

Salem City General Plan Update Land Use Map

Salem City has begun the process of updating its General Plan. For the past several months, Salem City staff, the Planning Commission and City Council have reviewed proposed updates to the text of the General Plan. A draft version of the proposed General Plan text is available at Salem's website, www.salemcity.org/files/documents/General_Plan_10-15-2009.draft.pdf.

At this time, Salem City is preparing an update to the General Plan Map. Salem City invites any interested residents, land-owners or businesses to offer their ideas or suggestions on the proposed Land Use Map.

The Land Use Map provides the City with guidance as the City reviews applications for development proposals, therefore helping to shape what Salem City will ultimately look like. Most specifically, the Land Use Map defines what land uses are appropriate for specific locations throughout the City. As the City's Zoning Map changes over time, it should correspond more and more closely to what is described on the Land Use Map.

The Land Use Map not only contemplates what land uses may be appropriate in the next few years but focuses as well on what land uses will be appropriate as the City approaches build-out.

In creating the updated General Plan text, thirteen land use descriptions have been prepared. Those descriptions are provided on pages 2 and 3 of this packet. When preparing comments or suggestions for the new Land Use Map, it is recommended that you utilize the land uses described in this document. We encourage you to prepare a map of your own to convey your ideas to the City. You may also wish to narrate your ideas via a letter or email to Salem City.

In the hope of helping interested parties to offer the most effective comments and ideas to the City, the following suggestions are provided:

- 1.) Consider what land uses are appropriate next to or in close proximity to one another. For example, a large retailer (Regional Commercial) will likely only locate next to a very busy roadway or intersection. Likewise, persons living in suburban style single-family homes (Low Density Residential) likely won't want to reside next to the noise and traffic that accompanies large retailers.

- 2.) Review the anticipated system of collector and arterial class streets that will exist in Salem City (Image 1, page 4). Transportation, typically by automobile, plays a very substantial role in the lives of all Salem City residents. The City's land use patterns therefore reflect the need for access to transportation corridors. Image 1 identifies where substantial streets and intersections will likely be located.
- 3.) Consider a specific methodology for creating a land use pattern. For example, the City may follow something of a radial pattern where the most intense land uses are situated next to large intersections. Less and less intense land uses may then radiate outward from that intersection, ultimately creating a look on the map that might resemble a bull's eye. Another pattern would be more linear in nature. In that case, the most intense land uses might follow major roads similar to how commercial development follows State Street in Orem. Less and less intense land uses would then flank the busy roadways.

A few images are provided in this packet to help generate ideas relative to potential land use patterns for the City. Image 2, provided on page 5 of this packet, is a very broad version of the type of input that might be helpful for the City to receive. While it is hoped that you will utilize more land uses in preparing your suggestions, this image simply identifies four different types of land uses and arranges them with the idea that red is the most intense, orange the second most intense, yellow the third most intense and tan the least intense. Please feel free to use whatever pattern or color system you'd like in preparing your suggestions. Please also include some type of key or description to make sure that your thoughts and ideas are clearly understood.

Other images include two versions of the City's current General Plan (one with (Image 5) and one without (Image 4) property lines) and a map that identifies four areas of the City that have some distinct qualities (Image 3).

Again, the attached images are included to help generate ideas. It is, however, hoped that ideas, comments or suggestions will not be limited because of any of the attachments. Salem City is genuinely concerned about exploring all possibilities that relate to improving the Land Use Map and the City's future.

In the event that you have questions about providing comments to the City, you may email either Dave Anderson at longpine@live.com or Bruce Ward at brucew@salemcity.org. Also, Salem City will be holding open houses on January 23 and 26, 2010 from 5:30 to 7:30 PM to answer any questions and to discuss this project.

Land Use descriptions.

Rural Residential. The Rural Residential designation is intended to identify areas where residential dwellings will be integrated with agricultural lands and activities. While dwellings may be permitted in this area at densities of 1 unit per acre and lower, the dominant land uses are to be agriculturally, rather than residentially, based.

