# MEETING AGENDA

**Tuesday, August 6, 2019**  
5:30 PM — 7:30 PM  
City Hall, Council Chambers  
555 Liberty St SE, Room 240

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT:** 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:**

   **July 23, 2019 Minutes** (Commissioner Schweickart)  
   **Recommended Action:** Approve

   4.2 **Resolutions**

   None

   4.3 **Action Items**

   None

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**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.**
5. **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.

5.1 **Comprehensive Plan Change / Zone Change Case No. CPC-ZC19-07 for property located at 4696 Center Street NE and 592 Hile Lane NE; Ward 6 – ELNA Neighborhood Associations; (Pamela Cole; pcole@cityofsalem.net):**

**Summary:** A request for a comprehensive plan change to Multi-Family Residential and zone change to RM2 (Multiple Family Residential 2) concurrent with a proposed petitioner-initiated, voter-exempt annexation of property at 4696 Center St NE and 592 Hile Lane NE.

**Description:** A comprehensive plan change from Developing Residential to Multi-Family Residential and zone change from Marion County UD (Urban Development) to RM2 (Multiple Family Residential 2), concurrent with a petitioner-initiated voter-exempt annexation and withdrawal from the Marion County Fire District #1, for multiple properties with combined area of 5.04 acres, designated Developing Residential and Multi-Family Residential in the SACP, zoned Marion County UD (Urban Development), and located at 4696 Center St NE and 592 Hile Lane NE 97301 (Marion County Assessors Map and Tax Lots 072W29BB03100, 072W29BB03200, 072W29BC03801, and 072W29BC03600).

**Recommended Action:** Adopt Report

5.2 **Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Case No. DR-SPR-ADJ-DAP19-06 for property located at 1100 Jefferson St NE; Ward 1 – Grant Neighborhood Associations; (Aaron Panko; apanko@cityofsalem.net):**

**Request:** A Class 3 Design Review and Class 3 Site Plan Review application for development of a new four-unit apartment complex, with a Class 2 Driveway Approach Permit for a new driveway on Jefferson Street NE, and a Class 2 Adjustment request to reduce the vehicle use area setback adjacent to a building or structure from five feet, as required by SRC 806.035(c)(4), to four feet, for property approximately 0.25 acres in size, zoned RM-II (Multi-Family Residential), and located at 1100 Jefferson Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W23AB / 07800).

**Recommended Action:** Adopt Report

5.3 **Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment Case No. DR-SPR-ADJ19-07 for property located at 1175 Nebraska Avenue NE; Ward 1 – Grant Neighborhood Associations; (Olivia Glantz; oglantz@cityofsalem.net):**

**Request:** A proposed Class 3 Design Review, Class 3 Site Plan Review to allow development of a three-unit multi-family use with a Class 2 Adjustment to:
1. Reduce the required 10-foot setback abutting a vehicle use area to the eastern and western property lines to 5-feet; and
2. Reduce the required number of parking spaces from six spaces to five spaces.

For proposed parcel size of approximately 0.20 acres, zoned RM-II (Multiple Family Residential - 2) and located in the 1175 Nebraska Avenue NE - 97301 (Marion County Assessor’s Map and Tax Lot number: 073W23BD / 6500).

**Recommended Action:** Adopt Report
6. SPECIAL ORDERS OF BUSINESS

6.1 Planning Commission Bylaws Update – (Lisa Anderson-Ogilvie; lmanderson@cityofsalem.net)

7. INFORMATION REPORTS

8. PUBLIC COMMENT: (Other than agenda items.)

9. PLANNING ADMINISTRATOR’S REPORT

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER

11. ADJOURNMENT

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SALEM PLANNING COMMISSION

FUTURE AGENDA ITEMS

NOTE: This schedule is tentative and subject to change.

August 20

- Comprehensive Plan Change / Neighborhood Plan Change/ Zone Change Case No. CPC-NPC-ZC19-09
  for property located at 1443 45th Avenue NE; Ward 6 – ELNA Neighborhood Association; (Bryce Bishop;
  bbishop@cityofsalem.net)
  Request: A consolidated Minor Comprehensive Plan Map Amendment from Single Family Residential
  to Industrial Commercial, Minor Neighborhood Plan Map Amendment from Single Family to Industrial
  Commercial, and Zone Change from RA (Residential Agriculture) to IC (Industrial Commercial) for
  property approximately 3.25 acres in size and located at 1443 45th Avenue NE (Marion County
  Assessor Map and Tax Lot Number: 072W19DB00100).

September 3

- Comprehensive Plan Change / Zone Change / Planned Unit Development / Subdivision Case No. CPC-
  ZC-PUD-SUB19-08 for property located at 255 Cordon Road NE, 4800-4900 Block of State Street, and
  4700-4800 Block of Auburn Road NE; Ward 3 – ELNA Neighborhood Associations; (Aaron Panko;
  apanko@cityofsalem.net):
  Request: An application for a 670-unit Planned Unit Development/Subdivision to be completed in six
  phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial)
  to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS
  (Single Family Residential) for approximately 3.25 acres, and a Tree Conservation Plan to remove 218
  of the 233 existing trees on the subject property, including removal of 27 significant trees.

For property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II
(Multi-Family Residential), CR (Retail Commercial), and IP (Industrial Park), and located at 255 Cordon
Road NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE - 97301 (Marion
County Assessor's Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300, and 00400, 072W29C / 00100,
00101, 00199, 00200, 00300, and 00400).
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: https://www.cityofsalem.net/Pages/salem-planning-commission.aspx.