

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Heller
September 7, 2021

COMMISSIONERS PRESENT

Chane Griggs, President
Lisa Heller
Ian Levin
Brian McKinley, Vice-President
Joshlene Pollock
Michael Slater

COMMISSIONERS ABSENT

Dan Augustyn, Excused
Casey Kopcho, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie, Deputy CD
Director and Planning Administrator
Olivia Dias, Current Planning Manager
Shelby Guizar, Admin Analyst
Steven McAtee, Planner II
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. 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

August 16 & 17, 2021 Minutes (Commissioner Pollock)

Recommended Action: Approve

President Griggs stated into the record that she watched both meetings and is prepared to vote on the minutes, then proceeded to ask Commissioners McKinley and Levin if they watched the videos of the meetings they were absent from and if they are prepared to vote on the minutes or abstain. Both Commissioners stated into the record that they watched the meetings they were absent from and are prepared to vote.

4.2 Resolutions: Revised UDC Amendment Resolution No. 21-01; A resolution initiating amendments to the Salem Revised Code (SRC) updating SRC Title X and other Chapters of the SRC.

Recommended Action: Approve

4.3 Action Items: None

Motion: Move to approve the consent calendar.

Motion by: Commissioner Pollock
Seconded by: Commissioner Heller

Discussion on Motion: None

Vote: Aye: Griggs, Heller, Levin, McKinley, Pollock
Nay: 0
Abstentions: 0
Absent: 3 (Augustyn, Kopcho, Slater)

Action: Moved to approve the consent calendar.

VOTE:

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

Commissioner Slater arrived into the meeting at 5:32 p.m.

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 since this case was heard on August 3, 2021, no ex-parte contacts were noted. Commissioner Pollock was absent from the original hearing and did not watch the recording of the meeting and stated into the record that she will be abstaining from the vote.

5.1 DELIBERATIONS ONLY Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-03 for 1055 Schurman Drive S; Ward 7 – South West Association of Neighbors (SWAN); Steven McAtee, smcatee@cityofsalem.net

SUMMARY: Proposed Minor Comprehensive Map Amendment to change a 1.87 acre property from SF (Single Family Residential) to MF (Multiple Family Residential) and a Quasi-Judicial Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for the future development of a multi-family complex.

REQUEST: Proposed Comprehensive Map Amendment – Minor to change a 1.87 acre property from SF (Single Family Residential) to MF (Multiple Family Residential) and a Quasi-Judicial Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for the future development of a multi-family complex. The property is located at 1055 Schurman Drive S (Marion County Assessor’s Map and Tax Lot No: 073W33DB / 4600). Case Manager, Steven McAtee, provided a summary of the case up to this point.

Recommended Action: Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission take the following actions for the 1.87-acre property at 1055 Schurman Drive S approximately (Marion County Assessor map and tax lot numbers: 073W33DB / 4600):

- A. APPROVE Minor Comprehensive Plan Map Amendment from “Single Family” to “Multiple Family”;
- B. APPROVE Zone Change from RS (Single Family Residential) zoning to RM-II (Multiple Family Residential).

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner McKinley
Seconded by: Commissioner Slater

Commissioner Levin stated into the record that he abstained from the original hearing on this case because he lives in the area and will be abstaining from the vote.

Discussion on Motion: Commissioners Heller, Slater, Griggs

Vote: Aye: Griggs, Heller, McKinley, Slater
 Nay: 0
 Abstentions: 2 (Levin, Pollock)
 Absent: 2 (Augustyn, Kopcho)

Action: Moved to adopt the staff recommendation.

VOTE:

Yes 4 No 0 Abstain 2 (Levin, Pollock) Absent 2 (Augustyn, Kopcho)

6. SPECIAL ORDERS OF BUSINESS:

6.1 Approval of an Order for Case No. SUB-ADJ21-05 for Tentative Subdivision and Class 2 Adjustment

Recommended Action: Adopt Order

Motion: Move to Adopt the Facts and Findings dated July 20th, 2021.

Motion by: Commissioner McKinley
Seconded by: Commissioner Pollock

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

Vote: Aye: Griggs, Levin, McKinley, Pollock, Slater
 Nay: 1 (Heller)
 Abstentions: 0
 Absent: 2 (Augustyn, Kopcho)

Action: Moved to Adopt the Facts and Findings dated July 20th, 2021.

VOTE:

Yes 5 No 1 (Heller) Abstain 0 Absent 2 (Augustyn, Kopcho)

7. INFORMATION REPORTS: None

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

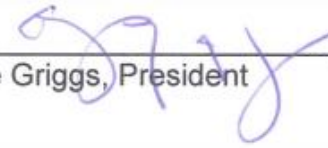
9. **PLANNING ADMINISTRATOR'S REPORT:**

- Deliberations on September 21st for FRPA21-01, originally heard on August 17th
- Public Hearing for UDC Amendments on October 5, 2021
- Monday, October 18, 2021, save the date for a joint Planning Commission and City Council work session on Our Salem. The final revised zoning map just went out, official adoption early January of 2022.
- City Council potentially appointing new Planning Commissioner at the next council meeting. Once final agenda is published, will share with Commissioners
 - Commissioner Slater asked if there were more details related to riparian areas in city language being updated to the current Goal 5 language.
 - Lisa Anderson-Ogilvie answered that currently there are no setbacks to riparian areas like Goal 5 requires, if we updated to Goal 5 we would then require those types of setbacks; however, in the work session for middle housing it was discussed that the state is requiring the city to have 100 foot setbacks to creeks for new middle housing. Since we have not adopted it yet, we are required to do 100 feet instead of 50 feet, depending on the type of waterway. Thomas Cupani mentioned that there are also updates with the floodplain building requirements that will revise the riparian language.
 - Commissioner Griggs brought up a work session on trees
 - Ms. Anderson-Ogilvie answered that we can get a work session on trees once the UDC amendments go through and if there are issues that are raised that cannot be addressed in the code amendments, that we can discuss separate to that process.
 - Commissioner Pollock brought up that in the UDC it does say that we do not follow the rules of evidence for Quasi-Judicial Zone Changes because a lot of things can be considered hearsay, wants that to be brought up for training the new commissioners.
- Training opportunity available for Commissioners, contact Ms. Anderson-Ogilvie to sign up.

10. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** President Griggs thanked Commissioner Levin for covering the meeting on August 16, 2021.


11. **ADJOURNMENT:** There being no further business for the record, the meeting was adjourned at 6:18 p.m.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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