It is anticipated that this area will be characterized by dwellings on lots ranging from 1 to 5 acres with animal rights. Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Low Density Residential. The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is to be characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces.

Open spaces shall include useable recreational features as outlined in the City's Parks and Trails Element of the General Plan. The Low Density Residential designation is expected to be the City's most prevalent land use designation.

Medium Density Residential. The Medium Density Residential designation is provided as a means of allowing for residential developments at higher densities in neighborhoods that still maintain a suburban character. This area is to be characterized by density ranging from 4 to 10 units per acre that may include a mixture of attached and detached dwellings. Master Planned Developments may be permitted in the Medium Density Residential areas.

The main application of this designation should be in areas where the City desires to create a functional transition from one land use to another. While some multi-family structures may be permitted in a stacked form, the majority of any attached dwellings should be designed in a side-by-side configuration. Developments in these areas should be constructed with public streets and useable recreational features and lands. Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

High Density Residential. The High Density Residential designation is intended to identify specific areas in the City where high levels of activity are anticipated and access to major transportation facilities is available.

Densities in the High Density Residential areas will typically range from 10 to 14 units per acre while they may reach as high as 24 units per acre in limited situations.

Attention to design will be essential as site and structural plans are prepared for High Density projects. Properties developed in the High Density residential areas shall provide substantial amenities. The use of high quality materials in all aspects of High Density Residential developments construction will be mandatory.

Developments are to be characterized by a combination of stacked and side-by-side multi-family structures with urban streets and Developed Open Space. Projects shall be designed so as to complement the surrounding land uses. Developments in these

areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Historic Plat. The portion of Salem that is most easily identified by the grid block system generally encompassing the blocks between 500 West and 500 East north of the Salem Canal and south of 400 North.

This designation is intended to promote the perpetuation of existing land uses and land use patterns in the area. The designation is intended to preserve the established urban pattern while accommodating new development and updates to public infrastructure.

Mixed Use. The Mixed Use designation is designed to provide for developments that have a combination of well-integrated residential and commercial uses. It is expected that developments in the Mixed Use areas will be among the most difficult in the City to design. As such, it is also expected that teams of highly sophisticated design and marketing professionals will be involved in the preparation of development plans in the Mixed Use areas.

In addition to the residential and retail based commercial uses, the Mixed Use district is intended to accommodate the majority of the professional office space in the City. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complimentary land uses.

The residential component shall be designed and integrated so as to complement the surrounding commercial activity. While not required, it is anticipated that dwelling units will be located in shared residential/commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities. Open spaces and recreational features shall be designed for the use and enjoyment of both the commercial patrons and the development's residents.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Neighborhood Commercial. The Neighborhood Commercial designation is intended to identify locations where small-scale, neighborhood-oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.

Tenant spaces in these areas shall be limited to 10,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 5 acres in size.

Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered an essential part of developments in the Neighborhood Commercial areas.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Regional Commercial. Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities.

As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed.

Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Town Center. The Town Center designation is intended to provide specific locations where centers with high levels of a variety of activities can be planned. It is anticipated that developments in the Town Center designation will include a broad range of land uses with the expectation that the land use combinations will be complimentary in nature.

It is expected that the Urban Center areas will differ from the Mixed Use designation. While the Mixed Commercial and Residential areas will provide with developments that maintain a suburban character, the Town Center areas will accommodate developments that truly promote and centers that maintain urban characteristics.

The use of materials and design patterns that will contribute towards the creation of an interesting and inviting atmosphere will be mandatory. The inclusion of parks, plazas and broad pedestrian walks will be expected with individual development's designs. The mass and height of structures in the Town Center District will exceed that of the other districts in the community. Gradation standards for structures bulk shall be employed so as to create logical functioning transitions between this district and others.

