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## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** RECIPIENTS OF PUBLIC HEARING NOTICE  
**FROM:** AUSTIN ROSS, PLANNER II  
**DATE:** June 5, 2023  
**CASE FILE NO.:** CA23-02 / ORDINANCE BILL NO. 5-23  
**SUBJECT:** ELIMINATION OF FIVE OVERLAY ZONES IN THE SCAN NEIGHBORHOOD

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The public notice included with this mailing concerns an upcoming public hearing before the City Council regarding proposed amendments to the Salem Revised Code (SRC) updating the City's development code, known as the Unified Development Code (UDC), and proposed changes to the Salem Zoning Map. The zone change and code amendment propose to eliminate five overlay zones: The Saginaw Street, Superior-Rural, Oxford-West Nob Hill, Oxford-Hoyt, and Hoyt-McGilchrist Overlay Zones. The properties affected by this proposal are shown on the attached map.

The proposal responds to a motion from City Council during their November 14, 2022 meeting. Eliminating the overlay zones, as proposed, would allow taller buildings on the affected properties, which are zoned for mixed-use development. It would also remove other restrictions, including standards related to setbacks, screening, site access, and landscaping. These topics are generally addressed elsewhere in the UDC, though the standards may differ from those provided by the overlay zones. Eliminating these overlays removes potential barriers to developing walkable mixed-use development close to frequent transit service, which the community and City Council prioritized in the updated Salem Area Comprehensive Plan. The proposed changes also align with Salem's Climate Action Plan.

**Additional details regarding the proposed code amendment can be found on the City's website at the following location:**

<https://www.cityofsalem.net/legislative-land-use-proposals>

**For Additional Information Contact:** Austin Ross, Planner II  
Community Development Department  
Planning Division  
[ARoss@cityofsalem.net](mailto:ARoss@cityofsalem.net) / 503-540-2431



## 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 proposed amendments to the Salem Revised Code (SRC), updating the City's zoning and development code, known as the Unified Development Code (UDC). The zone change and code amendment propose to eliminate five overlay zones: The Saginaw Street, Superior-Rural, Oxford-West Nob Hill, Oxford-Hoyt, and Hoyt-McGilchrist Overlay Zones.

**CASE FILE NUMBER:** Code Amendment Case No. CA23-02

**DATE AND TIME OF PUBLIC HEARING:** Monday, June 26, 2023, at 6:00 p.m.

**LOCATION OF PUBLIC HEARING:** **Council Chambers, Room 240, Civic Center  
555 Liberty Street SE, Salem OR 97301**

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**, Planner II, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Phone: 503-540-2431; E-mail: [ARoss@cityofsalem.net](mailto:ARoss@cityofsalem.net)

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### 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.

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the City Recorder, 555 Liberty Street SE, Room 225, Salem, OR 97301 or by emailing [cityrecorder@cityofsalem.net](mailto:cityrecorder@cityofsalem.net).

If unable to attend the meeting in person but would like to provide testimony via Zoom, please sign up between 8:00 a.m. and 2:00 p.m. on the day of the meeting at the following link: <https://www.cityofsalem.net/comment-at-council>

## APPROVAL CRITERIA:

Salem Revised Code (SRC) Chapter 110.085(b) – Amendments to the UDC.

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.

