



City of Salem Salem Planning Commission

April 4, 2023
5:30 PM – 7:30 PM
City Hall, Council Chambers
555 Liberty St SE, Room 240

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, Michael Slater, and Robert Vieyra-Braendle

City Staff:

Lisa Anderson-Ogilvie, AICP, Deputy Director and Planning Administrator
Bryce Bishop, Planner III
Shelby Guizar, Administrative Analyst
Fred Wilson, Assistant City Attorney

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 to coordinate in-person testimony.
4. CONSENT CALENDAR (approval of minutes, adoption of routine items requiring Commission action)
 - 4.1 Approval of Minutes: None
 - 4.2 Resolutions: None
 - 4.3 Action Items: None
5. PUBLIC HEARINGS:
 - 5.1 Minor Comprehensive Plan Change, Zone Change, Conditional Use Permit, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review Case No. CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01 for 1851 Cordon Road SE; Ward 2 – SEMCA;
Bryce Bishop, bbishop@cityofsalem.net

SUMMARY: Proposed 396-unit multiple family residential development with associated off-street parking, common open space, and site improvements.

REQUEST: A consolidated application for a proposed 396-unit multiple family residential development with associated off-street parking, common open space, and site improvements on property totaling approximately 23.3 acres in size. The application includes:

- 1) A Minor Comprehensive Plan Map Amendment from "Industrial" to "Industrial Commercial" and Quasi-Judicial Zone Change from RA (Residential Agriculture) to IC (Industrial Commercial) for an approximate 2.78-acre portion of the property (Marion County Assessor Map and Tax Lot Number: 082W050000300);
- 2) A Conditional Use Permit for the proposed multiple family development;
- 3) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the development;
- 4) A Class 3 Site Plan Review;
- 5) Class 2 Adjustment to:
 - a) Allow parking to be located between Building 29 and the proposed cul-de-sac of Seattle Slew Drive SE (SRC 702.020(e)(3));
 - b) Allow less than 40 percent of the buildable width of the street frontage of the subject property adjacent to Cordon Road SE, proposed A Street, and the cul-de-sac of Seattle Slew Drive SE to be occupied by buildings placed at the setback line (SRC 702.020(e)(4)); and
 - c) Allow ground-level dwelling units located within 25 feet of the property line abutting a street to be developed without an architecturally defined primary building entrance facing the street with a direct pedestrian access to the adjacent sidewalk (SRC 702.020(e)(5));
- 6) A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto proposed A Street; and
- 7) A Class 1 Design Review to determine the proposed development's conformance with the applicable multiple family design review standards of SRC 702.020;

The subject property is zoned IC (Industrial Commercial) and RA (Residential Agriculture) and located at 1851 Cordon Road SE (Marion County Assessor Map and Tax Lot Numbers: 082W050000200, 082W050000300, 082W050000400, 082W050000401, and 082W050000500).

Recommended Action: [Adopt Staff Report](#)

6. SPECIAL ORDERS OF BUSINESS: None
7. INFORMATION REPORTS: None
8. PLANNING ADMINISTRATOR'S REPORT
9. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER
10. PUBLIC COMMENT (other than agenda items)
11. ADJOURNMENT

ADDITIONAL MEETING DETAILS

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>

Staff Reports and other meeting documents 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.

April 18, 2023

- Work Session; Discussion on topics for the Planning Commission to discuss and work on.

May 2, 2023

- Sign Code Amendment Case No. CA23-03; Aaron Panko, APanko@cityofsalem.net

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/src>

Planning Commission agendas and reports online can be found at:

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