These centers will be defined by compact developments with most parking provided in structures and at street level. Also, the incorporation of mass transit facilities shall be considered an essential element in the design of Town Centers.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Business Park. The Business Park designation will provide locations in the City that will accommodate land uses that require large tracts of land specific infrastructure facilities. Developments in the Business Park areas will create and maintain a campus type of setting. The central land use in the district should be office space but

other land uses will be considered.

As it is anticipated that potential operators in this district will have unique infrastructure needs, consideration will be given as those needs are identified so as to ensure the establishment of a functioning atmosphere for the individual businesses. This may require the planning for and developing off-site facilities to meet the needs of the various land uses in the Business Park areas.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Light Industrial and Office Warehouse. The Light Industrial and Office Warehouse district is provided to identify locations for a number of different land uses. The nature of the area will be defined by different activities that will range from automotive repair centers to office and assembly facilities for small business. It is expected that the individual tenants will maintain some office or showroom space as a part of their business activity. Developments in the area will provide an attractive, functional and secure setting for the combination of tenants and land uses that are anticipated.

As it is anticipated that land uses within this district will create certain sounds, odors and other elements that might be incompatible with other land uses, careful consideration will be given when developments in these areas are designed so as to provide suitable transitions between the distinct land uses.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Public Facilities. Institutional sites will accommodate public or quasi-public land uses. Activities in the institutional areas will vary greatly and shall include schools, libraries, hospitals, fire stations and other land uses that provide essential services to the general public. Sites developed in institutional areas should meet the highest standards with the facilities offering design elements that will make the Institutional developments compatible with surrounding land uses.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

Agricultural. The Agricultural designation is provided to identify lands that are appropriate and suitable for agricultural activities. Dwelling sites may be permitted in the Agricultural areas where the parcel size is 5 acres or larger. Roadways in the area may be designed to the City's rural street standards. Careful consideration shall be given if or when infrastructure is extended through Agricultural areas. Home sites in the Agricultural areas shall most frequently be served by individual wells and septic systems.

Image 1. Anticipated transportation corridors, intersections and activity centers.

