

MINUTES
DRAFT SALEM PLANNING COMMISSION Reviewer: Vieyra-Braendle
July 18, 2023

COMMISSIONERS PRESENT

Dan Augustyn
Daisy Goebel
Chane Griggs, President
Lisa Heller
Robert Vieyra-Braendle

COMMISSIONERS ABSENT

Ronald Eachus, Excused
Kaley Fought, Excused
Ian Levin, Excused
Michael Slater, Unexcused

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Bryce Bishop, Planner III
Shelby Guizar, Admin Analyst
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:

4.1 Approval of Minutes: June 6, 2023 Minutes (Commissioner Heller)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Heller
Seconded by: Commissioner Augustyn

Discussion on the Motion: None

Vote: Aye: Augustyn, Goebel, Griggs, Heller, Vieyra-Braendle (5)
Nay: 0
Absent: Eachus, Fought, Levin, Slater (4)
Abstentions: 0

Action: Motion passes

4.2 Resolutions: None

4.3 Action Items: None

5. PUBLIC HEARINGS: None

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 Annexation with a Minor Comprehensive Plan Change and Zone Change Case No. ANXC-756 CPC-ZC23-03 for 572 Hile Lane NE; Abutting Ward 6 – Abutting ELNA; Bryce Bishop, bbishop@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: An Annexation of territory approximately 0.78 acres in size located at 572 Hile Lane NE (Marion County Assessor Map and Tax Lot No. 072W29BC03500) with a Minor Comprehensive Plan Map Amendment to Multi-Family Residential and Zone Change to RM-II (Multiple Family Residential), and withdrawal from the Marion County Fire District #1 and East Salem Sewer and Drainage District.

Case Manager, Bryce Bishop, entered the staff report, presentation, and public comments received after the staff report, 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:

- A. That the Minor Comprehensive Plan Map Amendment from “Developing Residential” to “Multiple Family Residential” be **GRANTED**; and
- B. That the Zone Change from Marion County UD (Urban Development) to City of Salem RM-II (Multiple Family Residential) be **GRANTED** and applied upon annexation of the property.

Questions or Comments for Staff by Commissioners: Commissioners Heller, Griggs

Testifying Parties:

Applicant/ Representative:

- Bailey Oswald, legal counsel for Center Street Holdings LLC, 1211 SW 5th Ave Suite 1900 Portland OR 97204

Questions or Comments for the Applicant by Commissioners: Commissioner Griggs

Neighborhood Association / General Public:

- 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 5:51 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Heller
Seconded by: Commissioner Goebel

Discussion on Motion: None

Vote: Aye: Augustyn, Goebel, Griggs, Heller, Vieyra-Braendle (5)
Nay: 0
Absent: Eachus, Fought, Levin, Slater (4)
Abstentions: 0

Action: Motion passes

VOTE:

Yes 5 No 0 Absent 4 (Eachus, Fought, Levin, Slater) Abstain 0

6. SPECIAL ORDERS OF BUSINESS: None

7. INFORMATION REPORTS: None

8. SUBCOMMITTEE REPORTS: None

9. PLANNING ADMINISTRATOR’S REPORT:

- July 25, 2023 Planning Commission meeting is cancelled.
- Goal 5 Riparian Presentation and Greenhouse Gas Inventory Presentation are scheduled for the August 15, 2023 Planning Commission meeting.
- Monday July 24, 2023 at 5 p.m. is the deadline for Commissioners to let staff know if they have any agenda items for the August 1, 2023 Planning Commission meeting.
- Sign Code Amendment work session with City Council tentatively scheduled for September 18, 2023.
- Council requested to look into removing remaining overlay zones within the SCAN neighborhood, the public hearing was on June 26, 2023 where every motion failed, meaning nothing changed, which was not the intention. At the July 10, 2023 Council meeting there was a motion to reconsider the removal of the overlay zones. A hearing will be scheduled in September for the reconsideration.
- Hand out created about Our Salem and how all the items within the Our Salem Project relate to each other with contact information for specific sections.

- Shelby Guizar has left the Planning Division and will now be a Planner for Public Works.

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:

- Commissioner Goebel would like to discuss public outreach and meaningful public engagement with other Board, Commission, and Council members.
 - Lisa Anderson-Ogilvie stated that at a City Council work session on July 17, 2023 there was an announcement of a communications plan that has been created by a firm that the City hired, staff will update the Commission as we learn more about what that plan includes.

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

12. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 6:05 P.M.

SUBMITTED:

Chane Griggs, President

ATTESTED:

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