

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Slater
June 1, 2021

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Dan Augustyn, Excused

STAFF PRESENT

Bryce Bishop, Planner III
Eunice Kim, Long-Range Planning
Manager
Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Pamela Cole, Planner II
Shelby Guizar, Admin Analyst
Thomas Cupani, Deputy City
Attorney

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. CONSENT CALENDAR:

President Griggs asked Commissioners Kopcho and Schweickart if they are prepared to vote on the minutes from the last meeting since they were absent, or if they are choosing to abstain from this vote. Commissioners Kopcho and Schweickart both stated they are prepared to vote on the minutes from the last meeting.

3.1 Approval of Minutes

May 18, 2021 Minutes (Commissioner Heller)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Heller
Seconded by: Commissioner McKinley

Questions or Comments by: None

Vote: Aye: Griggs, Heller, Kopcho, McKinley, Pollock, Schweickart, Slater
Nay: 0

Abstentions: 0
Absent: 2 (Augustyn, Levin)

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (Augustyn, Levin)

3.2 Resolutions: None

3.3 Action Items: None

4. PUBLIC HEARINGS:

Commissioner Levin entered the meeting at 5:32 p.m.

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 Commissioners Kopcho and Schweickart if they reviewed the materials for the case from the last meeting and if they are prepared to participate in discussions and deliberations, or if they choose to abstain from this vote. Commissioners Kopcho and Schweickart both stated that they reviewed the case documents and are prepared to discuss and deliberate tonight.

President Griggs asked the Commissioners if anyone had ex-parte communications on this case since the last meeting. No ex-parte contacts were noted.

4.1 Deliberations Only Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-01 for 681 Rees Hill Road SE; Ward 4 – South Gateway Neighborhood Association; Pamela Cole, PCole@cityofsalem.net

SUMMARY: A Comprehensive Plan Change to "Parks, Open Space, and Outdoor Recreation" and Zone Change to PA (Public Amusement) for a portion of a City-owned property, concurrent with a proposed petitioner-initiated annexation and withdrawal from the Salem Suburban Rural Fire District.

REQUEST: A Comprehensive Plan Change from "Developing Residential" to "Parks, Open Space, and Outdoor Recreation" and Zone Change from Marion County UT-10 (Urban Transition - 10 Acre) to City of Salem PA (Public Amusement) for land east of the center line of the future extension of Lone Oak Road SE within a territory approximately 18.05 acres in size including 0.57 acres of Devon Avenue SE right-of-way and 17.47 acres of City-owned property at 681 Rees Hill Road SE 97306 (Marion County Assessor Map and Tax Lot Number 083W22C00400), concurrent with a proposed petitioner-initiated, voter-exempt annexation and a withdrawal of the territory from the Salem Suburban Rural Fire District.

Case Manager, Pamela Cole, entered supplemental findings and comments received during the open record period into the record and summarized the case up to this point.

Recommended Action: Staff recommends that the Planning Commission adopt the facts and findings of the staff report and make the following recommendation to the City Council for the subject property consisting of approximately 16 acres of land generally east of the center line of the future extension of Lone Oak Road SE within a territory approximately 18.05 acres in size including 0.57 acres of Devon Avenue SE right-of-way and 17.47 acres of City-owned

property at 681 Rees Hill Road SE 97306 (Marion County Assessor Map and Tax Lot Number 083W22C00400):

- A. That the Salem Area Comprehensive Plan Map Change from “Developing Residential” to "Parks, Open Space, and Outdoor Recreation" be GRANTED and
- B. That the zone change request from Marion County UT-10 (Urban Transition - 10 Acres) to City of Salem PA (Public Amusement) be applied upon annexation of the property, contingent on approval of the “Parks, Open Space, and Outdoor Recreation” Comprehensive Plan Map designation, and subject to the following condition:

Condition 1: The proposed legal description of the boundary between the PA (Public Amusement Zone) and RA (Residential Agriculture) zone shall be submitted to the Planning Administrator for review and approval within one year of the effective date of the annexation or at the time of final approval of public construction plans for the extension of Lone Oak Road SE, whichever is later.

Questions or Comments for Staff by Commissioners: Commissioner Schweickart

Motion: Move to adopt staff recommendation.

Motion by: Commissioner McKinley
Seconded by: Commissioner Slater

Discussion on Motion: Commissioners Pollock, Schweickart

Vote:

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

Action: Moved to adopt staff recommendation.

VOTE:

Yes 8 No 0 Abstain 0 Absent 1 (Augustyn)

5. SPECIAL ORDERS OF BUSINESS:

5.1 Unified Development Code (UDC) Amendment Work Session – House Bill 2001

Bryce Bishop, Planner III, provided a background on the UDC and House Bill 2001 then continued with a presentation on the draft UDC amendments.

Questions or Comments by Commissioners:

- Commissioner Slater asked what the open space requirements for each unit, and lot coverage requirements.
 - Bryce Bishop answered lot coverage requirements are on page 42 of the draft UDC amendments that was provided. Single family, two family, three

family, and four family have 60% max plus setback requirements, multi-family has no max.

