



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

Chane Griggs, President

Lisa Heller

Casey Kopcho

Ian Levin

Brian McKinley, Vice President

Joshlene Pollock

Ashley Schweickart

Michael Slater

City Staff

Lisa Anderson-Ogilvie, AICP, Deputy

Director and Planning Administrator

Natasha Zimmerman, Deputy City Attorney

Kirsten Straus, Staff Assistant

Shelby Guizar, Staff Assistant

Next Meeting: June 2, 2020

<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.

DIGITAL MEETING AGENDA

Tuesday, May 19, 2020

5:30 PM – 7:30 PM

ONLINE

This regular meeting of the Salem Planning Commission will take place online. If you are interested in attending, you can digitally attend the meeting using any computer, tablet, or smart phone. You can also call in to the meeting using any phone with the information provided below.

Staff Reports and presentations for this meeting will be available at this link, see "Agendas and Meeting Minutes":

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

DIGITAL MEETING INFORMATION

Please join this meeting from your computer, tablet or smartphone by clicking this link:

<https://www.gotomeet.me/SalemPlanning/salem-planning-commission-may-19-2020>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 843-630-621

The City will be using GoTo Meeting software to host this meeting. New to GoToMeeting? Get the app now and be ready when the meeting starts:

<https://global.gotomeeting.com/install/843630621>

The City of Salem and the Salem Planning Commission thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally.

For any questions or concerns about the above information, please contact Kirsten Straus, Staff Assistant at kstraus@cityofsalem.net or 503-540-2347.

MEETING AGENDA
SALEM PLANNING COMMISSION

Tuesday, May 19, 2020

5:30 PM – 7:30 PM

ONLINE

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: May 5, 2020 Minutes (Heller)
Recommended Action: Approve
 - 4.2 Resolutions: None
 - 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 Case CPC-ZC20-02 for 2575 Center St NE; Ward 2 –North East Salem Community Association (NESCA) and North East Neighbors (NEN); Aaron Panko, apanko@cityofsalem.net

SUMMARY: A Minor Comprehensive Plan Map Amendment and Zone Change from PH (Public and Private Health Services) to MU-I (Mixed Use-I).
REQUEST: A Minor Comprehensive Plan Map Amendment from CSH (Community Services Health) to Mixed Use and a Zone Change from PH (Public and Private Health Services) to MU-I (Mixed Use-I) for a 14.94 acre portion of property approximately 47.37 acres in size, and located at 2575 Center Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W24C / 00100).

Recommended Action: Adopt Report

- 5.2 **DELIBERATIONS ONLY** Comprehensive Plan Change / Zone Change Case CPC-ZC20-01 for property located at 4423 Burright Lane SE; Ward 3 – Southeast Mill Creek Association (SEMCA); Bryce Bishop, bbishop@cityofsalem.net

SUMMARY: A Minor Comprehensive Plan Map Amendment and Zone Change from IG (General Industrial) to IC (Industrial Commercial).

REQUEST: A consolidated Minor Comprehensive Plan Map Amendment from “Industrial” to “Industrial Commercial” and Zone Change from IG (General Industrial) to IC (Industrial Commercial) for property approximately 10.46 acres in size and located at 4423 Burrigth Lane SE (Marion County Assessor Map and Tax Lot Number: 082W07C02100).

Recommended Action: Adopt Report

5.3 **DELIBERATIONS ONLY** Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case DR-SPR-ADJ-DAP20-01 – 685 Court ST NE; Ward 1 – Central Area Neighborhood Development Organization (CANDO); Olivia Dias, odias@cityofsalem.net

SUMMARY: A consolidated application for the redevelopment of the YMCA.

REQUEST: A consolidated application for the redevelopment of the YMCA (recreational and cultural community service) consisting of the proposed three-story, 53,599 square foot building and vehicle use area, and modifications to driveways on Cottage Street and Chemeketa Street.

The application includes the following:

- 1) A Class 3 Design Review and Class 3 Site Plan review for the proposed building;
- 2) A Class 2 Driveway Approach Permit for the proposed driveway onto Cottage Street; and
- 3) A Class 2 Adjustment to:
 - a) Allow portions of the proposed building adjacent to Court Street NE, and Cottage Street NE to be setback less than 5 ft. as required under SRC 522.010(b);
 - b) Reduce the minimum six to ten-foot vehicle use area setback required to zero feet, pursuant to SRC 806.035(c)(2) to the property line abutting Cottage Street NE;
 - c) Reduce the minimum six to ten-foot vehicle use area setback required to two feet, pursuant to SRC 806.035(c)(2) to the property line abutting Chemeketa Street NE;
 - d) Reduce 15 percent landscaping for the development to 5 percent.
 - e) Reduce required parking spaces from 153 spaces to 78 spaces, with 40 spaces across Cottage Street NE; and
 - f) Eliminate the required four-foot wall required for Vehicle Use Areas abutting a street setback less than 10-feet.

The subject property is approximately 0.33 acres in size, zoned CR (Retail Commercial) within the General Retail/Office Overlay Zone, located at 299 Cottage Street NE and 685-695 Court Street SE (Marion County Assessor Map and Tax Lot Number: 073W27AA / 1800 073W27AA / 1600 073W27AA / 1500 and 073W27AA / 1400).

Recommended Action: Adopt Report

6. SPECIAL ORDERS OF BUSINESS: None
7. INFORMATION REPORTS: None
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.

June 2, 2020

- None

**SALEM PLANNING COMMISSION
PUBLIC HEARING PROCEDURES**

THE HEARING WILL BE CONDUCTED with the staff presentation first, followed by the applicant’s case, and questions from the Commissioners. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. The record will be held open to allow for additional written testimony. Please direct any additional comments to the Case Manager.

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>.