

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Augustyn
October 5, 2021

COMMISSIONERS PRESENT

Dan Augustyn
Daisy Goebel
Chane Griggs, President
Lisa Heller
Casey Kopcho
Ian Levin
Joshlene Pollock
Michael Slater

COMMISSIONERS ABSENT

Brian McKinley, Excused

STAFF PRESENT

Bryce Bishop, Planner III
Eunice Kim, Long-Range Planning
Manager
Lisa Anderson-Ogilvie, Deputy CD
Director and Planning Administrator
Milan Davis, Urban Forester
Patricia Farrell, Parks and Natural
Resources Planning Manager
Shelby Guizar, Admin Analyst
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

President Chane Griggs called the meeting to order at 5:30 P.M. with Commissioner Pollock agreeing to be acting Vice-President for the meeting.

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.

- Ken Bierly, Glenn & Gibson Creeks Watershed Council, 2308 Ptarmigan St NW, Salem OR 97304
 - **Questions from Commissioners:** Commissioner Pollock
- Micki Varney, 1976 Turnage St NW, Salem OR 97304
 - **Questions from Commissioners:** None

4. CONSENT CALENDAR:

4.1 Approval of Minutes

September 21, 2021 Minutes (Commissioner Slater)

Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Slater
Seconded by: Commissioner Levin

Discussion on Motion: None

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

Action: Moved to approve the consent calendar.

VOTE:

Yes 8 No 0 Abstain 0 Absent 1 (McKinley)

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 Unified Development Code (UDC) Amendment Case No. CA-ZC21-01; Bryce Bishop, bbishop@cityofslaem.net

REQUEST: Proposed amendments to the Salem Revised Code (SRC) updating the Unified Development Code (UDC) and amending SRC Chapters 50, 77, 95, 110, 111, 112, 205, 210, 220, 235, 260, 270, 300, 400, 510, 511, 512, 513, 514, 515, 520, 521, 522, 523, 524, 525, 530, 531, 532, 533, 534, 535, 540, 542, 543, 544, 545, 550, 551, 552, 553, 554, 555, 556, 604, 605, 617, 626, 632, 633, 700, 701, 702, 800, 803, 804, 806, 807, and 808, addressing a variety of issues that have arisen since the last major update of the Unified Development Code in 2019; together with a proposed legislative zone change to change the zoning of those properties within the downtown, more particularly identified on the attached map, which are currently zoned RH (Multiple Family High-Rise Residential), CO (Commercial Office), and CR (Retail Commercial) to CB (Central Business District).

Case Manager, Bryce Bishop, provided a summary of the Unified Development Code proposed amendments and the updates that have been made based on comments and past work sessions.

Recommended Action: Adopt the facts and findings of the original October 5, 2021, staff report, together with the facts and findings included in the supplemental staff report, and recommend that the City Council accept first reading of an ordinance bill to amend the UDC and other chapters of the Salem Revised Code to address issues that have arisen in the application of the UDC since 2019 and to change the zoning of those properties within the downtown in the General Retail/Office overlay zone that are currently zoned RH (Multiple Family High-Residential), CO (Commercial Office), and CR (Retail Commercial) to CB (Central Business District) in order to align their zoning with their existing Central Business District comprehensive plan designation.

Tree Preservation – Salem Revised Code (SRC) Chapter 808:

Patricia Farrell, Parks and Natural Resources Planning Manager, and Milan Davis, City of Salem Urban Forrester were in attendance to answer questions regarding trees.

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

Commissioner Kopcho had to leave the meeting at 5:56 p.m., commented that he will be back as soon as he could.

House Bill 2001 – Middle Housing:

Questions or Comments for Staff by Commissioners: Commissioner Pollock

Other State Law Changes (Senate Bill 458, House Bill 3109, House Bill 2583):

Questions or Comments for Staff by Commissioners: Commissioner Pollock

Managed Temporary Camping:

Questions or Comments for Staff by Commissioners: Commissioner Griggs

CB – Central Business District Zone:

Questions or Comments for Staff by Commissioners: Commissioner Slater

FMU – Fairview Mixed Use Zone:

Questions or Comments for Staff by Commissioners: None

Bike Parking Requirements:

Questions or Comments for Staff by Commissioners: None

Keeping of Animals:

Questions or Comments for Staff by Commissioners: Commissioner Pollock

Commissioner Kopcho arrived back into the meeting at 7:08 p.m.