- Commissioner Pollock asked what the difference between parking for cottage clusters and the lower family units are.
 - Mr. Bishop answered that a cottage cluster is 5-12 units, where the city is proposing to require parking at the rate allowed in the state rules. However, parking is not required for 3+ units in the CDSP or within ¼ mile of the core network, as was approved last year. Mr. Bishop explained that staff was seeking policy direction on parking when units are added to a lot with an existing single family dwelling: if the units are attached state law prohibits requiring parking, if they are detached, we can require parking. This will potentially incentivize attached units when detached units may be more in character with the neighborhood.
 - The Commission confirmed their desire to not require parking for attached or detached units when added to a lot with an existing single family dwelling.
- Commissioner Pollock asked about multi-generational housing, not abutting, but different floors.
 - Mr. Bishop pointed out that language has been added to the UDC for common wall or floor/ceiling in the definition of a Triplex. These types of housing could be used for multi-generational needs.
- Commissioner Schweickart wanted to confirm that the term “cottage cluster” came from the house bill, not something the city came up with. Also asked if there are any sites currently in our community that look like a cottage cluster that we can point to in the future to prepare the public with what they look like and get developers to start thinking about developing those types of sites.
 - Mr. Bishop answered that a Planned Unit Development (PUD) usually was the mechanism where developers would do something similar. Also mentioned he has heard architects wanting to develop something like these cottage clusters. Eunice Kim, Long Range Planning Manager, mentioned that when the city did the multifamily housing project, there was feedback from people to want more types of housing like cottage clusters.
- Commissioner Schweickart stated that in section 700.011, common courtyard (c)(4), she would like to lower the total impervious amount to be less than 75% of the total common courtyard area.
 - Ms. Kim mentioned that the 75% comes from the model code, and that the city is not able to be more restrictive than the state, but we can see if we are required to adopt that section or not.
- Commissioner Kopcho asked if the revised setback numbers also come from the model code.
 - Mr. Bishop answered that the setback requirements are unable to be more restrictive than what we currently require for single family.
- Commissioner Kopcho mentioned that he feels setbacks are problematic because they can turn space into unused space. Wants to make the best use of space that we have, feels the space provides no economic value for the city, and wants to move into a direction where we can reduce some of the setback numbers. Also asked what changes were made, if any, to building height requirements.

- Mr. Bishop answered that cottage cluster height was added to the UDC as max 25 ft, or two-stories, whichever greater, still cannot exceed the 35 ft that is required for single family.
- Commissioner Kopcho mentioned that he likes the idea of eliminating parking requirements, believes that people developing multifamily will provide parking without the city requiring it.
- Commissioner Slater comments that he disagrees with Commissioner Kopcho about setbacks considering they are greenspace, provide an area where kids can play, believes that the current setbacks seem modest but understands that in a growing city that smaller setbacks are needed, does not want to go below ten feet, believes that it will also help with the greenhouse gases
 - Commissioner Kopcho says he rephrases that he does think setbacks could have value, just not economic value for the city. Believes that requiring setbacks could just as easily lead to area that is not used by people or maintained.
- Commissioner Slater responds that Commissioner Kopcho is ignoring the economic benefits of greenspace in terms of public health, mental health and physical health benefit from greenspace. If we take all the greenspace the city has currently and aggregate it into spots and leave barren developed concrete in-between, that will have a significant impact on our heat island effect and make Salem an uncomfortable space which would disincentivize the public to get out on the streets, which is what we are trying to accomplish.
- Commissioner Pollock mentions that she lives on a corner, a lot of the property is dedicated to setbacks, people stop and use her yard like a community hang out. If we didn't have the setbacks, that would not be possible. Enjoys her setback and thinks it adds to walkable and inviting neighborhoods. Wants to talk about the density bonus comment from the 1000 Friends written comment, asked if the city is going to have an affordable housing section in the UDC.
 - Ms. Kim mentioned that the city is looking into additional incentives for middle housing, HB2001 requires the city to look at specific incentives already, that package of ideas will be going to city council as well with this process and other processes
- Commissioner Kopcho mentioned that removing a requirement does not mean people are not going to do it anymore. Stated that removing the requirement would allow people to choose what they wanted to do with that piece of property without having to go through a variance process.

Commissioner Schweickart left the meeting at 7 p.m., told President Griggs prior to the beginning of the meeting.

- 6. 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.
- Phil Carver, on behalf of 350 Salem, 1007 Newport Drive SE, Salem OR 97306
 - **Questions or Comments:** None
 - E.M. Easterly, Ward 8, West Salem
 - **Questions or Comments:** Bryce Bishop, Planner III
 - Evan Manvel, 345 Leffelle Street S, Salem OR 97302
 - **Questions or Comments:** None

7. **INFORMATION REPORTS:** None

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

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

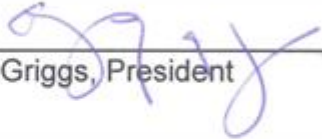
- Introduction of Jamie Donaldson, Planner II
- Our Salem Zoning Subcommittee meeting #2 last week was May 27, 2021, next one is June 9, 2021 from 9-11 a.m.
- Next Planning Commission meeting on June 15, 2021 has more UDC amendments and one case, Zachery Cardoso will be filling in for Shelby Guizar as the meeting coordinator

10. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** Commissioner Kopcho was a guest city councilor last week, he mentioned that it was very enlightening and puts a lot into perspective. Commissioner McKinley asked when we will be getting back into the chambers, Lisa Anderson-Ogilvie said it is changing day by day but that the Planning Commission would follow what City Council does.

11. **ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 7:12 P.M.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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