



City of Salem

Salem Planning Commission

Community Development Department

June 21, 2022

5:30 PM – 7:30 PM

Online (ZOOM)

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

PARTICIPANTS

Commission Members:

Dan Augustyn, Ronald Eachus, Kaley Fought, Daisy Goebel, President Chane Griggs, Lisa Heller, Vice-President Ian Levin, and Michael Slater

City Staff:

Lisa Anderson-Ogilvie, AICP, Deputy Director and Planning Administrator

Pamela Cole, Planner II

Thomas Cupani, Deputy City Attorney

Shelby Guizar, Administrative Analyst

AGENDA

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 (approval of minutes, adoption of routine items requiring Commission action)
 - 4.1 Approval of Minutes: June 7, 2022 Minutes (Slater)
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-ZC22-03 for 4650 and 4680 Hazelgreen Road NE; Ward 5 – Northgate Neighborhood Association; Pamela Cole, PCole@cityofsalem.net

SUMMARY: Comprehensive plan change to "Multi-Family Residential" and "Commercial" and zone change to RM-II (Multiple Family Residential II) and CG (General Commercial) for property at 4650 & 4680 Hazelgreen Road NE that is proposed for annexation.

REQUEST: Comprehensive Plan Change to "Multi-Family Residential" and Zone Change to City of Salem RM-II (Multiple Family Residential II) for approximately 13.7 acres and a Comprehensive Plan Change to "Commercial" and Zone Change to City of Salem CG (General Commercial) for approximately 1.8 acres with a concurrent petitioner-initiated, voter-exempt annexation of a territory approximately 16.44 acres in size, including 0.82 acres within the right-of-way of Hazelgreen Road NE and 15.62 acres of private property located at 4650 & 4680 Hazelgreen Road NE (Marion County Assessor Map 062W32C / 000500 and 000400), currently designated "Industrial" in the Salem Area Comprehensive Plan (SACP) and zoned Marion County UT-20-IND (Urban Transition 20 Acres - Industrial).

Recommended Action: Adopt Report

5.2 Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-04 for 3821 Ibex Street NE; Ward 5 – Northgate Neighborhood Association; Pamela Cole, PCole@cityofsalem.net

SUMMARY: Comprehensive plan change to "Parks, Open Space, and Outdoor Recreation" and zone change to PA (Public Amusement) for future expansion of Fisher Road Park on a property at 3821 Ibex Street NE that is proposed for annexation.

REQUEST: Comprehensive Plan Change to "Parks, Open Space, and Outdoor Recreation" and Zone Change to City of Salem PA (Public Amusement) with a concurrent petitioner-initiated, voter-exempt annexation of territory approximately 1.99 acres in size, located at 3821 Ibex Street NE (Marion County Assessor Map and Tax Lot Number 072W07BB02900), currently designated "Multi-Family Residential" in the Salem Area Comprehensive Plan (SACP) and zoned Marion County UD (Urban Development).

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

DIGITAL MEETING ACCESS and TESTIMONY INSTRUCTIONS

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 ON A PUBLIC HEARING ITEM: 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 ON A PUBLIC HEARING ITEM: 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 by the date of the meeting at 3:00 p.m.

Staff Reports and presentations for this meeting will be available at this link, see "Agendas and Meeting Minutes": <https://www.cityofsalem.net/government/boards-commissions/commissions/salem-planning-commission>

To submit written comments for items not on the agenda please contact Shelby Guizar, Administrative Analyst, at SGuizar@cityofsalem.net or 503-540-2315.

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 503-540-2371 (TTD/TTY 503-588-6439) at least two business days in advance.

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 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

FUTURE SALEM PLANNING COMMISSION AGENDA ITEMS

NOTE: This schedule is tentative and subject to change.

July 5, 2022

- Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-05 for 5536 Skyline Road S; Pamela Cole, PCole@cityofsalem.net; Summary: A Comprehensive Plan Change to "Multi-Family Residential" and Zone Change to RM1 (Multiple Family Residential 1) for a property at 5536 Skyline Road S 97306 that is proposed for annexation.
- Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-06 for 3800 Block of Mahrt Avenue SE; Pamela Cole, PCole@cityofsalem.net; Summary: A Comprehensive Plan Change to "Commercial" and zone change to CR (Retail Commercial) for future expansion of Auto Zone on a property in the 3800 block of Mahrt Avenue SE that is proposed for annexation.

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:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Planning Commission agendas and reports online can be found at:

<https://www.cityofsalem.net/government/boards-commissions/agendas-minutes/-folder-220>