
COMMUNITY DEVELOPMENT DEPARTMENT

TO: RECIPIENTS OF PUBLIC HEARING NOTICE
FROM: AUSTIN ROSS, PLANNER I
DATE: SEPTEMBER 20, 2022
CASE FILE NO.: CA 22-02
SUBJECT: LEGISLATIVE ZONE CHANGE ON COMMERCIAL STREET SE

The public notice included with this mailing concerns a public hearing before the City Council regarding a proposal to rezone properties on both sides of Commercial Street SE from Superior Street S to Jerris Avenue SE and properties on only the east side of Commercial Street SE between Jerris Avenue SE and McGilchrist Street SE to Mixed Use-II (MU-II). The properties proposed to be rezoned are shown on the attached map.

This proposal responds to a motion made by the City Council during the public hearing process for the recently-approved Our Salem Project. Specifically, the City Council directed staff to create an ordinance to rezone certain properties along portions of Commercial Street SE to MU-II. Prior to the motion, staff had proposed to change these properties to Mixed Use-III (MU-III). This motion was made in response to a comment from the SCAN neighborhood requesting MU-II rather than MU-III zoning to encourage pedestrian-oriented development and limit automobile-oriented uses.

The MU-II zone allows multifamily housing, shops, offices, services, and other complementary uses. It allows, but does not require, both multifamily housing and commercial uses on the same development site. The MU-II zone also includes standards to encourage pedestrian-friendly development.

For more information about the proposed zone change and to see a comparison of the MU-II and MU-III zones, visit: <https://www.cityofsalem.net/our-salem>

For Additional Information Contact: Austin Ross, Planner I
City of Salem, Community Development Department
Planning Division
ARoss@cityofsalem.net
503-540-2431



NOTICE OF PUBLIC HEARING AUDIENCIA PÚBLICA

PURPOSE OF HEARING: The Salem City Council will hold a public hearing to receive testimony regarding a proposed legislative zone change amending the Salem Zoning Map for properties on both sides of Commercial Street SE from Superior Street S to Jerris Avenue SE and properties on only the east side of Commercial Street SE between Jerris Avenue SE and McGilchrist Street SE to MU-II zoning.

CASE FILE NUMBER: Code Amendment Case No. CA22-02

DATE AND TIME OF PUBLIC HEARING: Monday, October 10, 2022, at 6:00 p.m.

LOCATION OF PUBLIC HEARING: The City Council hearing will be conducted VIRTUALLY.

Interested persons may view the hearing online at the City of Salem Facebook, CCTV Salem, City of Salem YouTube Channel, or watch on Comcast Cable CCTV Channel 21.

CASE MANAGER: Austin Ross, Long Range Planner, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2431; E-mail: ARoss@cityofsalem.net

HOW TO PROVIDE TESTIMONY:

Both written and oral testimony will be accepted on this proposal. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.

To Provide Written Testimony: Persons wishing to submit written testimony must do so no later than 5:00 p.m. on the day of the hearing by emailing cityrecorder@cityofsalem.net or by depositing written comments in the drop box located at the City Recorder's Office, 555 Liberty Street SE, Room 225, Salem, Oregon 97301.

To Provide Testimony Virtually at the Public Hearing: Persons wishing to provide testimony virtually at the hearing must sign up between 8:00 a.m. and 2:00 p.m. on the day of the hearing at the following link: <https://www.cityofsalem.net/government/city-council-mayor/about-city-council/participate-in-a-city-council-meeting>

APPROVAL CRITERIA:

Salem Revised Code (SRC) Chapter 265.010(d) – Legislative Zone Changes.

Salem Revised Code (SRC) is available to view at this link: <https://www.cityofsalem.net/src>. Type in the chapter number listed above to view the applicable criteria.