Other Proposed Changes:

Questions or Comments for Staff by Commissioners: None

Legislative Zone Change:

Questions or Comments for Staff by Commissioners: None

Testifying Parties:

Neighborhood Association(s):

- Steve Anderson, West Salem Neighborhood Association, 3240 Gehlar Road NW, Salem OR 97304
 - **Questions by Commissioners:** Commissioner Pollock

Public:

- Mike Erdmann, Home Builders Association of Marion & Polk Counties, 2075 Madrona Ave SE, Salem OR 97302
 - **Questions by Commissioners:** Commissioner Slater
- Ken Bierly, Glenn & Gibson Creeks Watershed Council, 2308 Ptarmigan St NW, Salem OR 97304
 - **Questions by Commissioners:** Commissioner Pollock

- Mark Grenz, 1155 13th St SE, Salem OR 97302
 - **Questions by Commissioners:** Commissioner Pollock
- Rich Fry, 777 Sahalee Ct SE, Salem OR 97306
 - **Questions by Commissioners:** Commissioner Pollock
- Eric Olsen, Olsen Design and Development, Inc., 170 W. Main St, Monmouth OR 97361
 - **Questions by Commissioners:** Commissioners Griggs, Slater
- Greg Bratland Jr., 5494 Red Leaf Dr S, Salem OR 97306
 - **Questions by Commissioners:** None
- Jacob Moore, 2226 Hyde St SE, Salem OR 97304
 - **Questions by Commissioners:** None
- Evan Manvel, 345 Leffelle St S, Salem OR 97302
 - **Questions by Commissioners:** None

Additional Questions of Staff by Commissioners: Commissioners Kopcho, Slater, Goebel, Griggs, Pollock, Levin

Commissioner Heller left the meeting at 8:35 p.m.

Motion: Move to adopt the staff recommendation and direct staff to amend the sizing for enclosures for small birds.

Motion by: Commissioner Pollock
Seconded by: Commissioner Slater

Discussion on Motion: Commissioners Pollock, Slater, Levin

Amendment to Original Motion: Move to amend the motion and exempt Douglas fir trees from the definition of significant trees.

Motion by: Commissioner Slater
Seconded by: Commissioner Levin

Discussion on Motion: None

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

Action: Moved to amend the motion and exempt of Douglas fir trees from the definition of significant trees.

At this time, a motion was made to extend the meeting.

Motion: Move to approve a 30-minute extension to the meeting, extending the meeting to 9:30 p.m.

Motion by: Commissioner Slater
Seconded by: Commissioner Levin

Discussion on Motion: None

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

Action: Moved to approve a 30-minute extension to the meeting, extending the meeting to 9:30 p.m.

Continuation of discussion on original motion: Commissioners Griggs, Levin, Slater, Goebel, Kopcho

Second Amendment to Original Motion: Move to amend the motion and remove the parking requirement for middle housing.

Motion by: Commissioner Kopcho
Seconded by: Commissioner Goebel

Discussion on Motion: None

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

Action: Moved to amend the motion and remove the parking requirement for middle housing.

Third Amendment to Original Motion: Move to amend the motion and change the parking requirement to limit required parking to 1 space per 1 multifamily dwelling unit.

Motion by: Commissioner Kopcho
Seconded by: Commissioner Slater

Discussion on Motion: None

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

Action: Moved to amend the motion and change the parking requirement to limit required parking to 1 space per 1 multifamily dwelling unit.

At this time, another motion was made to extend the meeting.

Motion: Move to approve a 15-minute extension to the meeting, extending the meeting to 9:45 p.m.

Motion by: Commissioner Kopcho
Seconded by: Commissioner Pollock

Discussion on Motion: None

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

Action: Moved to approve a 15-minute extension to the meeting, extending the meeting to 9:45 p.m.

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

Action: Moved to adopt the staff recommendation and direct staff to amend the sizing for enclosures for small birds; exempt Douglas fir trees from the definition of significant trees; remove the parking requirement for middle housing; and change the parking requirement to limit required parking to 1 space per 1 multifamily dwelling unit.

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (Heller, McKinley)

6. SPECIAL ORDERS OF BUSINESS:

6.1 Motion from Commissioner Slater regarding Goal 5

Motion: Move to authorize letter regarding Goal 5 be sent to City Council.

Motion by: Commissioner Slater
Seconded by: Commissioner Pollock

Discussion on Motion: Commissioner Griggs, Slater

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

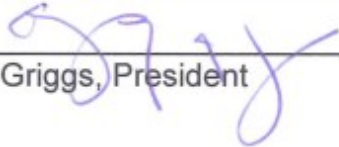
Action: Moved to authorize letter regarding Goal 5 be sent to City Council.

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (Heller, McKinley)


- 7. **INFORMATION REPORTS:** None
- 8. **PUBLIC COMMENT (other than agenda items):** None
- 9. **PLANNING ADMINISTRATOR'S REPORT:**
 - Monday, October 18, 2021, save the date for a joint Planning Commission and City Council work session on Our Salem. The draft comprehensive plan will be released within the next two weeks and the final revised zoning map has been released.
 - Next Planning Commission meeting scheduled for October 19, 2021
- 10. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** None
- 11. **ADJOURNMENT:** There being no further business for the record, the meeting was adjourned at 9:29 p.m.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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