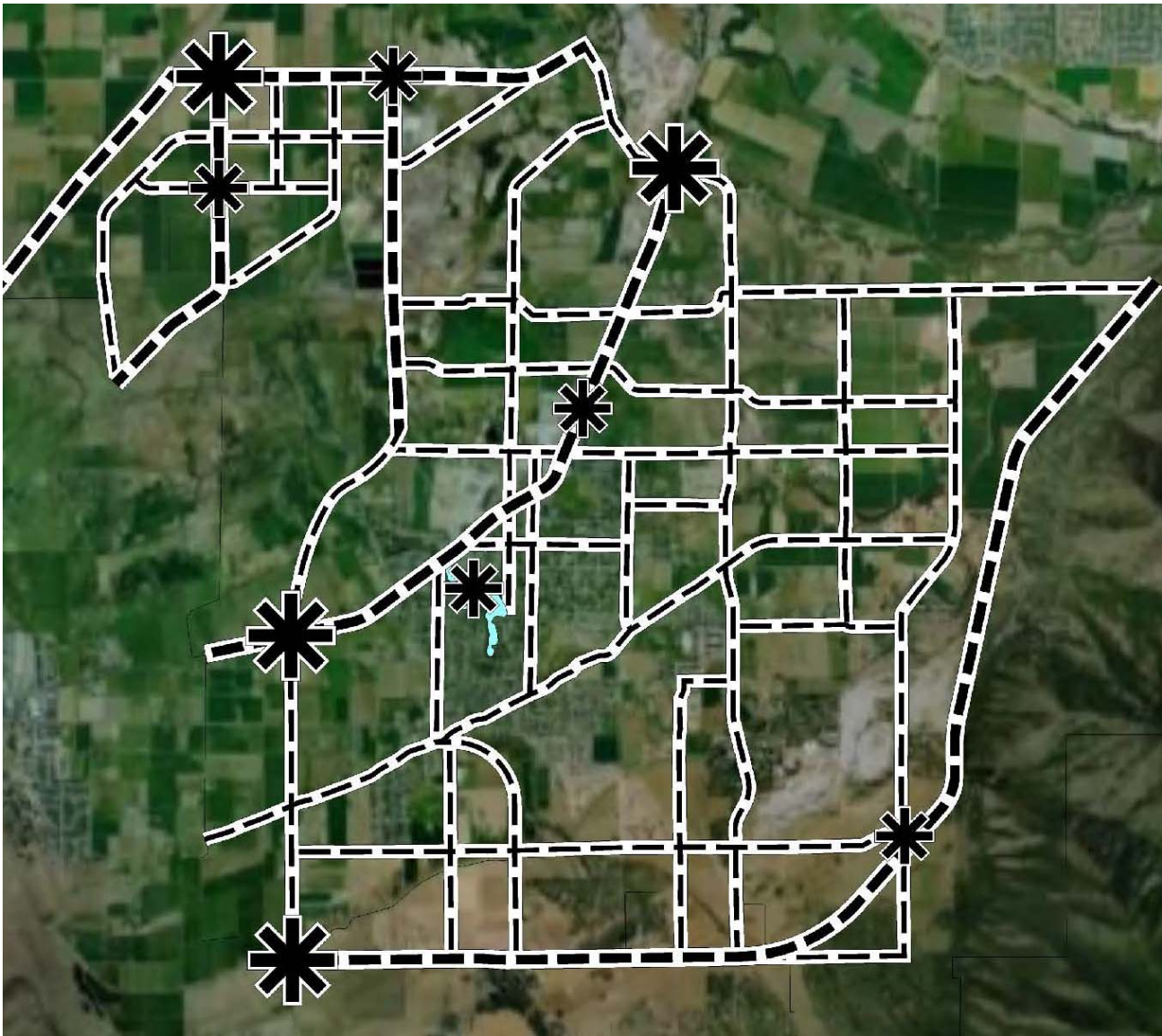


Image 2. Potential Land Use arrangement with four levels of intensity.

