



## SALEM PLANNING COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173.

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.

### SALEM PLANNING COMMISSION

#### Commission Members

Stephen Elzinga  
Chane Griggs, President  
Casey Kopcho  
Ian Levin  
Brian McKinley, Vice President  
Joshlene Pollock  
Ashley Schweickart  
Brandon Smith  
Drew Wright

#### City Staff

Lisa Anderson-Ogilvie, AICP, Deputy  
Director and Planning Administrator  
Natasha Zimmerman, Deputy City Attorney  
Aaron Panko, Planner III  
Britany Randall, Planner II  
Angela Williamson, Staff Assistant

**Next Meeting:** May 7, 2019

<http://www.cityofsalem.net/Pages/salem-planning-commission.aspx>

***\*\*Declare potential or actual conflicts of interest prior to each item on the agenda.***

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, the Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

### MEETING AGENDA

Tuesday, April 16, 2019  
5:30 PM – 7:30 PM  
City Hall, Council Chambers  
555 Liberty St SE, Room 240

1. CALL TO ORDER
2. COMMUNICATIONS FROM THE COUNCIL, BOARDS, COMMISSIONS, AND AGENCIES
3. FIRST OPPORTUNITY FOR APPEARANCE OF INTERESTED CITIZENS: This time is available for interested citizens to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by the Planning Commission at public hearings. Each person's comments will be limited to three minutes.
4. CONSENT CALENDAR (includes approval of minutes, adoption of routine items requiring Commission action)

4.1 Approval of Minutes:

March 19, 2019 Minutes (Commissioner McKinley)

**Recommended Action:** Approve

4.2 Consent Calendar

None

5. ADDITIONAL AGENDA ITEMS

None

6. PUBLIC HEARINGS: Hearings begin no earlier than 5:30 p.m. unless otherwise noted. The statement of criteria will be read at the beginning of the hearings.

6.1 **DELIBERATIONS ONLY** - Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No.: DR-SPR-ADJ-DAP19-01 for property located at 2425 Market St NE – Ward 1 – NEN, Lansing, NESCA N.A.; (Britany Randall)

**NO PUBLIC TESTIMONY WILL BE TAKEN**

**Summary:** A consolidated application for a Design Review, Site Plan Review, Driveway Approach Permit, and Class 2 Adjustment to allow for the development of a proposed triplex on property located at 2425 Market Street NE.

**Request:** A consolidated application for a triplex, multi-family development. The application includes the following:

- 1) A Class 3 Design Review and Class 3 Site Plan Review for the proposed multi-family development;
- 2) A Class 2 Driveway Approach Permit to allow driveway access from the proposed development to 24th Street NE; and
- 3) A Class 2 Adjustment to reduce the required spacing between driveways onto 24th Street NE as they do not meet the spacing standard due to their proximity to Market Street, a Major Arterial.

The subject property totals approximately 0.27 acres in size, is zoned RS (Single Family Residential), is within the Compact Development Overlay Zone, and is located at 2425 Market Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24BC01200).

**Recommended Action:** Adopt Report

6.2 **CONTINUED HEARING** - Comprehensive Plan Map Change / Zone Change / Subdivision/ Adjustment Case No.: CPC-ZC-SUB-ADJ19-02 for property located at 2600 Center St NE – Ward 2 – NESCA and NEN N.A.; (Aaron Panko; [apanko@cityofsaalem.net](mailto:apanko@cityofsaalem.net))

**Summary:** A Minor Comprehensive Plan Map Amendment and Zone Change from Public and Private Health Services to Single Family and Multi-Family Residential designations to allow for a future mixed density residential development, a subdivision to further divide the subject property into four lots, and an Adjustment to lot depth, connectivity, and setback requirements.

**Request:** A Minor Comprehensive Plan Map Amendment from CSH (Community Services Health) to Single Family Residential and Multi-Family Residential, a Zone Change from PH (Public and Private Health Services) to RS (Single Family Residential) and RM-II (Multi-Family Residential), and a Tentative Subdivision to further divide the property into four lots, with a Class 2 Adjustment request to:

- 1) To the lot depth standards in SRC 511.010(a), 514.010(b), and contained in Tables 511-2 and 514-2;
- 2) To connectivity standards in SRC 803.035(a); and
- 3) To zone-to-zone setback standards in SRC 514.010(b), and contained in Table 514-5.

