



**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

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Lisa Heller  
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Ian Levin  
Brian McKinley, Vice President  
Joshlene Pollock  
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Bryce Bishop, Planner III  
Lisa Anderson-Ogilvie, AICP, Deputy  
Director and Planning Administrator  
Thomas Cupani, Deputy City Attorney  
Zachery Cardoso, Admin Analyst

**Next Meeting:** July 6, 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, June 15, 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 [ZCardoso@cityofsalem.net](mailto:ZCardoso@cityofsalem.net) or call 503-540-2304 no later than 3:00 p.m. on June 15, 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 Zachery Cardoso, Administrative Analyst I, at [ZCardoso@cityofsalem.net](mailto:ZCardoso@cityofsalem.net) or 503-540-2304.

# MEETING AGENDA – SALEM PLANNING COMMISSION

Tuesday, June 15, 2021

5:30 PM – 7:30 PM

ONLINE

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1. CALL TO ORDER
2. ROLL CALL
3. CONSENT CALENDAR (includes approval of minutes, adoption of routine items requiring Commission action)
  - 3.1 Approval of Minutes: June 1, 2021 Minutes (Slater)  
**Recommended Action:** Approve
  - 3.2 Resolutions: None
  - 3.3 Action Items: None

#### 4. PUBLIC HEARINGS:

- 4.1 Fairview Refinement Plan Major Amendment, Class 1 Design Review, Class 3 Site Plan Review, Class 1 Adjustment, Class 2 Adjustment, & Class 2 Driveway Approach Permit Case No. FRPA-DR-SPR-ADJ-DAP21-02 for 4000 to 4100 Blocks of Reed Road SE & 2110 Strong Road SE; Ward 4 – Morningside Neighborhood Association; Bryce Bishop, [BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)

SUMMARY: An application to develop a 183-unit multiple family development, pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Refinement Plan II refinement plan, as a second phase of The Grove apartments at Fairview on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The proposal includes 105 dwelling units on the portion of the site located at 2110 Strong Road SE and the remaining 78 dwelling units on the portion of the site located in the 4000 to 4100 Blocks of Reed Road SE.

REQUEST: A consolidated application for a proposed 183-unit multiple family development on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The application includes the following:

1. A Class 1 Design Review and Class 3 Site Plan review for the proposed multiple family development.
2. A Major Amendment to the Fairview Refinement Plan II refinement plan to:
  - a) Increase the number of dwelling units allowed within the refinement plan from 280 to 457;
  - b) Allow the lot for the East development to exceed the maximum lot depth requirements of the AU (Adaptive Use) and MI (Mixed-Intensity) areas of the refinement plan;
  - c) Allow the minimum required floor-area-ratio (lot coverage) of the West development located within the VC (Village Center) area of the refinement plan to be less than 0.75 FAR;
  - d) Allow the proposed carports within the development to exceed the maximum 1,000 square-foot building footprint required in the VC, AU, and MI areas.
  - e) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along Lindburg Road and Strong Road to be occupied by buildings placed at the minimum setback line;
  - f) Allow Buildings 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 35 to be setback greater than the maximum 20-foot setback abutting a street required in the VC, AU, and MI areas of the refinement plan;
  - g) Allow Buildings 22 and 24 to be setback less than the minimum required 10-foot setback abutting a street required in the AU and MI areas of the refinement plan;

- h) Allow the proposed off-street parking spaces on the south side of Chapel Drive within the East development and the proposed off-street parking spaces along the southern property line of the West development to be setback less than the minimum 20-foot setback abutting a street required in the VC and MI areas of the refinement plan;
  - i) Allow the off-street parking spaces located within one of the proposed parking lots within the East development abutting phase 1 of The Grove apartments to be less than the minimum 10-foot setback required abutting an interior side property line in the AU area of the refinement plan;
  - j) Allow three driveway approaches onto the private streets within the East development where a maximum of two driveway approaches per parcel are allowed onto private streets within the AU and MI areas of the refinement plan;
  - k) Allow the driveway approaches onto the proposed private streets within the East and West developments to exceed the maximum driveway approach widths required under the VC, AU, and MI areas of the refinement plan;
3. A Class 1 Adjustment to increase the maximum number of parking spaces allowed within the East development from 137 spaces to 146 spaces (SRC 806.015(d)).
4. A Class 2 Adjustment to:
- a) Decrease the minimum number of trees required to be planted around the perimeter of buildings (SRC 702.020(b)(4));
  - b) Decrease the minimum number of trees required to be planted around the perimeter of off-street parking areas and allow some of the proposed parking lot planter bays within the development to be less than the minimum required nine feet in width (SRC 702.020(b)(7));
  - c) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along proposed Village Center Loop to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
  - d) Allow less than 50 percent of the lot/street frontages of the East development within the AU and MI areas of the refinement plan along streets to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
  - e) Allow ground floor dwelling units located within 25 feet of a property line abutting a street to be developed without a building entrance facing the street or a direct pedestrian connection to the adjacent sidewalk (SRC 702.020(e)(5));
  - f) Allow proposed buildings located adjacent to interior side property lines to be developed without a 45-degree façade setback plane for those portions of the buildings that are greater than 28 feet in height;
  - g) Allow dead-end off-street parking areas within the East development to be constructed without a turnaround (SRC 806.040(a)); and
  - h) Allow the proposed trash/recycling areas to be developed without on-site turnaround areas for waste collection service vehicles (SRC 800.055(f)(2)).
5. A Class 2 Driveway Approach Permit for the proposed driveway approaches within the West development onto Strong Road SE and Lindburg Road SE.

**Recommended Action:** Adopt Report

5. SPECIAL ORDERS OF BUSINESS:

5.1 Unified Development Code (UDC) Amendment Work Session

6. 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 Zachery Cardoso at [ZCardoso@cityofsalem.net](mailto: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.*

- 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.*

July 6, 2021

- No items to date

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**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>.