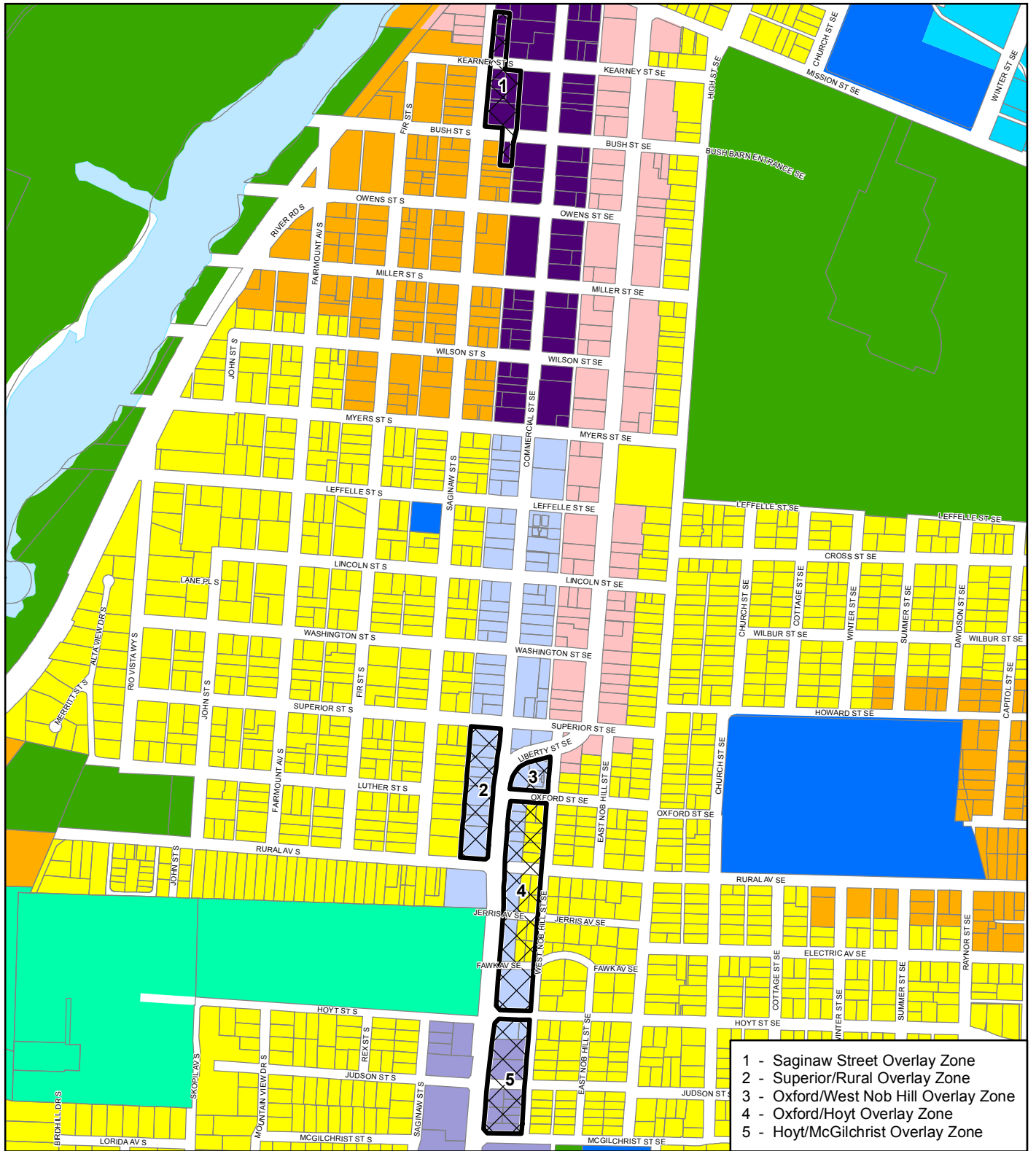
A copy of the staff report will be available no later than 5:00 p.m., June 19, 2023; copies can be requested from the Planning Division at 503-588-6173 and will be provided at a reasonable cost. The staff report will also be available online no later than 5:00 p.m., June 21, 2023, at: <https://salem.legistar.com/Calendar.aspx>

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***

# Map 1 - Proposed Salem Overlay Change Areas ★ Overlay Zones To Be Eliminated



## Legend

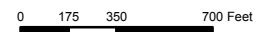
- Overlay Zones Areas To Be Eliminated
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ **Note:**  
 Only the Overlay Zone **WITHIN** the  
 "Overlay Zones Areas To Be Eliminated"  
 would be impacted by these changes

### Existing Zoning

- |    |      |       |        |      |
|----|------|-------|--------|------|
| CB | EC   | IC    | MU-III | PE   |
| CG | EFU  | IG    | MU-R   | PH   |
| CO | ESMU | IP    | NH     | PM   |
| CR | FMU  | MU-I  | PA     | PS   |
|    | IBC  | MU-II | PC     | RA   |
|    |      |       |        | RM1  |
|    |      |       |        | RM2  |
|    |      |       |        | RM3  |
|    |      |       |        | RS   |
|    |      |       |        | SWMU |
|    |      |       |        | WSCB |

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 AT YOUR SERVICE  
 Community Development Dept.