For property approximately 47.37 acres in size, zoned PH (Public and Private Health Services), and located at 2600 Center Street NE - 97301 (Marion County Assessor's Map and Tax Lot number: 073W24C / 00100).

**Recommended Action:** Adopt Report

- 7. SECOND OPPORTUNITY FOR APPEARANCE OF INTERESTED CITIZENS: (Other than agenda items.)
- 8. PLANNING ADMINISTRATOR’S REPORT
- 9. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER

9.1 Brian McKinley

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**SALEM PLANNING COMMISSION  
FUTURE AGENDA ITEMS**

*NOTE: This schedule is tentative and subject to change.*

**May 7**

- Comprehensive Plan Change / Zone Change Case No. CPC-ZC19-03 for property located at 5871 Liberty Rd S Ward 4 – Sunnyslope Neighborhood Association; (Olivia Glatz; [oglantz@cityofsalem.net](mailto:oglantz@cityofsalem.net)):  
A consolidated application to change the Comprehensive Plan Map designation and zoning of an approximately 15.80-acre property from "Developing Residential" with RA (Residential Agriculture) zoning to "Multifamily Residential" with RM-2 (Multiple Family Residential) zoning. The subject site is an approximately 15.80 acres in size and consists of two tax lots, zoned RA (Residential Agriculture), and located at 5871 Liberty Road S (Marion County Assessor map and tax lot number: 083W16C00600).
- Design Review / Site Plan Review for property located at 4265 Claxter Ct Ward 5 – Northgate Neighborhood Association; (Britany Randall; [brandall@cityofsalem.net](mailto:brandall@cityofsalem.net)):  
A Class 3 Design Review and Class 3 Site Plan Review for a proposed development of a 102-unit apartment complex with associated parking, play area, landscaping, common building and on-site amenities, for property approximately 3.15 acres in size, zoned CO (Commercial Office) and within the Portland/Fairgrounds Road Overlay Zone, and located at 4265 and 4285 Claxter Court NE - 97301 (Marion County Assessor's Map and Tax lot numbers: 073W12AC / 00900; 073W12A / 01600 and 01603).

**May 21**

- None

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**SALEM PLANNING COMMISSION  
PUBLIC HEARING PROCEDURES**

THE PROCESS FOR THE PUBLIC HEARING will begin with the staff presentation, followed by the applicant’s case presentation (*limited to a total of 15 minutes*), neighborhood organization comments (*limited to a total of 10 minutes*), testimony of persons either in favor or opposition (*limited to 5 minutes each, discretionary*), and a rebuttal opportunity for the applicant (*limited to 5 minutes*), should opposition be raised. If attendance should warrant, the Chair may direct that a warning light on the podium be illuminated when there is one minute remaining in the allotted time. The public testimony portion will then be closed and Commission deliberation follows.

THE APPLICANT HAS THE BURDEN OF PROOF to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant’s testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request that the hearing be continued or that the record be left open for submission of additional evidence or testimony. The Commission may continue the hearing to another date and time, or leave the record open to receive additional evidence or written testimony.

PLANNING COMMISSION DECISIONS are based on the criteria contained in the Salem Revised Code. Applicable criteria for each case, referenced in the public hearing notice and staff report, can be found in the Salem Revised Code. Applications may be approved, conditionally approved, or denied on the basis of conformity with the applicable criteria. Conditions of approval may be placed on an approval to ensure the proposal complies with all applicable portions of the Salem Revised Code.

ALL ISSUES MUST BE RAISED AT THE HEARING. Failure to raise an issue, accompanied by statements or evidence sufficient to afford the parties an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue. A similar failure to raise constitutional issues relating to any proposed conditions of approval precludes an action for damages in Circuit Court.

Salem Revised Code (SRC) and other informative documents may be accessed online at:

<http://www.cityofsalem.net/Departments/Legal/Pages/SalemRevisedCodes.aspx>.

Planning Commission agendas and reports online can be found at:

<http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/PlanningCommission/Pages/default.aspx>.