



## 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  
Ronald Eachus  
Kaley Fought  
Daisy Goebel  
Chane Griggs, President  
Lisa Heller  
Casey Kopcho  
Ian Levin, Vice-President  
Michael Slater

#### City Staff

Lisa Anderson-Ogilvie, AICP, Deputy Director  
and Planning Administrator  
Tory Banford, UD Project Manager  
Thomas Cupani, Deputy City Attorney  
Patricia Farrell, Parks and Natural Resources  
Planning Manager  
Shelby Guizar, Admin Analyst  
Eunice Kim, Long-Range Planning Manager  
Austin Ross, Long-Range Planner I  
Julie Warncke, Transportation Planning  
Manager

**Next Meeting:** April 19, 2022

<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, April 5, 2022

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](mailto:SGuizar@cityofsalem.net) or call 503-540-2315 by April 5, 2022 at 3:00 p.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 Shelby Guizar, Administrative Analyst I, at [SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net) or 503-540-2315.

# MEETING AGENDA – SALEM PLANNING COMMISSION

Tuesday, April 5, 2022

5:30 PM – 7:30 PM

ONLINE

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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](mailto: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: March 15, 2022 Minutes (Augustyn)  
**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 **Continued Hearing;** Our Salem Code Amendment Case No. CA21-04; Eunice Kim, [EKim@cityofsalem.net](mailto:EKim@cityofsalem.net)

SUMMARY: A request to update to Salem Area Comprehensive Plan (Comprehensive Plan) and proposed revisions to the Salem Area Comprehensive Plan Map, zoning map, neighborhood plan maps, and Salem Revised Code. The work is the result of the multi-year Our Salem project, which has included extensive public engagement. The proposal includes adoption of the Salem Housing Needs Analysis.

#### REQUEST:

- **Update the Salem Area Comprehensive Plan:** The draft Comprehensive Plan is proposed to update the existing Comprehensive Policies Plan, revising the goals and policies in line with the community’s vision for the future. The draft plan covers a broad range of topics, including community engagement and equity, housing, economic development and employment, parks and recreation, natural resources and the environment, climate change and natural hazards, transportation, public facilities, and historic resources.
- **Amend the Salem Revised Code:** The code amendment creates three new zones, the Mixed Use-III, Mixed Use-Riverfront, and Neighborhood Hub zones. Other proposed changes implement recommendations of the Our Salem Zoning Subcommittee to help reduce greenhouse gas emissions from transportation, and repeal overlay zones that are no longer necessary.
- **Amend the Comprehensive Plan Map, Zoning Map, and Generalized Land Use Map in 10 Neighborhood Plans:** The proposed map changes reflect the community’s vision for future growth, advancing goals and polices in the proposed updated Comprehensive Plan. Proposed changes include rezoning and redesignating land to allow a mix of uses along frequent transit routes, increase the amount of multifamily land across the city to meet Salem’s housing needs, and allow commercial uses more broadly across the city. Other proposed map changes resolve existing conflicts between properties’ current Comprehensive Plan Map designations and zoning.

- **Adopt the Housing Needs Analysis:** The City can adopt the Housing Needs Analysis once the projected deficit of multifamily land is met through the proposed map changes described above.

**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.*

April 19, 2022

- Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-01 for 550 Hawthorne Ave SE; Kyle Kearns, [KKearns@cityofsalem.net](mailto:KKearns@cityofsalem.net); Summary: A request for a Minor Comprehensive Plan Map Amendment and Zone Change from IBC (Industrial Business Campus) to IC (Industrial Commercial).
- Sign Code Work Session; Aaron Panko, [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net)

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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>.