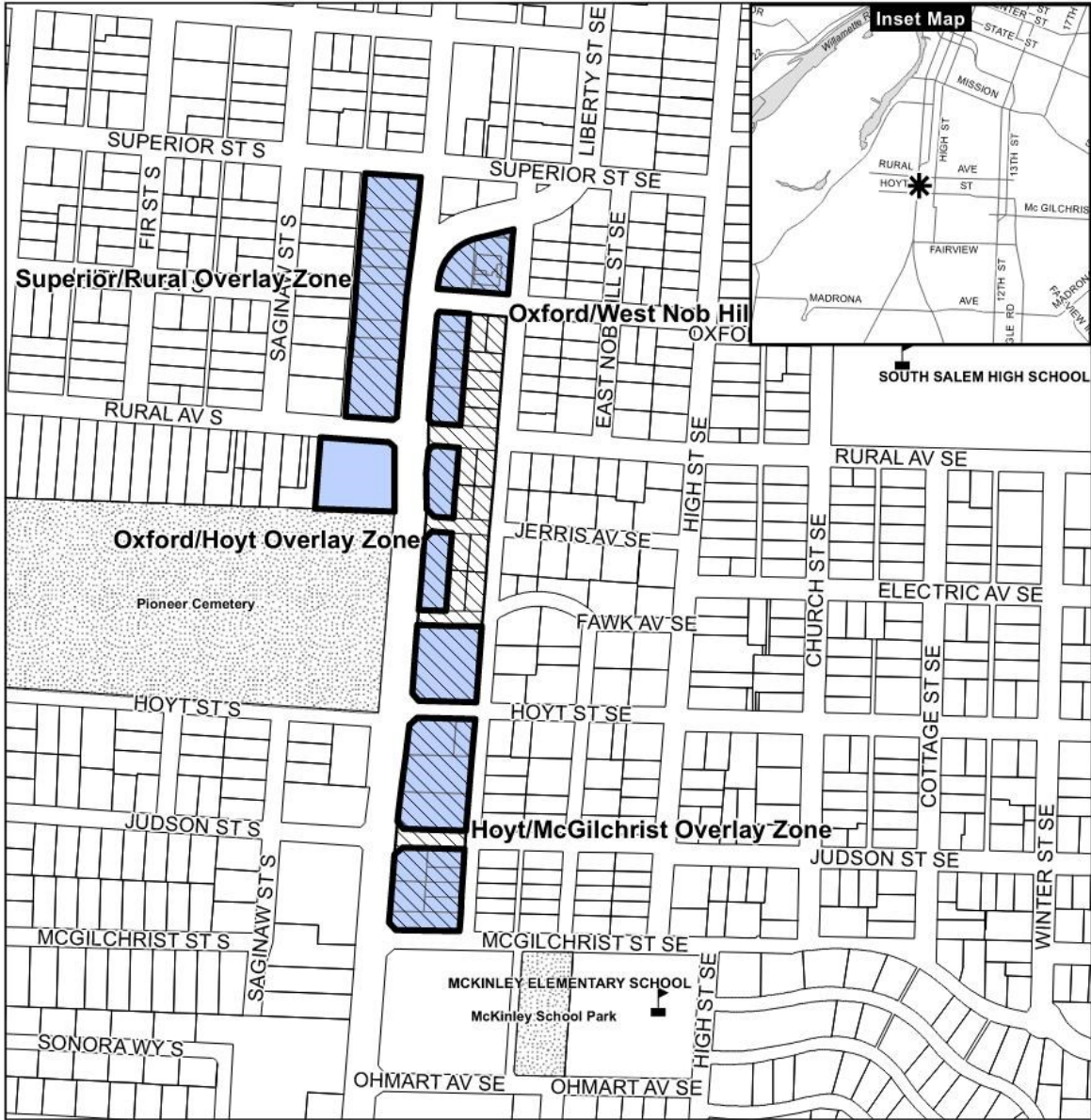
A copy of the staff report will be available no later than 5:00 p.m., October 3, 2022; copies can be requested from the Planning Division at 503-588-6173 and will be provided at a reasonable cost. The staff report will also be available online no later than 5:00 p.m., October 7, 2022, at: <https://salem.legistar.com/Calendar.aspx>

The Salem City Council Rules, which include the procedures for conduct of hearings before the City Council, are available online at: <https://www.cityofsalem.net/government/city-council-mayor/about-city-council/council-rules>








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, 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

Vicinity Map Properties Proposed for Mixed-Use II Zoning



Legend

-  Taxlots
-  Properties proposed for MU-II zoning
-  Urban Growth Boundary
-  Overlay Zone
-  City Limits
-  Schools
-  Parks



City of Salem
AT YOUR SERVICE
Community Development Dept.

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