

MINUTES
DRAFT SALEM PLANNING COMMISSION Reviewer: Heller
September 19, 2023

COMMISSIONERS PRESENT

Ronald Eachus
Kaley Fought
Chane Griggs, President
Lisa Heller
Ian Levin, Vice-President
Michael Slater
Robert Vieyra-Braendle

COMMISSIONERS ABSENT

Dan Augustyn, Excused
Daisy Goebel, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie, AICP,
Deputy Director and Planning
Administrator
Jennifer Biberston, Admin Analyst
Zachery Cardoso, Admin Analyst
Eunice Kim, Long Range Planning
Manager
Austin Ross, Planner II
Fred Wilson, Assistant City
Attorney

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 Vierya-Braendle if he was able to review the meeting on August 15, 2023 and if he will be participating in the vote, Commissioner Vierya-Braendle responded that he will be abstaining from the vote.

4.1 Approval of Minutes: August 15, 2023 Minutes
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Levin
Seconded by: Commissioner Heller

Discussion on the Motion: None

Vote: Aye: Eachus, Fought, Griggs, Heller, Levin, Slater (6)
Nay: 0
Absent: Augustyn, Goebel (2)
Abstentions: Vierya-Braendle (1)

Action: Motion passes

4.2 Resolutions: None

4.3 Action Items: None

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.

5.1 Code Amendment Case No. CA23-04 for climate-related mitigation when developing new parking lots; All wards, all neighborhoods; Austin Ross, aross@cityofsalem.net

President Griggs asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. No ex-parte communications or conflicts of interest were declared.

REQUEST: The proposed code amendment will require climate-related mitigation when developing new parking lots that are more than one-half acre in size; allow existing parking lots citywide to be converted by a public agency to park and rides; allow single-room occupancy housing in all residential, commercial, and mixed-use zones; and make other clarifying changes to the UDC.

Case Manager, Austin Ross, entered the staff report, presentation, and public comments received after the staff report, into the record.

Recommended Action: Adopt the facts and findings of this staff report and recommend that the City Council accept first reading of an ordinance bill to amend the SRC to comply with the State’s Climate Friendly and Equitable Communities rules related to parking lot regulations and make other code changes related to housing.

Questions or Comments for Staff by Commissioners: Commissioners Eachus, Fought, Levin, Slater, Vierya-Braendle, Griggs

Testifying Parties:

Neighborhood Association / General Public:

- Roger Bell, Ward 4
 - **Questions by Commissioners:** Commissioner Slater

Additional Questions or Comments for Staff by Commissioners: Commissioner Griggs, Slater

With no further questions, and no request to continue the hearing or leave the record open, President Griggs closed the public hearing at 6:27 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Levin

Seconded by: Commissioner Eachus

Discussion on Motion: Commissioner Levin, Fought, Slater, Griggs, Eachus

Vote: Aye: Eachus, Fought, Griggs, Heller, Slater, Vierya-Braendle (6)

Nay: Levin (1)

Absent: Augustyn, Goebel (2)

Abstentions: 0

Action: Motion passes

VOTE:

Yes 6 No 1 Absent 2 (Augustyn, Goebel) Abstain 0

6. SPECIAL ORDERS OF BUSINESS: None

7. INFORMATION REPORTS: None

8. SUBCOMMITTEE REPORTS: None

- Climate Action Sub-Committee
 - has 195,000 in general funds, going to be spent on solar feasibility study at the airport
 - City is working on finalizing a plan for a climate change director, to be funded from utility funds
 - Money for climate action committee in general fund won't go away
 - City is working with the national renewal energy lab to decarbonize the city's operations. They want to develop a scope action, and will apply and receive energy efficiency funds
 - Update from Cherriots for electric buses
 - Questions for Slater: None

9. PLANNING ADMINISTRATOR'S REPORT:

- Volunteer recognition event is on Oct 16 at the library
- City did a solicitation for developers to work with the City to redevelop the old UGM block, looking for someone who wants to do mixed-use and affordable housing
- Jennifer Biberston to send out potential cancellation email for the October 3, 2023 meeting if no agenda items
- Public hearing for a CPC/ZC is scheduled for the meeting on November 21, 2023
- Planner Palooza event is at Fork Forty on October 2, 2023 at 4:00 p.m.
- On City Council's agenda for the Monday, September 25 meeting, there will be deliberations for the removal of overlay zones code amendment
- Long range planners to submit a study to the state DLC on walkable mixed use areas, looking at the downtown area
- Long range planners are kicking off regional scenario planning

- Commissioner Slater asked if there are any requirements for renewable energy or other energy efficiency requirements, in addition to what the state requires, when we provide subsidies to development?
 - Ms. Anderson-Ogilvie answered no, the City does not have any requirements
- Commissioner Slater mentioned the project on Hrubetz Rd where the landscaping is a mess, what does the City do to ensure landscaping is established?
 - Ms. Anderson-Ogilvie answered that we do have an inspector that goes out to check on those, inspector goes out at temporary occupancy and final occupancy

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:

- President Griggs welcomed Jennifer Biberston
- President Griggs Downtown rotary club has Jordan Pruitt presenting, anyone is welcome to join
- Commissioner Eachus announced he will be gone from Oct 8- Nov. 2.

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

12. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 7:01 P.M.

SUBMITTED:

Chane Griggs, President

ATTESTED:

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