

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Kopcho
November 16, 2021

COMMISSIONERS PRESENT

Dan Augustyn
Daisy Goebel
Chane Griggs, President
Lisa Heller
Casey Kopcho
Ian Levin
Brian McKinley, Vice-President
Joshlene Pollock

COMMISSIONERS ABSENT

Michael Slater, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie, Deputy CD
Director and Planning Administrator
Thomas Cupani, Deputy City Attorney
Milan Davis, Urban Forester
Olivia Dias, Current Planning Manager
Shelby Guizar, Admin Analyst
Kyle Kearns, Planner II

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 Commissioner McKinley if he was able to review the November 2, 2021 meeting and if he is prepared to vote on the minutes, Commissioner McKinley responded that he reviewed the last meeting and is prepared to vote on the minutes.

4.1 Approval of Minutes

November 2, 2021 Minutes (Commissioner Levin)

Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Levin

Seconded by: Commissioner Augustyn

Discussion on Motion: None

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

Action: Moved to approve the minutes.

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (Kopcho, Slater)

Commissioner Kopcho arrived at 5:42 p.m.

5. SPECIAL ORDERS OF BUSINESS:

5.1 Post Ice Storm Update; Milan Davis, City of Salem Urban Forester

Questions or Comments from Commissioners: Commissioner Pollock

6. 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.

6.1 *Continued Hearing* 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, requested that the Commission consider extending the continued hearing to December 21, 2021 at 5:30 p.m.

Recommended Action: Continue the public hearing until 5:30 p.m., Tuesday, December 21, 2021.

Questions or Comments for Staff by Commissioners: Commissioner Goebel

President Griggs asked for a motion.

Motion: Move to continue the public hearing to the December 21, 2021 meeting of the Planning Commission meeting at 5:00 p.m.

Motion by: Commissioner McKinley

Seconded by: Commissioner Levin

Discussion on Motion: None

Vote: Aye: Augustyn, Goebel, Griggs, Heller, Kopcho, Levin, McKinley, Pollock,
Nay: 0

Abstentions: 0

Absent: 1 (Slater)

Action: Moved to continue the public hearing to the December 21, 2021 meeting of the Planning Commission meeting at 5:00 p.m.

VOTE:

Yes 8 No 0 Abstain 0 Absent 1 (Slater)

6.2 Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-05 for 5045 Macleay Road SE; Ward 3 – Southeast Mill Creek Association; Kyle Kearns, KKearns@cityofsalem.net

SUMMARY: A request for a Minor Comprehensive Plan Map Amendment and Zone Change from IBC (Industrial Business Campus) to RS (Single Family Residential).

REQUEST: A consolidated Minor Comprehensive Plan Map Amendment from industrial to single-family residential and a Zone Change from IBC (Industrial Business Campus) to RS (Single Family Residential) for two properties that are, combined, approximately 4.05 acres in size and located at 5045 Macleay Road SE (Marion County Assessor map and tax lot numbers: 072W32D0 / 2000 & 072W32D0 / 1900).

Case Manager, Kyle Kearns, entered the staff report, attachments, comments, and presentation into the record. Also noted an error in the staff report where the incorrect street, Schurman, was mentioned.

Recommended Action: Staff recommends that the Planning Commission adopt the facts and findings of the staff report and APPROVE the following actions for the subject properties; which comprise of two properties that are, combined, approximately 4.05 acres in size and located at 5045 Macleay Road SE (Marion County Assessor map and tax lot numbers: 072W32D0 / 2000 & 072W32D0 / 1900) and are designated “Industrial” on the Comprehensive Plan Map, zoned IBC (Industrial Business Campus):

- A. APPROVE Minor Comprehensive Plan Map Amendment from “Industrial” to “Single Family Residential”; and
- B. APPROVE Zone Change from IBC (Industrial Business Campus) to RS (Single Family Residential).

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

Testifying Parties:

Applicant/ Representative:

- Travis North, Emily Reiman, and Erin Dey, Dev Northwest, 528 Cottage St NE, Suite 304, Salem OR 97301

Questions or Comments for Applicant by Commissioners: Commissioners Kopcho, Goebel

Neighborhood Association(s):

- None

Support:

- None

Neutral:

- None

Opposed:

- None

Rebuttal by Applicant:

- None

Additional Questions or Comments for Staff by Commissioners: None

With no further questions, and no request to continue the hearing or leave the record open, President Griggs closed the public hearing at 6:16 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner McKinley

Seconded by: Commissioner Levin

Discussion on Motion: Commissioner Pollock

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

Action: Moved to adopt the staff recommendation.

VOTE:

Yes 8 No 0 Abstain 0 Absent 1 (Slater)

7. INFORMATION REPORTS:

7.1 Final Flag Design Recommendation Report: Commissioner Brian McKinley

Commissioner McKinley provided history of the current city flag and the process for his work to potentially change the city flag.

Questions for Commissioner: None

Motion: Move to recommend the final city flag change recommendations to city council.

Motion by: Commissioner McKinley

Seconded by: Commissioner Levin

Discussion on Motion: Commissioners Griggs, Kopcho

Vote: Aye: Augustyn, Goebel, Griggs, Heller, Kopcho, Levin, McKinley, Pollock

Nay: 0

Abstentions: 0

Absent: 1 (Slater)

Action: Moved to recommend the final city flag change recommendations to city council.

VOTE:

Yes 8 No 0 Abstain 0 Absent 1 (Slater)

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

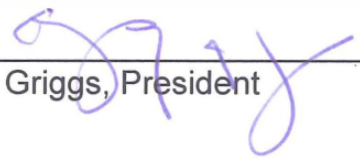
9. PLANNING ADMINISTRATOR'S REPORT:

- Final version of the Planning Commission annual report was sent to commissioners, going to City Council on November 22, 2021.
- Information was sent out regarding Our Salem and the projects that are proposed and timeframes for proposed projects, City Council did not have any comments so staff will proceed with finding funding for projects.
- Zone Change case coming before the Planning Commission on December 7th, 2021 for a recommendation to City Council as it is paired with an annexation
- Meeting on December 21st, 2021 for continued hearing for CPC-ZC21-04
- Two decisions were appealed to LUBA, depending on LUBA's decision, the cases could come back before the Planning Commission. The hearings at LUBA have not happened yet.

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER: Commissioner Kopcho has put his name in the running for City Council. Commissioners Pollock and McKinley only have two more meetings until they are no longer on the Planning Commission.


11. ADJOURNMENT: There being no further business for the record, the meeting was adjourned at 6:34 p.m.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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