

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Levin
November 2, 2021

COMMISSIONERS PRESENT

Dan Augustyn
Daisy Goebel
Chane Griggs, President
Lisa Heller
Casey Kopcho
Ian Levin
Joshiene Pollock
Michael Slater

COMMISSIONERS ABSENT

Brian McKinley, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie, Deputy CD
Director and Planning Administrator
Olivia Dias, Current Planning Manager
Patricia Farrell, Parks and Natural
Resources Planning Manager
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 5:32 P.M.

2. ROLL CALL

Roll was taken and with quorum established, President Griggs proceeded with the meeting. Kopcho stepping in for Vice president.

- 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 Augustyn and Kopcho if they were able to review the October 19th, 2021 meeting and if they are prepared to vote on the minutes, Commissioner Augustyn responded that he reviewed the last meeting and is prepared to vote and Commissioner Kopcho is abstaining.

4.1 Approval of Minutes

October 19, 2021 Minutes (Commissioner Pollock)

Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Pollock
Seconded by: Commissioner Levin

Discussion on Motion: None

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

Action: Moved to approve the minutes.

VOTE:

Yes 7 No 0 Abstain 1 (Kopcho) Absent 1 (McKinley)

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. Kopcho states that he lives somewhat in the proximity to this project, just wanted to state it in the record.

5.1 Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-04 for 2900 Block of Kuebler Blvd SE; Ward 4 – South Gateway Neighborhood Association; Olivia Dias, ODias@cityofsalem.net

SUMMARY: A consolidated application to change the Comprehensive Plan Map designation and zoning from “Single Family Residential” with RA (Residential Agriculture) zoning to “Commercial” with CR (Retail Commercial) zoning.

REQUEST: The applicant proposes to change the Comprehensive Plan Map designation and zoning from “Single Family Residential” with RA (Residential Agriculture) zoning to “Commercial” with CR (Retail Commercial) zoning. The subject property is approximately 24.66 acres in size, zoned RA (Residential Agriculture) and located at the southwest corner of the intersection of Kuebler Boulevard and I-5 (Marion County Assessor Map and Tax Lot Number: 083W12C / 2201).

Case Manager, Olivia Dias, entered the staff report, attachments, presentation, all comments, and documents submitted by the extra applicant documents into the record.

Recommended Action: DENY Comprehensive Plan Map Change & Zone Change, Case No. 21.04.

Questions or Comments for Staff by Commissioners: Commissioner Griggs

Testifying Parties:

Applicant/ Representative:

- Wendie Kellington, Kellington Law Group, 1335 Chandler Road, Lake Oswego OR 97034 and Lacy Brown, DKS Associates, 117 Commercial St NE #310, Salem OR 97301

Questions or Comments for Applicant by Commissioners: None

Neighborhood Association(s):

- Glenn Baly, SGNA, 1378 Spyglass Ct SE, Salem OR 97306

Questions or Comments by Commissioners: Commissioner Griggs

Support:

- None

Neutral:

- None

Opposed:

- None

Questions or Comments for Staff by Commissioners: Commissioners Pollock, Goebel, Slater, Levin

Rebuttal by Applicant:

- Wendie Kellington, Kellington Law Group, 1335 Chandler Road, Lake Oswego OR 97034

Additional Questions or Comments for Applicant by Commissioners: None

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

A request was made for the public hearing to be continued. President Griggs asked for a motion.

Motion: Move to continue the public hearing to the next Planning Commission meeting on November 16, 2021.

Motion by: Commissioner Pollock
Seconded by: Commissioner Kopcho

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

Action: Moved to continue the public hearing to the next Planning Commission meeting on November 16, 2021.

VOTE:

Yes 8 No 0 Abstain 0 Absent 1 (McKinley)

6. SPECIAL ORDERS OF BUSINESS:

6.1 Climate Action Plan Update; Patricia Farrell, Parks and Natural Resources Planning Manager

Questions or Comments from Commissioners: Commissioners Slater, Pollock

7. INFORMATION REPORTS: None

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

9. PLANNING ADMINISTRATOR'S REPORT:

- Milan Davis, Urban Forester is coming to the next Planning Commission meeting on November 16, 2021.
- New Planner bringing Comprehensive Plan Change / Zone Change case to next meeting on November 16, 2021.
- Goal 5 Letter going to City Council on Monday the 8th
- Lisa Anderson-Ogilvie inquired if there were any topics commissioners are wanting specifically to be covered in their annual report
 - Commissioner Griggs asked to highlight the old State Hospital development
 - Commissioner Kopcho mentioned the work done on a few projects he would like included in the report
 - Commissioner Griggs requested a mention of Goal 5

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 7:02 p.m.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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