

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Kopcho
August 3, 2021

COMMISSIONERS PRESENT

Lisa Heller, Acting Vice-President
Casey Kopcho
Ian Levin
Brian McKinley, Acting President
Michael Slater

COMMISSIONERS ABSENT

Dan Augustyn, Excused
Chane Griggs, Excused
Joshiene Pollock, Excused

STAFF PRESENT

Olivia Dias, Current Planning
Manager
Shelby Guizar, Admin Analyst
Steven McAtee, Planner II
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

Vice-President Brian McKinley, as Acting President, called the meeting to order at 5:34 P.M. with Commissioner Heller agreeing to be acting Vice-President for the meeting.

2. ROLL CALL

Roll was taken and with quorum established, Vice-President McKinley 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

July 20, 2021 Minutes (Commissioner Levin)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Levin
Seconded by: Commissioner Slater

Questions or Comments by: None

Vote: Aye: Heller, Kopcho, Levin, McKinley, Slater
Nay: 0
Abstentions: 0
Absent: 3 (Augustyn, Griggs, Pollock)

Action: Moved to approve the minutes.

VOTE:

Yes 5 No 0 Abstain 0 Absent 3 (Augustyn, Griggs, Pollock)

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.

Vice-President McKinley asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record

Commissioner Levin stated into the record that he does have a conflict of interest with the case, he is here for quorum but is abstaining from discussion and voting on the case, since he lives in the neighborhood. Kopcho stated an ex-parte discussion with a family friend who lives in the neighborhood. Kopcho disclosed the entirety of the conversation and believed he can make a fair and impartial decision, therefore there is no conflict of interest.

5.1 Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-03 for 1055 Schurman Drive S; Ward 7 – South West Association of Neighbors (SWAN); Steven McAtee, smcatee@cityofsalem.net

SUMMARY: Proposed Minor Comprehensive Map Amendment to change a 1.87 acre property from SF (Single Family Residential) to MF (Multiple Family Residential) and a Quasi-Judicial Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for the future development of a multi-family complex.

REQUEST: Proposed Comprehensive Map Amendment – Minor to change a 1.87 acre property from SF (Single Family Residential) to MF (Multiple Family Residential) and a Quasi-Judicial Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for the future development of a multi-family complex. The property is located at 1055 Schurman Drive S (Marion County Assessor’s Map and Tax Lot No: 073W33DB / 4600).

Case Manager, Steven McAtee, entered the presentation, staff report, supplemental staff report, attachments, and all written comments received before 5 p.m. August 3, 2021 into the record and proceeded with the presentation.

Recommended Action: Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission take the following actions for the 1.87-acre property at 1055 Schurman Drive S approximately (Marion County Assessor map and tax lot numbers: 073W33DB / 4600):

- A. APPROVE Minor Comprehensive Plan Map Amendment from “Single Family” to “Multiple Family”;
- B. APPROVE Zone Change from RS (Single Family Residential) zoning to RM-II (Multiple Family Residential).

Questions or Comments for Staff by Commissioners: Commissioner Slater

Testifying Parties:

Applicant:

- Charles Weathers, Orreo LLC, 1865 Church St SE, Salem OR 97302; Geoffrey James, 4155 Fraser Lane SE, Salem OR 97302; Alan Sorem, Saalfeld Griggs Lawyers, 250 Church St SE Suite 200, Salem OR 97301

Questions or Comments for Applicant by Commissioners: None

Neighborhood Association(s):

- None

Support:

- None

Neutral:

- None

Opposed:

- Betty Markey, 2590 Crestview Drive S, Salem OR 97302

Questions by Commissioners: None

- Don Herman, 2590 Crestview Drive S, Salem OR 97302

Questions by Commissioners: None

- Linda Strike, 2610 Crestview Dr S, Salem OR 97302

Questions by Commissioners: None

- Bruce Thede, 1020 Schurman Drive S, Salem OR 97302

Questions by Commissioners: None

Rebuttal by Applicant:

- Charles Weathers, Orreo LLC, 1865 Church St SE, Salem OR 97302; Geoffrey James, 4155 Fraser Lane SE, Salem OR 97302; Alan Sorem, Saalfeld Griggs Lawyers, 250 Church St SE Suite 200, Salem OR 97301

Additional Questions or Comments for Applicant by Commissioners: Commissioner Slater

Additional Questions or Comments for Staff by Commissioners: Commissioner Kopcho

A request was received for the hearing to be continued and/or the record be left open. Olivia Dias, Current Planning Manager, explained both options to the Planning Commission.

Vice-President McKinley asked for a motion.

Motion: Move to close the hearing and leave the record open for new testimony until August 10, 2021 at 5:00 P.M. with rebuttal testimony until August 17, 2021 at 5:00 P.M. and final rebuttal by the applicant by August 24, 2021 at 5:00 P.M. with deliberations only at the September 7, 2021 Planning Commission meeting.

Motion by: Commissioner Kopcho
Seconded by: Commissioner Heller

Vote: *Aye:* Heller, Kopcho, McKinley, Slater
 Nay: 0
 Abstentions: 1 (Levin)
 Absent: 3 (Augustyn, Griggs, Pollock)

Action: Moved to close the hearing and leave the record open for new testimony until August 10, 2021 at 5:00 P.M. with rebuttal testimony until August 17, 2021 at 5:00 P.M. and final rebuttal by the applicant by August 24, 2021 at 5:00 P.M. with deliberations only at the September 7, 2021 Planning Commission meeting.

Public Hearing closed at 6:33 P.M.

VOTE:

Yes 4 No 0 Abstain 1 (Levin) Absent 3 (Augustyn, Griggs, Pollock)

6. SPECIAL ORDERS OF BUSINESS: None

7. INFORMATION REPORTS: None

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

9. PLANNING ADMINISTRATOR'S REPORT:

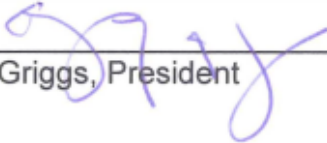
- Work Session on August 16, 2021 for final proposed UDC Amendment
- Regularly scheduled meeting on August 17, 2021 with two cases
- No in-person or hybrid meetings happening in the near future, we will inform of any changes as we are informed
- At the August 17, 2021 Planning Commission meeting there will be an order and findings to vote on for Case No. SUB-ADJ21-05, which the Planning Commission voted to approve at the July 20, 2021 meeting. Since there was new evidence provided during the rebuttal of the applicant during the meeting, we are providing an opportunity for people who participated in the hearing to rebut the new evidence with the applicant having final rebuttal.
- Commissioner Slater asked Olivia Dias, Current Planning Manager, if there were any updates on communications between the Home Builders Association and the city regarding the proposed UDC amendments to the tree code.
 - Ms. Dias answered that Lisa Anderson-Ogilvie was in communication with them and Bryce Bishop, Planner III, is still working on those updates; however, have not heard anything about the direction of those code amendments changing.

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER: Commissioner Kopcho asked for a flag update, Commissioner McKinley answered that there will be final vote at leadership camp on August 16th and he is hoping to see it with City Council by mid-September. Commissioner Levin mentioned that he will be on vacation for the next two meetings but will participate in the work session on August 16th but most likely not be in attendance on August 17th.

11. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 6:39 P.M.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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