

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Kopcho
May 4, 2021

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

None

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Olivia Dias, Current Planning
Manager
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 5:33 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 20, 2021 Minutes (Commissioner McKinley)

Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner McKinley

Seconded by: Commissioner Augustyn

Questions or Comments by: None

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

Action: Moved to approve the minutes.

VOTE:

Yes 7 No 0 Abstain 1(Slater) Absent 1(Levin)

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.

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

Commissioner Slater stated into the record that he did review the materials from the last meeting and is prepared to participate in discussion and deliberations on the continued case.

5.1 Continuance of the 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

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).

Olivia Dias, Current Planning Manager, summarized the process up to this point and entered the additional Applicant written testimony into the record.

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.

Commissioner Levin arrived at 5:38 P.M.

Questions or Comments for Staff by Commissioners: Commissioners Griggs, Pollock, Kopcho, Slater

Testifying Parties:

Applicant:

- Mark Grenz, Multi-Tech Engineering, 1155 13th Street SE, Salem OR 97302

Questions or Comments for Applicant by Commissioners: Commissioners Schweickart and Levin

Additional Questions or Comments for Staff by Commissioners: Commissioner Slater

Neighborhood Association(s):

- None

Support:

- None

Neutral:

- None

Opposed:

- None

Rebuttal by Applicant:

- Mark Grenz, Multi-Tech Engineering, 1155 13th Street SE, Salem OR 97302

Additional Questions for Applicant or Staff by Commissioners: None

With no further questions, Commissioner Griggs closed the public hearing at 6:16 P.M.

Motion: Move to adopt staff recommendation.

Motion by: Commissioner McKinley

Seconded by: Commissioner Levin

Discussion on Motion: Commissioners Levin, Schweickart, Pollock, Slater

Vote:

Aye: Augustyn, Griggs, Heller, Kopcho, Levin, McKinley, Pollock, Schweickart, Slater

Nay: 0

Abstentions: 0

Absent: 0

Action: Moved to approve the staff recommendation.

VOTE:

Yes 9 No 0 Abstain 0 Absent 0

6. SPECIAL ORDERS OF BUSINESS: None

7. **INFORMATION REPORTS:** None

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

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

- May 18 Salem Planning Commission meeting has two public hearings for Comprehensive Plan Changes and Zone Changes
- House Bill 2001 code amendment work session with Planning Commission at the June 1 Planning Commission meeting
- Code amendments for camping and other changes work session with Planning Commission at the June 15 Planning Commission meeting
 - Commissioner Pollock asked if anyone had contacted about taking over her position on the Planning Commission
 - Lisa Anderson-Ogilvie answered that there has been one application she has seen so far, but as time gets closer it will be publicly posted for recruitment
 - Commissioner Schweickart mentioned she is happy about the interactive Our Salem map, also felt a lot of good questions were asked at the first Our Salem Zoning subcommittee meeting held on April 30, 2021. Talked about the subcommittee having a few new councilors and was wondering about communication of land use and the housing needs analysis to the new councilors.
 - Ms. Anderson-Ogilvie answered that the recent housing update supplied at the April 20th Planning Commission meeting is going to be an information report on the next City Council meeting, the housing needs analysis was also presented at the last joint-work session with City Council where new Councilors were present and when Our Salem was accepted by City Council in March. Ms. Anderson-Ogilvie also mentioned that the new councilors appreciated the Planning Commission questions and comments.
 - Commissioner Schweickart asked if City could pass along some information about current bills being passed, such as House Bill 2600.
 - Ms. Anderson-Ogilvie said the City will have a list at the end of session and will share it with the Planning Commission.

10. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** President Griggs thanked the commissioners for their attention and work on the case heard at tonight's hearing.

11. **ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6:47 P.M.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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