



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
Kirsten Straus, Staff Assistant

Next Meeting: October 1, 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, September 17, 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:

September 3, 2019 Minutes

Recommended Action: Approve

4.2 Resolutions

- Resolution 19-01 (Sign Code Amendment)

4.3 Action Items

None

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 / Planned Unit Development / Subdivision / Tree Conservation Plan Case No. CPC- ZC-PUD-SUB-TCP19-08 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)

SUMMARY: An application for a Planned Unit Development and Subdivision for 659 single family units and a 36-unit multi-family residential use, for a total of 695 units, for property approximately 122 acres in size.

REQUEST: An application for a 695-unit Planned Unit Development and 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 Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

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).

6. SPECIAL ORDERS OF BUSINESS

- Planning Commission Bylaws Update

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

**SALEM PLANNING COMMISSION
FUTURE AGENDA ITEMS**

NOTE: This schedule is tentative and subject to change.

October 1

- **REOPENED HEARING - 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 Assessor Map and Tax Lots 072W29BB03100, 072W29BB03200, 072W29BC03801, and 072W29BC03600).

- Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-SPR-ADJ-DAP19-08 for 1233 Edgewater St NW; Ward 1 – West Salem NA (Aaron Panko; apanko@cityofsalem.net)

Summary: Proposed redevelopment and expansion of Northwest Human Services including demolition of several existing structures, two new building additions, and a new main parking lot.

Request: A Class 3 Design Review and Class 3 Site Plan Review application for the expansion of an existing outpatient medical services use, with a Class 2 Driveway Approach Permit for a new driveway on Gerth Street NW, and a Class 2 Adjustment request to:

- 1) Reduce the minimum off-street parking requirement for the use from 156 spaces to 150 spaces, a 3.8 percent reduction.
- 2) To allow the maximum building setback of 10 feet to be exceeded in some locations.
- 3) To reduce the vehicle use area setback to interior property lines from 5 feet to 0 feet.
- 4) To reduce the landscaping requirement for the development site from 15 percent to 13 percent.

For property approximately 2.4 acres in size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor) and located at the 1200 Block of Edgewater Street NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W28AB / 05200, 05300, 05700, 05900, and 06200).

- Class 3 Design Review / Class 3 Site Plan Review Case No. DR-SPR19-09 for 1257 2nd St NW; Ward 1 – West Salem NA (Aaron Panko; apanko@cityofsalem.net)

Summary: Proposed development of a temporary modular structure to be used by Northwest Human Services as a dental clinic while the main campus building located at 1233 Edgewater Street NW is under construction.

Request: A Class 3 Design Review and Class 3 Site Plan Review application for placement of a temporary modular structure, to be used as a dental office, classified as an outpatient medical services use, for property approximately 0.17 acres in size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor) and located at the 1257 2nd Street NW - 97304 (Polk County Assessors Map and Tax Lot number: 073W28AB / 00302).

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>.