

FOR MEETING OF: AUGUST 15, 2023

CASE NO.: CA23-04

AGENDA ITEM NO.: 4.2a

TO: PLANNING COMMISSION

**FROM: LISA ANDERSON-OGILVIE, AICP
COMMUNITY DEVELOPMENT DEPUTY DIRECTOR**

**SUBJECT: REPORT FOR CLIMATE FRIENDLY AND EQUITABLE COMMUNITIES
UPDATES TO PARKING REQUIREMENTS**

ISSUE:

Should the Planning Commission initiate a code amendment to update Salem Revised Code to comply with the State's Climate Friendly and Equitable Communities rules related to parking lot regulations and make other code changes related to housing?

RECOMMENDATION:

Adopt resolution 2023-02, initiating a code amendment, to consider updates to Salem Revised Code to comply with the State's Climate Friendly and Equitable Communities rules related to parking lot regulations and make other code changes related to housing.

SUMMARY:

The City of Salem has prepared updates to Salem Revised Code to comply with new State rules that respond to Governor Kate Brown's executive order requiring State agencies to take actions to reduce and regulate greenhouse gas emissions. These rules, adopted by the Oregon Land Conservation and Development Commission, require the City of Salem to update the way it regulates large parking lots, among other related changes. Salem already complies with some portions of the parking rules, including those that require the City to promote shared parking, allow conversion of parking to other uses, and encourage alternative modes of transportation. The City also eliminated minimum parking requirements earlier this year.

However, Salem needs to amend its regulations to comply with other requirements of the parking rules. Specifically, the proposed code amendment will require large parking lots – those over one-half acre in size – to reduce or mitigate their climate impacts by providing additional tree canopy cover, generating solar power, or contributing to an equitable renewable energy fund. The proposed code amendment will also allow park and ride uses more broadly across Salem, as required by the rules.

The additional requirements for large parking lots are expected to result, over time, in reduced greenhouse gas emissions from new developments that elect to provide on-site

solar panels. Alternatively, developments that provide additional tree canopy coverage will help to reduce the urban heat island effect. Both outcomes align with the goals and policies of the updated Salem Area Comprehensive Plan and Salem Climate Action Plan. Under the proposed code amendment, the City would also create a new equitable renewable energy fund, which developers could pay into in lieu of providing on-site solar power generation. This fund would be used to promote wind and solar power generation in affordable housing projects supported by the Salem Housing Authority.

The proposed code amendment would also allow single-room occupancy housing more broadly in Salem – as required by House Bill 3395, which passed in the 2023 Oregon Legislative Session – and make clarifications to design standards for multifamily housing. This will help expand housing choice in Salem in line with the Salem Area Comprehensive Plan.

Salem is required to comply with the new State rules related to parking regulations by December 31, 2023. Therefore, staff is recommending that the Planning Commission initiate the proposed code change now to allow sufficient time to complete it by the end of the year. A public hearing before the Planning Commission will be scheduled on the proposed changes.

Attachments: A. Resolution No. 23-02

Prepared by: Austin Ross, Planner II

**SALEM PLANNING COMMISSION
RESOLUTION 23-02**

A resolution initiating proposed amendments to the Salem Revised Code to update parking lot standards and other regulations in compliance with the state's climate friendly and equitable communities rules.

Whereas, on March 10, 2020, Governor Kate Brown issued an executive order requiring State agencies to take actions to reduce and regulate greenhouse gas emissions; and

Whereas, the Oregon Land Conservation and Development Commission responded to the executive order by adopting rules in July 2022 following a rulemaking process called Climate Friendly and Equitable Communities; and

Whereas, the new State rules mandate that the City of Salem update its code to require large parking lots to reduce or mitigate their climate impacts by providing additional tree canopy cover, generating solar power, or contributing to an equitable renewable energy fund; and

Whereas, the City is required to make the code updates by December 31, 2023; and

Whereas, the proposed code amendment would help reduce greenhouse gas emissions and the urban heat island effect in Salem in line with the goals and policies of the Salem Area Comprehensive Plan and the Salem Climate Action Plan; and

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 23-02 initiating amendments to the Salem Revised Code to update parking lot standards and other regulations in compliance with the State's Climate Friendly and Equitable Communities rules 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 15th day of August 2023.

ATTEST:

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

Checked by: A. Ross