

MINUTES
DRAFT SALEM PLANNING COMMISSION Reviewer: Goebel
August 15, 2023

COMMISSIONERS PRESENT

Ronald Eachus
Kaley Fought
Daisy Goebel
Chane Griggs, President
Lisa Heller
Ian Levin, Vice-President
Michael Slater

COMMISSIONERS ABSENT

Dan Augustyn, Excused
Vieyra-Braendle, Unexcused

STAFF PRESENT

Lisa Anderson-Ogilvie, AICP,
Deputy Director and Planning
Administrator
Jennifer Biberston, Admin Analyst
Heather Dimke, Public Works
Management Analyst
Shelby Guizar, Admin Analyst
Jeffery Johnson, Public Works
Natural Resources Planner
Jennifer Mongolo, Senior Natural
Resources Planner
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:

Commissioners Eachus, Fought, Levin and Slater abstained from the vote as they were absent from the July 18, 2023 meeting and were not able to watch the recording.

- 4.1 Approval of Minutes:** July 18, 2023 Minutes (Commissioner Vieyra-Braendle)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Levin
Seconded by: Commissioner Heller

Discussion on the Motion: None

Vote: Aye: Goebel, Griggs, Heller (3)
Nay: 0
Absent: Augustyn, Vieyra-Braendle (2)
Abstentions: Eachus, Fought, Levin, Slater (4)

Action: Motion passes

4.2 Resolutions:

4.2a Code Amendment Resolution No. 23-02: A resolution initiating amendments to the Salem Revised Code (SRC) to comply with the State's Climate Friendly and Equitable Communities rules related to parking requirements.

Recommended Action: Approve

Austin Ross, Planner II, gave a brief summary and stated that the proposed code amendment is ready to come before the planning commission for a public hearing soon with the approval of the resolution.

Questions for Staff by Commissioners: Commissioners Slater, Eachus, Goebel,

Motion: Move to approve Resolution No. 23-02.

Motion by: Commissioner Levin
Seconded by: Commissioner Slater

Discussion on the Motion: Commissioners Slater, Levin, Eachus, Goebel

Vote: Aye: Eachus, Fought, Goebel, Griggs, Heller, Levin, Slater (7)
Nay: 0
Absent: Augustyn, Vieyra-Braendle (2)
Abstentions: 0

Action: Motion passes

4.3 Action Items: None

5. PUBLIC HEARINGS: None

6. SPECIAL ORDERS OF BUSINESS:

6.1 Greenhouse Gas Inventory Report: Heather Dimke, Public Works Management Analyst, Hdimke@cityofsalem.net

Heather Dimke provided a presentation on the Greenhouse Gas Inventory.

Questions or Comments by Commissioners: Commissioners Goebel, Eachus, Slater, Griggs, Heller

6.2 Goal 5 Riparian Inventory Presentation: Jennifer Mongolo, Jmongolo@cityofsalem.net and Jeffery Johnson, JDJohnson@cityofsalem.net

Jeffery Johnson provided a presentation on Goal 5 Riparian Inventory.

Questions or Comments by Commissioners: Commissioners Eachus, Goebel, Slater

7. INFORMATION REPORTS: None

8. SUBCOMMITTEE REPORTS: None

9. PLANNING ADMINISTRATOR’S REPORT:

- Introduced Jennifer Biberston, new Administrative Analyst who will be staffing the Planning Commission.
- No public hearings scheduled for the September 5, 2023 Planning Commission meeting, a potential cancellation email will go out for Commissioner items.
- The code amendment resolution that was initiated tonight is on the tentative schedule for the September 19, 2023 Planning Commission meeting.
- City Council deliberated on an appealed land use decision at the August 14, 2023 meeting and affirmed staff’s decision.

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:

- Commissioner Eachus mentioned that the Salem Heights improvement plan was approved at City Council and slated to be included in transportation systems plan.
- Commissioner Goebel mentioned that there are areas of the development code that need to be reviewed, it seems like there are some overly complicated sections, especially when it comes to determining things like setbacks.
- Commissioner Slater mentioned the energy subcommittee has reached out to Portland General Electric, and have asked that they do a presentation on what they plan to do. They have not heard back yet, and hope to have them here by the end of the year.
- Commissioner Fought mentioned the importance of Climate Friendly and Equitable Communities and ensuring we have sustainable strategies when it comes to development.
- Commissioner Eachus mentioned that he attended the August 14, 2023 City Council meeting, and brought up the use of the language “no reasonable alternatives” as a supplied finding from Applicants on land use cases. The fact that there are 63 conditions of approval and not enough input from public, how can this be improved during the land use process in the future?
 - Ms. Anderson-Ogilvie answered that there was a code amendment last year that defines what “reasonable alternatives” mean. The case that Commissioner Eachus is describing did not include an application type that uses reasonable alternative analysis. It is getting harder for staff to deny applications that would bring more housing to Salem because of State Law.
- Commissioner Heller thanked staff for the presentations tonight.

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

12. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 7:17 P.M.

SUBMITTED:

Chane Griggs, President

ATTESTED:

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