



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

Dan Augustyn
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
Aaron Panko, Planner III
Zachery Cardoso, Admin Analyst

Next Meeting: December 15, 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, December 1, 2020

5:30 PM – 7:30 PM

ONLINE

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 ACCESS:

To view this meeting LIVE on YouTube, please visit this link with your computer, tablet, or smartphone by clicking this link:

<https://bit.ly/planningpublicmeetings>

TO PROVIDE WRITTEN TESTIMONY AT THIS MEETING: Email written testimony to the Case Manager or mail to City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. We recommend you email comments to ensure receipt before the public hearing.

TO SIGN UP TO PROVIDE IN-PERSON TESTIMONY: You may provide testimony digitally at the public hearing. To sign up to provide live testimony during a public hearing, please email zcardoso@cityofsalem.net or call 503-540-2304 by December 1, 2020 at 3:00p.m.

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.

To submit written comments for items not on the agenda please contact Zachery Cardoso, Administrative Analyst I, at zcardoso@cityofsalem.net or 503-540-2304.

MEETING AGENDA
SALEM PLANNING COMMISSION

Tuesday, December 1, 2020

5:30 PM – 7:30 PM

ONLINE

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (for items not already on the agenda)

Please contact Zachery Cardoso at zcardoso@cityofsalem.net, 503-540-2304, or City of Salem Planning, Attn: Zachery Cardoso, 555 Liberty St SE Rm 305, Salem OR 97301 to provide written testimony or sign up to provide in-person testimony.

4. CONSENT CALENDAR (includes approval of minutes, adoption of routine items requiring Commission action)

4.1 Approval of Minutes: October 20, 2020 Minutes (Levin)

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 Class 3 Design Review, Class 3 Site Plan Review, and Class 2 Adjustment Case No. DR-SPR-ADJ20-03 for 220 Kingwood Avenue NW; Ward 1 – West Salem Neighborhood Association; Aaron Panko, apanko@cityofsalem.net

SUMMARY: Proposed development of a new off-street parking area.

REQUEST: A Class 3 Design Review and Class 3 Site Plan Review for development of a new auxiliary parking area for Northwest Human Services to serve the main campus at 1233 Edgewater, with the following Class 2 Adjustments:

- 1) To reduce the minimum building frontage requirement adjacent to 2nd Street from 50 percent to 0;
- 2) To reduce the vehicle use area setback to interior property lines from 5 feet to 0 feet;
- 3) To propose an alternative method for meeting the pedestrian access standards in 535.010(g)

For property approximately 0.58 acres in size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor), and located at 220 Kingwood Avenue NW and 1255-1257 2nd Street NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W28AB / 00300, 00301, and 00302).

Recommended Action: Adopt Report

6. SPECIAL ORDERS OF BUSINESS:

6.1 Tree Work Session Follow Up

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.

December 15, 2020

- Comprehensive Plan Change, Neighborhood Plan Change, Zone Change Case No. CPC-NPC-ZC20-09 for 700 block of Lockwood Lane S (Brandon Pike, bpik@cityofsalem.net); Summary: A Minor Comprehensive Plan Map Amendment, Neighborhood Map Amendment, and Zone Change from single family residential with RS zoning to multi-family residential with RM-II zoning.
- Marine Drive Conversation

**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. 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>.