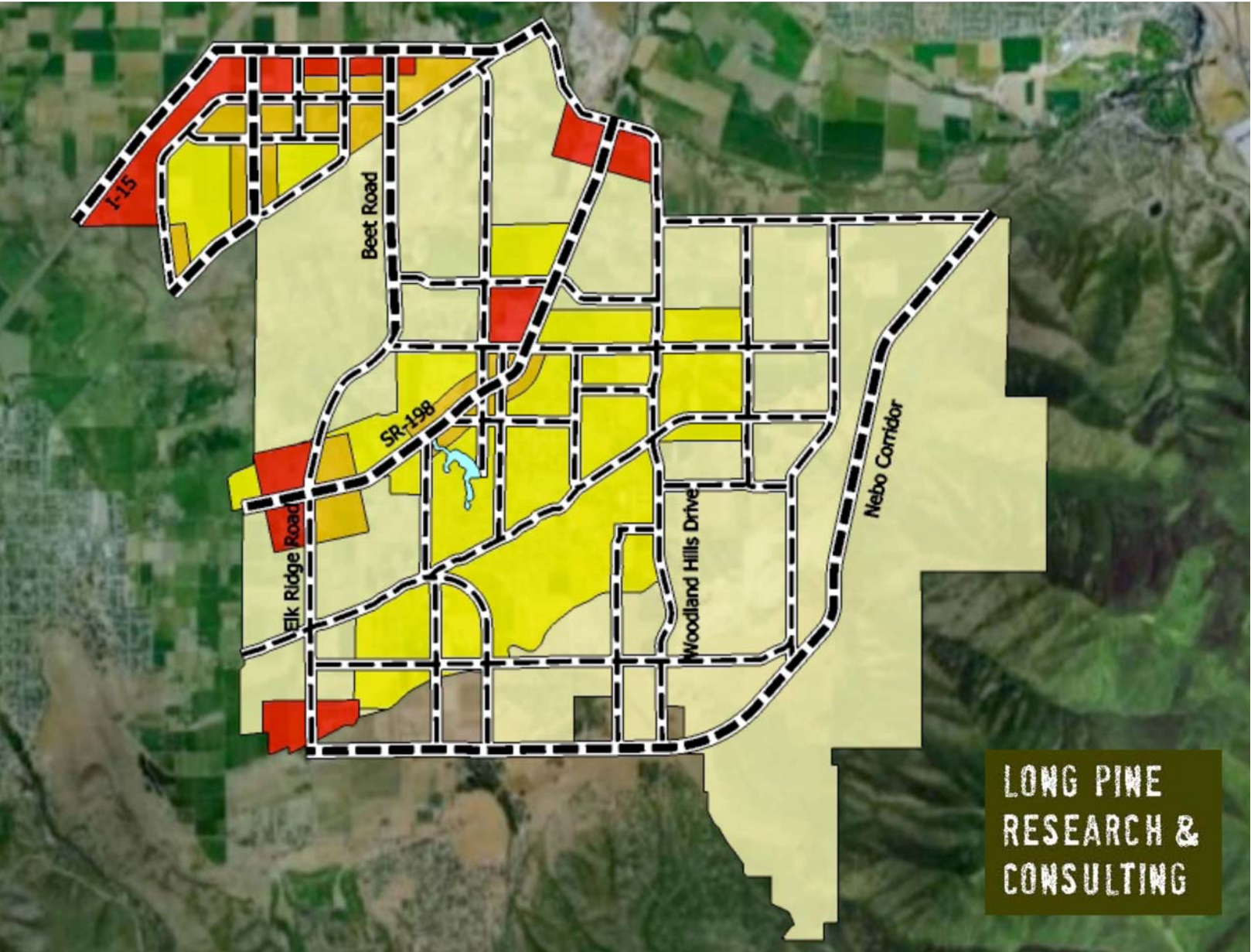


Image 3. Areas of Salem with distinct characteristics.

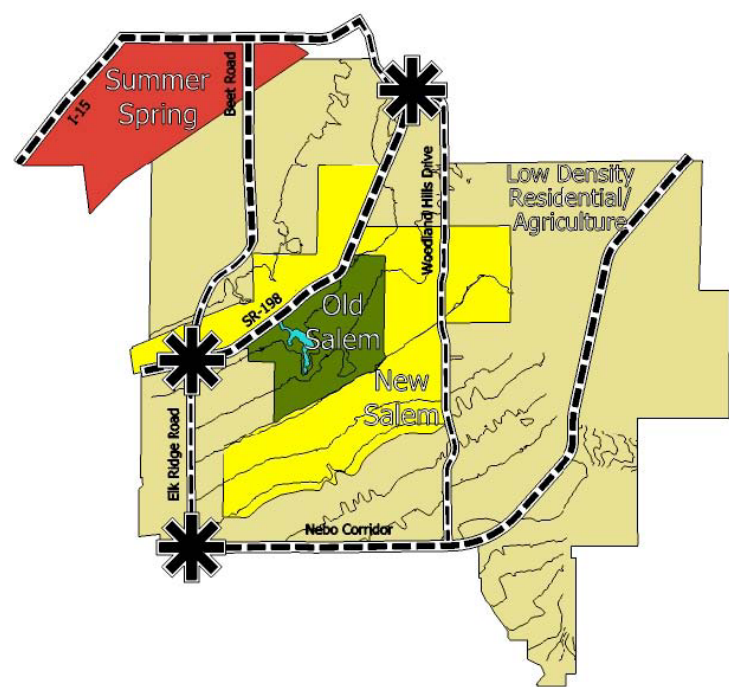


Image 4. Existing General Plan Map without property lines.

