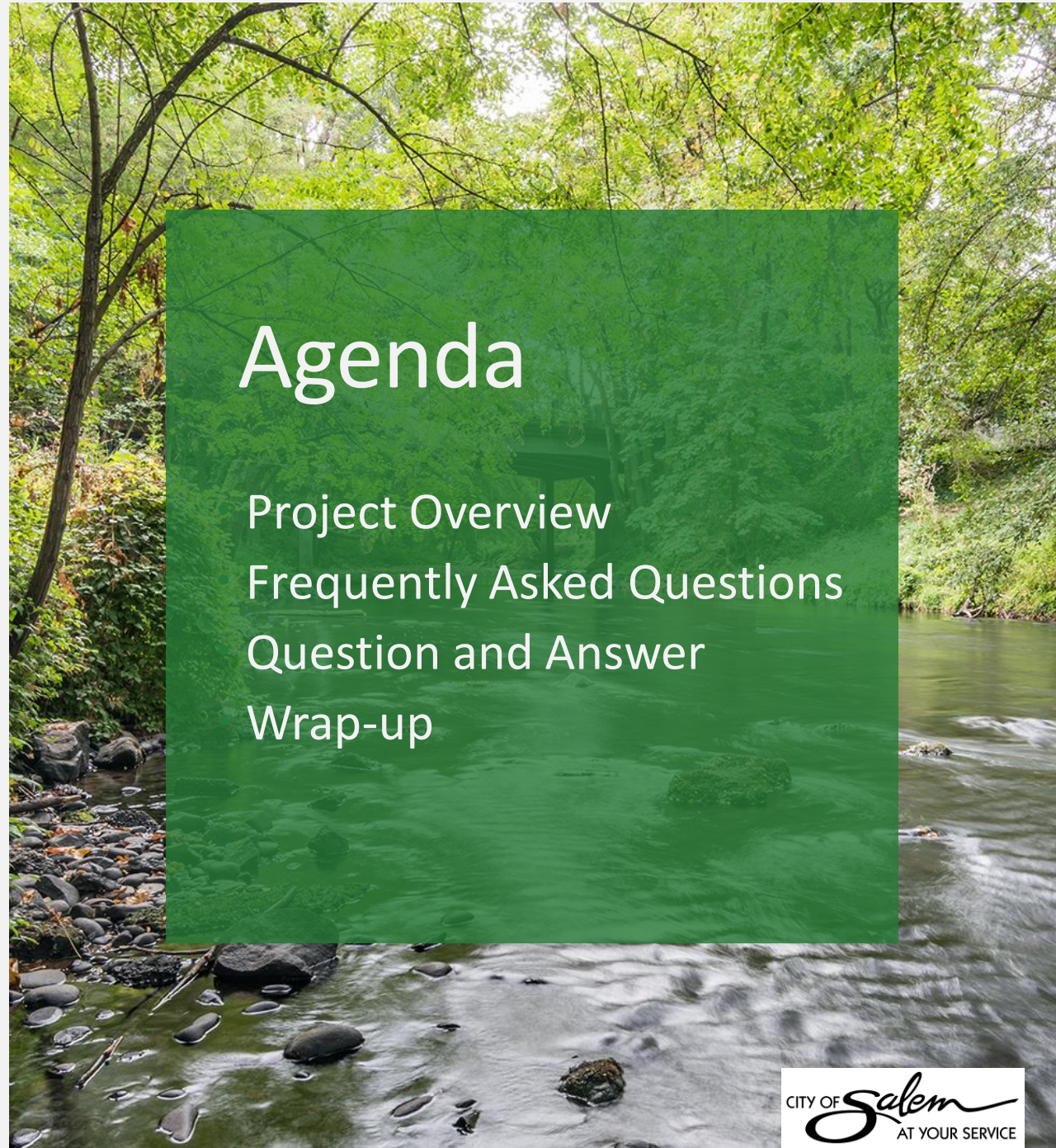
May 19, 2021

CITY OF *Salem*
AT YOUR SERVICE



CASCADIA
PARTNERS





Agenda

Project Overview

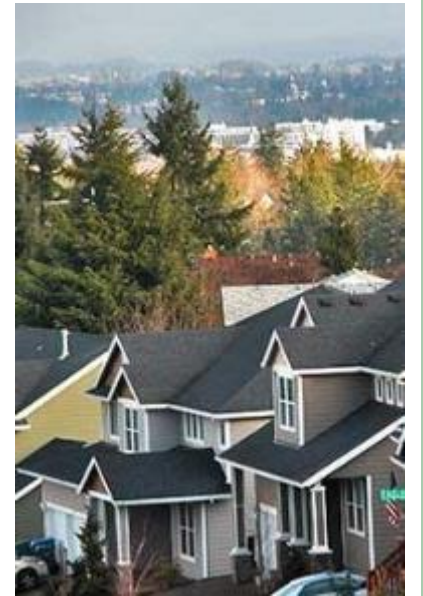
Frequently Asked Questions

Question and Answer

Wrap-up

Updating the Comprehensive Plan

- Guide future growth and development in the Salem area
- Meet community's current and future needs



Where Are We?

City Council accepted the Vision in March

- Goals and proposed map

Now what?

- Revise and add policies to support the vision and goals
- Update zoning to reflect changes in the Vision



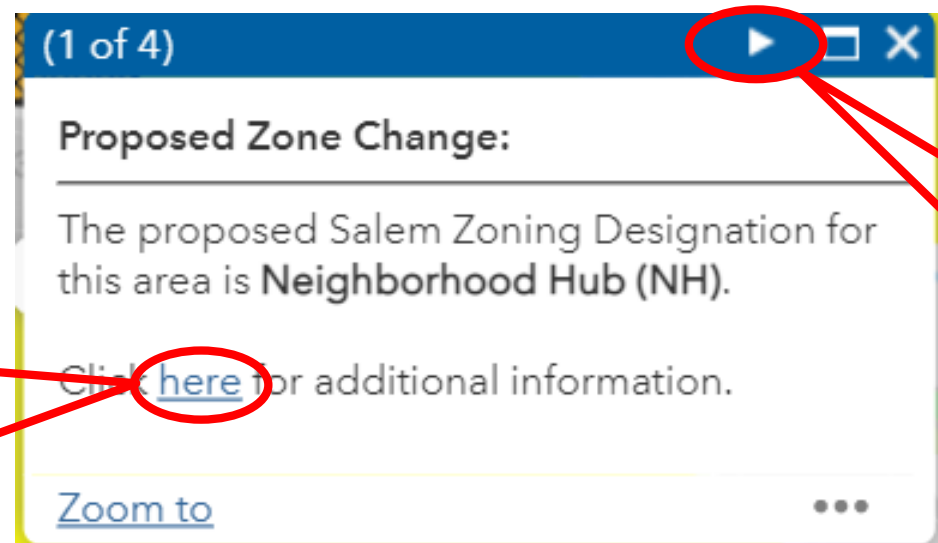
Interactive Map

How do I use the interactive map to get more details on what is proposed?

Quick Answer: We are happy to show you!

You can select a property and then scroll through the dialog boxes and click the link for more details.

Interactive Map



Click to link to a page with more detailed information about the proposed zoning

Use arrows to scroll through tabs showing proposed and existing zoning

Find address or place

Public Input [X]

Select the push pin below and then click on a point in the map where you would like to submit a comment or suggestion regarding proposed zoning changes. You can move your pin once you put it on the map, but you cannot delete it once you "save" it.

Note: to adjust the location of current point you are creating, check the "Edit Geometry" box within the Public Input pop-up window before saving the new point.

Proposed Zoning Change Comments

Proposed Zoning or Overla...

