



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

Aaron Panko, Planner III
Lisa Anderson-Ogilvie, AICP, Deputy
Director and Planning Administrator
Pamela Cole, Planner II
Shelby Guizar, Admin Analyst
Thomas Cupani, Deputy City Attorney
Toni Whitler, Public Works Parks Planner II

Next Meeting: June 1, 2021

<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 18, 2021

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 SGuizar@cityofsalem.net or call 503-540-2315 no later than 3:00 p.m. on May 18, 2021.

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 Shelby Guizar, Administrative Analyst I, at SGuizar@cityofsalem.net or 503-540-2315.

MEETING AGENDA – SALEM PLANNING COMMISSION

Tuesday, May 18, 2021

5:30 PM – 7:30 PM

ONLINE

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT (agenda items other than public hearings, deliberations, and the merits of land use issues that are reviewable by the Planning Commission at public hearings)
Please contact Shelby Guizar at SGuizar@cityofsalem.net, 503-540-2315, or City of Salem Planning, Attn: Shelby Guizar, 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: May 4, 2021 Minutes (Kopcho)
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 and Zone Change Case No. CPC-ZC21-01 for 681 Rees Hill Road SE; Ward 4 – South Gateway Neighborhood Association; Pamela Cole, PCole@cityofsalem.net

SUMMARY: A comprehensive plan change to "Parks, Open Space, and Outdoor Recreation" and zone change to PA (Public Amusement) for a portion of a City-owned property, concurrent with a proposed petitioner-initiated annexation and withdrawal from the Salem Suburban Rural Fire District.

REQUEST: A Comprehensive Plan Change from "Developing Residential" to "Parks, Open Space, and Outdoor Recreation" and Zone Change from Marion County UT-10 (Urban Transition - 10 Acre) to City of Salem PA (Public Amusement) for land east of the center line of the future extension of Lone Oak Road SE within a territory approximately 18.05 acres in size including 0.57 acres of Devon Avenue SE right-of-way and 17.47 acres of City-owned property at 681 Rees Hill Road SE 97306 (Marion County Assessor Map and Tax Lot Number 083W22C00400), concurrent with a proposed petitioner-initiated, voter-exempt annexation and a withdrawal of the territory from the Salem Suburban Rural Fire District.

Recommended Action: Adopt Report

- 5.2 Comprehensive Plan Change, Zone Change, Class 3 Site Plan Review, and Class 2 Adjustment Case No. CPC-ZC-SPR-ADJ21-02 for 5191 Portland Road NE; Ward 5 – Northgate Neighborhood Association; Aaron Panko, APanko@cityofsalem.net

SUMMARY: A request for a Minor Comprehensive Plan Map Amendment and Zone Change from CG (General Commercial) to IC (Industrial Commercial), Class 3 Site Plan Review for development of a shipping container sales use, and Class 2 Adjustment to reduce the landscape requirement for Phase 1 of development.

REQUEST: A Minor Comprehensive Plan Map Amendment from Commercial to Industrial Commercial and a Zone Change from CG (General Commercial) to IC (Industrial Commercial), and a Class 3 Site Plan Review application for development of a Warehousing and Distribution use (shipping container sales and storage),

with a Class 2 Adjustment to reduce the minimum landscape requirement for Phase 1 from 12,050 square feet (15 percent of the total site area) to 4,340 square feet (5.4 percent), for property approximately 1.85 acres in size, and located at 5191 Portland Road NE - 97305 (Marion County Assessors Map and Tax Lot number: 062W31D / 01503).

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 1, 2021

- Unified Development Code (UDC) Code Amendment Work Session – House Bill 2001

June 15, 2021

- Unified Development Code (UDC) Code Amendment Work Session

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>.