Our Salem Zoning Forum

Comprehensive Plan Policies

May 19, 2021
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.

Proposed Zone Change:
The proposed Salem Zoning Designation for this area is Neighborhood Hub (NH).

Click here for additional information.

Zoom to
Use the push pin to add comments to the map.
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.
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.
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).
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.
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
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.
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?
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)
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.
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?
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.
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
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
Stay Engaged

www.cityofsalem.net/our-salem

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