Find address or place

Public Input [X]

Proposed Zoning Change Comments

Public Comment - Suggested Zoning

<Select Value>

Comment Details

Name (optional)

Zip code (optional)

Close Save

Use the push pin to add comments to the map

Proposed Changes

Are the proposed zone changes shown on the map final?

Quick Answer: No.

Changes will not be final until they go through the formal adoption process, which is expected to start by the end of this year.

City Purchase or Development

Is the City going to buy or develop the properties proposed for zone changes?

Quick Answer: No.

Property owners would also not be required to sell or develop their property.

Developers

Are developers proposing the zoning changes?

Quick Answer: No.

They reflect the higher-level proposed Comprehensive Plan Map that was developed through extensive public outreach and accepted by the City Council in March.

Will zone changes increase my property taxes?

Quick Answer: No.

Changes to zoning alone will not cause increases in assessed value or taxes, according to assessors. A property would have to be used for a new use allowed in the new zone to trigger reassessment (ORS 308.146).

Parks

Why are parks proposed to be rezoned to Public Amusement (PA)?

Quick Answer: To keep them as parks

Public Amusement is the zone intended for parks, and it prohibits most other uses.

Multifamily Land

Why is the City proposing to rezone land for multifamily housing?

Quick Answer: More multifamily land is needed to meet our projected need for housing.

Multifamily Zoning

What criteria were used to decide where multifamily zoning was proposed?

Quick Answer:

- Distribution of multifamily housing throughout Salem
- Availability of vacant properties
- Proximity to shops, services, jobs, schools, transit, and new/proposed mixed-use areas

Single-Family Zoning

Why are some areas proposed to change to single-family residential zoning?

Quick Answer: The Duplex Residential zone is no longer needed due to changes in State law, so we are proposing to eliminate it.

In addition, the community has concerns about the potential displacement of existing housing.

Neighborhood Hubs

What is a neighborhood hub?

Quick Answer: A small area within a residential neighborhood where shops and services would be allowed to help create more complete neighborhoods and increase walkability.

Neighborhood Hubs

What is a neighborhood hub?



Neighborhood Hubs

What criteria were used to decide where neighborhood hubs were proposed?

Quick Answer:

- Distance from other shops and services
- Street type
- Proximity to parks, schools, and other destinations
- Sidewalks, bike lanes, bus routes (existing and planned)

Neighborhood Hubs

Does the proposed neighborhood hub zone require existing homes to be converted into a business?

Quick Answer: No.

The proposed new zone would allow but not require businesses to be established. Single-family homes could remain or be developed.

Residential 4 (R4)

What is the proposed R4 zone?

Quick Answer: This would be a new zone in Salem that would allow:

- Housing on smaller lots than the Single-Family Residential (RS) zone
- Live-work units along arterial streets

Residential 4 (R4)

What is the proposed R4 zone?



Residential 4 (R4)

What criteria were used to decide where R4 zoning was proposed?

Quick Answer:

- Existing zoning (RS, Compact Development Overlay)
- Street type
- Orientation of existing homes
- Bus routes and sidewalks

Residential 4 (R4)

Why are some areas not located on arterial streets proposed to change to R4 zoning? Will live-work be allowed?

Quick Answer: The Compact Development Overlay zone is no longer needed due to changes in State law.

Live-work will not be allowed on properties that are not located on arterials.

Question and Answer

What other questions and comments do you have?



What's Next for Zoning?



Conduct additional outreach and get input from zoning map



Incorporate feedback



Present revised zoning map to the community



Adopt zoning along with the updated Comprehensive Plan

Give More Input

www.cityofsalem.net/our-salem

1. Policy survey

- Give feedback and add your ideas

2. Interactive map

- Planned to close for input on **June 11**, but anyone is welcome to continue sharing input directly with staff

3. Zoning Subcommittee

- Watch and comment at meetings

We want your input

Queremos sus sugerencias

Please take our new survey.

Policy Survey (English)

Encuesta Política (Español)

Stay Engaged

www.cityofsalem.net/our-salem

Contact Eunice Kim at
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or 503-540-2308





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