



## 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 16, 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, June 2, 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-june-2-2020>

**You can also dial in using your phone.**

United States: +1 (646) 749-3122

Access Code: 189-802-797

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/189802797>

*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](mailto:kstraus@cityofsalem.net) or 503-540-2347.

**MEETING AGENDA**  
**SALEM PLANNING COMMISSION**

Tuesday, June 02, 2020

5:30 PM – 7:30 PM

ONLINE

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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 19, 2020 Minutes (Pollock)  
**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 **DELIBERATIONS ONLY** 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](mailto: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
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

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**SALEM PLANNING COMMISSION  
FUTURE AGENDA ITEMS**

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

June 16, 2020

- None

July 7, 2020

- Class 3 Design Review, Conditional Use, Class 3 Site Plan Review and Class 2 Driveway Approach Permit for 5611 Woodside Drive (Brandon Pike, [bpike@cityofsalem.net](mailto:bpike@cityofsalem.net)); Summary: 18-unit Multi-Family development for property approximately 0.67 acres in size, zoned IC (Industrial Commercial).

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**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>.