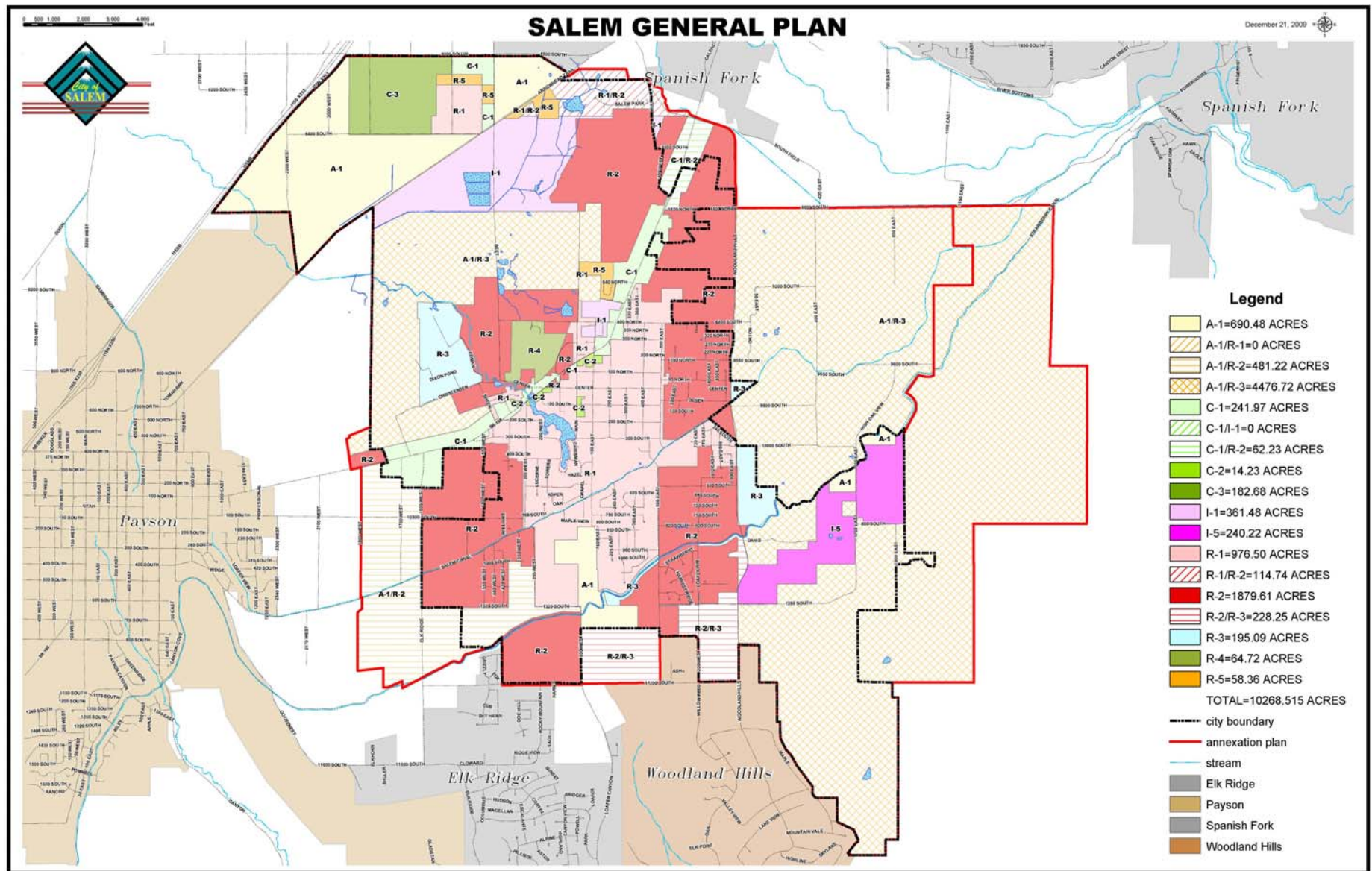


Image 5. Existing General Plan Map with property lines.

