

**MINUTES**  
**FINAL SALEM PLANNING COMMISSION Reviewer: McKinley**  
**April 20, 2021**

**COMMISSIONERS PRESENT**

Dan Augustyn  
Chane Griggs, President  
Lisa Heller  
Casey Kopcho  
Ian Levin  
Brian McKinley, Vice President  
Joshlene Pollock  
Ashley Schweickart

**COMMISSIONERS ABSENT**

Michael Slater, Excused

**STAFF PRESENT**

Eunice Kim, Long Range Planning  
Manager  
Lisa Anderson-Ogilvie,  
Deputy CD Director and  
Planning Administrator  
Sally Long, Planner I  
Shelby Guizar, Admin Analyst  
Thomas Cupani, Deputy City  
Attorney  
Tony Martin, Assistant City Traffic  
Engineer

**Note: This meeting was held digitally during the home quarantine imposed by the Governor to stem the spread of the Covid-19 virus. All attendees were virtual.**

**1. CALL TO ORDER**

President Chane Griggs called the meeting to order at 5:30 P.M.

**2. ROLL CALL**

Roll was taken and with quorum established, President Griggs proceeded with the meeting.

- 3. PUBLIC COMMENT:** This time is available for interested citizens to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by the Planning Commission at public hearings. Each person's comments will be limited to three minutes.

- None

**4. CONSENT CALENDAR:**

4.1 Approval of Minutes

April 6, 2021 Minutes (Commissioner Schweickart)  
Recommended Action: Approve

**Motion:** Move to approve the minutes.

**Motion by:** Commissioner Schweickart  
**Seconded by:** Commissioner Levin

**Questions or Comments by:** None

**Vote:** Aye: Augustyn, Griggs, Heller, Kopcho, Levin, McKinley, Pollock, Schweickart  
Nay: 0  
Abstentions: 0  
Absent: 1 (Slater)

**Action:** Moved to approve the minutes.

**VOTE:**

**Yes 8 No 0 Abstain 0 Absent 1 (Slater)**

4.2 Resolutions: None

4.3 Action Items: None

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**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.**

President Griggs asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. No conflicts or ex-parte contacts were noted.

**5.1 APPEAL of Variance and Class 2 Driveway Approach Permit Case No. VAR-DAP21-01 for 1355 Mildred Lane SE;** Ward 4 – South Gateway Neighborhood Association; Sally Long, [SLong@cityofsalem.net](mailto:SLong@cityofsalem.net)

**SUMMARY:** An appeal of the Hearing Officer’s Decision for Variance and Class 2 Driveway Approach Permit applications to allow a driveway approach onto Mildred Lane SE, a Minor Arterial Street, where a driveway is not allowed for a single-family residential use.

**REQUEST:** An appeal of the March 16, 2021 Hearing Officer’s Decision for Variance and Class 2 Driveway Approach Permit applications to allow a driveway approach onto Mildred Lane SE, classified a Minor Arterial Street on the Salem Transportation System Plan, where a driveway is not allowed pursuant to SRC 804.035, for a single-family residential use, for property approximately 7.56 acres in size, split-zoned RA (Residential Agriculture), RS (Single-Family Residential) and IC (Industrial Commercial) and located at 1355 Mildred Lane SE - 97306 (Marion County Assessor Map and Tax Lot Numbers: 083W14CB / 2301, 2400, 2401, 2500, and 2501).

Case Manager, Sally Long, entered the presentation, staff report, and all attachments into the record and proceeded with the presentation.

**Recommended Action:** AFFIRM the Hearings Officer’s denial of a Variance and Class 2 Driveway Approach Permit for Case No. VAR-DAP21-01 to allow a driveway approach onto Mildred Lane SE, classified a Minor Arterial Street, where a driveway is not allowed for a single-family use pursuant to SRC 804.035.

**Questions or Comments for Staff by Commissioners:** Commissioners Griggs and Heller

Testifying Parties:

Applicant:

- Mark Grenz, Multi-Tech Engineering, 1155 13<sup>th</sup> Street SE, Salem OR 97302

**Questions or Comments for Applicant by Commissioners:** Commissioners Heller, Pollock, Griggs, Schweickart

Neighborhood Association(s):

- None

Support:

- None

Neutral:

- None

Opposed:

- None

**Additional Questions or Comments for Staff by Commissioners:** Commissioners Schweickart and Levin

Rebuttal by Applicant:

- Mark Grenz, Multi-Tech Engineering, 1155 13<sup>th</sup> Street SE, Salem OR 97302

***Applicant requests that the record be left open or that the hearing be continued.***

**Additional Questions or Comments for Applicant by Commissioners:** Commissioners Griggs, Heller, Pollock, Kopcho and Schweickart

Rebuttal by Applicant:

- None

**Motion:** Move to continue the hearing to the next Planning Commission meeting.

**Motion by:** Commissioner Levin

**Seconded by:** Commissioner Pollock

**Vote:** Aye: Griggs, Heller, Levin, McKinley, Pollock

Nay: 3 (Augustyn, Kopcho, Schweickart)

Abstentions: 0

Absent: 1 (Slater)

**Action:** Moved to continue the hearing to the next Planning Commission meeting.

**VOTE:**

**Yes 5 No 3 (Augustyn, Kopcho, Schweickart) Abstain 0 Absent 1 (Slater)**

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**6. SPECIAL ORDERS OF BUSINESS:**

**6.1 Housing Update**

Eunice Kim, Long-Range Planning Manager, mentioned the provided Multi-family Housing Update memorandum, summarized its contents, and let the Commissioners know she was available for questions or comments.

**Questions or Comments by Commissioners:**

- Commissioner Schweickart asked what City was hearing from the development community regarding the utilization of mixed used zone for multi-development, mentioned that less than seven acres a year are being developed multi-family since 2014, is hoping the mixed use tool will help us make up the current deficit at a more rapid pace.
  - Ms. Kim answered that the State Street corridor was first to change, and we have not seen a lot of applications coming in for that area yet. We have had applicants to request to change their zoning to the mixed use because of the flexibility it allows.
  - Lisa Anderson-Ogilvie mentioned that what the City is proposing through Our Salem will convert all the land that is needed through the Housing Needs Analysis (HNA), so once the Our Salem plan adopted, the deficit will be gone.
- Commissioner Schweickart mentions she is glad the deficit will be fixed with Our Salem instead of relying on private development and is excited to see the change to mixed use in other areas of the city.

**7. INFORMATION REPORTS:** None

**8. PUBLIC COMMENT (other than agenda items):** None

**9. PLANNING ADMINISTRATOR'S REPORT:**

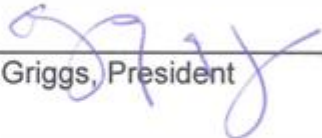
- Our Salem policy committee meetings every week at noon and 5:30 p.m. with different topics each week, also available to watch on YouTube.
- First Zoning Subcommittee meeting on April 30, 2021 from 12-2 p.m., Commissioners can attend and provide comments, it is also available to view on YouTube.

**10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** None

**11. ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6:33 P.M.

SUBMITTED:

  
\_\_\_\_\_  
Chane Griggs, President

ATTESTED:

  
\_\_\_\_\_  
Lisa Anderson-Ogilvie, AICP  
Deputy Community Development Director and  
Planning Administrator