

**MINUTES**  
**FINAL                      SALEM PLANNING COMMISSION                      Reviewer: McKinley**  
**October 19, 2021**

**COMMISSIONERS PRESENT**

Daisy Goebel  
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  
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. 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:**

President Griggs asked Commissioners Heller and McKinley if they were able to review the October 5<sup>th</sup>, 2021 meeting and if they are prepared to vote on the minutes, both responded that they reviewed the last meeting and are prepared to vote.

**4.1      Approval of Minutes**

October 5, 2021 Minutes (Commissioner Heller)

*Recommended Action:* Approve

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

**Motion by:** Commissioner Heller

**Seconded by:** Commissioner Levin

**Discussion on Motion:** None

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

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

**VOTE:**

**Yes 7      No 0      Abstain 0      Absent 2 (Augustyn, Kopcho)**

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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 Zone Change Case No. ZC21-02 for 4120 Fisher Road NE;** Ward 5 – Northgate Neighborhood Association; Pamela Cole, [PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)

**SUMMARY:** A zone change from Marion County UD (Urban Development) to City of Salem RM-I (Multiple Family Residential-I), concurrent with a proposed petitioner-initiated annexation and withdrawal from the East Salem Sewer and Drainage District and Marion County Fire District #1.

**REQUEST:** A Zone Change from Marion County UD (Urban Development) to City of Salem RM-I (Multiple Family Residential I) for 3.98 acres at 4120 Fisher Road NE and 3659 Colton Lane NE 97305 (Marion County Assessor Map and Tax Lot 072W07BC01100 and 072W07BC01001) and abutting right-of-way, concurrent with a proposed petitioner-initiated, voter-exempt annexation and a withdrawal of the territory from the East Salem Sewer and Drainage District and Marion County Fire District #1.

Case Manager, Pamela Cole, entered the staff report, attachments, and presentation into the record.

**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 3.98 acres at 4120 Fisher Road NE and 3659 Colton Lane NE 97305 (Marion County Assessor Map and Tax Lot 072W07BC01100 and 072W07BC01001) and abutting right-of-way:

That the zone change request from Marion County UD (Urban Development) to City of Salem RM-I (Multiple Family Residential I) be applied upon annexation of the property.

**Questions or Comments for Staff by Commissioners:** Commissioner Slater

Testifying Parties:

Applicant/ Representative:

- Josh Wells, Westech Engineering Inc., 3841 Fairview Industrial Drive SE Suite 100, Salem OR 97302

**Questions or Comments for Applicant by Commissioners:** Commissioner Slater

Neighborhood Association(s):

- None

Support:

- None

Neutral:

- None

Opposed:

- None

Rebuttal by Applicant:

- None

**Additional Questions or Comments for Staff by Commissioners:** Commissioner Slater

With no further questions, President Griggs closed the public hearing at 5:46 p.m.

**Motion:** Move to adopt the staff recommendation.

**Motion by:** Commissioner McKinley

**Seconded by:** Commissioner Levin

**Discussion on Motion:** Commissioner Pollock

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

Nay: 0

Abstentions: 0

Absent: 2 (Augustyn, Kopcho)

**Action:** Moved to adopt the staff recommendation.

**VOTE:**

**Yes 7    No 0    Abstain 0    Absent 2 (Augustyn, Kopcho)**

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**6. SPECIAL ORDERS OF BUSINESS:** None

**7. INFORMATION REPORTS:** None

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

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

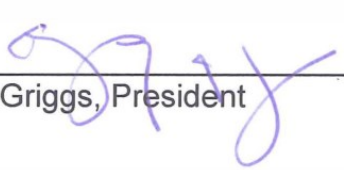
- Joint Work Session with City Council was last night, October 18<sup>th</sup>, 2021.

- Draft sign code amendment being brought to Planning Commission for a work session in January 2022.
- The letter from the Planning Commission to City Council will go to Council meeting on November 8<sup>th</sup>, 2021 with Commissioners Slater and Pollock in attendance.
- Planning Commission annual report to go to City Council on November 22<sup>nd</sup>, 2021 with President Griggs in attendance.
- Reminded Commissioners Pollock and McKinley that they can remain on the Commission until their position is filled, if desired.
- Commissioner Slater asked about mixed-use zones and how the Commission can stay on top of new mixed-use zones.
  - Ms. Anderson-Ogilvie answered that at the end of each year GIS provides detailed reports of all zones and that report can be provided to the Commission every year if desired. Discussed some of the reason's developers do not choose mixed-use and how staff tries to present mixed-use during pre-application conferences. Commissioner Pollock also joined the conversation and brought up the idea of providing incentives that could get developers to do mixed-use. Commissioner Goebel mentioned mixed-use is a huge asset but believes that current mixed-use standards do not always make on-site sense. Ms. Anderson-Ogilvie mentioned Planned Unit Developments and how there is way more flexibility with that application type, but the process requires Planning Commission versus a Subdivision where it does not have a hearing, so staff are taking a look to see if they can make applying for a PUD easier.
- President Griggs asked about the development project where the old state hospital used to be and what portions are mixed-use
  - Ms. Anderson-Ogilvie answered single-family and multi-family and the portions that the state still owns are zoned mixed-use 1.
  - Commissioner Slater asked if the historic dome building is being kept, and Lisa answered yes, it is being kept.

10. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** President Griggs mentioned that the rotary club is going to talk about the UN climate change report, if anyone wants to come let her know and she will send them along meeting information.

11. **ADJOURNMENT:** There being no further business for the record, the meeting was adjourned at 6:06 p.m.

SUBMITTED:

  
Chane Griggs, President

ATTESTED:

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