

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Kopcho
January 25, 2022

COMMISSIONERS PRESENT

Daisy Goebel
Chane Griggs, President
Lisa Heller
Casey Kopcho
Ian Levin
Michael Slater

COMMISSIONERS ABSENT

Dan Augustyn, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Thomas Cupani, Assistant City
Attorney
Olivia Dias, Current Planning
Manager
Jamie Donaldson, Planner II
Shelby Guizar, Admin Analyst
Tony Martin, Assistant City Traffic
Engineer

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 5:31 P.M.

2. ROLL CALL

Roll was taken and with quorum established, President Griggs proceeded with agenda item 1.1 – Elections

Motion: Move to re-elect Commissioner Chane Griggs as President.

Motion by: Commissioner Slater
Seconded by: Commissioner Levin

Discussion on the Motion: None

Vote: Aye: Goebel, Griggs, Heller, Levin, Slater (5)
Nay: 0
Absent: Augustyn, Kopcho (2)
Abstentions: 0

Action: Moved to re-elect Commissioner Chane Griggs as President.

VOTE:

Yes 5 No 0 Absent 2(Augustyn, Kopcho) Abstain 0

Motion: Move to elect Commissioner Ian Levin as Vice-President.

Motion by: Commissioner Levin
Seconded by: Commissioner Griggs

Commissioner Kopcho arrived at 5:33 p.m.

Discussion on the Motion: Commissioner Levin

Vote: Aye: Goebel, Griggs, Heller, Kopcho, Levin, Slater (6)
Nay: 0
Absent: 1(Augustyn)
Abstentions: 0

Action: Moved to elect Commissioner Ian Levin as Vice-President.

VOTE:

Yes 6 No 0 Absent 1(Augustyn) Abstain 0

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

December 21, 2021 Minutes (Commissioner Levin)
Recommended Action: Approve

President Griggs asked Commissioner Slater if he was able to review the meeting on December 21, 2021. Commissioner Slater stated that he did not watch the meeting and is abstaining from the vote.

Motion: Move to approve the minutes.

Motion by: Commissioner Levin
Seconded by: Commissioner Heller

Discussion on the Motion: None

Vote: Aye: Goebel, Griggs, Heller, Kopcho, Levin (5)
Nay: 0
Absent: Augustyn (1)
Abstentions: Slater (1)

Action: Moved to approve the minutes.

VOTE:

Yes 5 No 0 Absent 1(Augustyn) Abstain 1(Slater)

4.2 Resolutions: None

4.3 Action Items: Approval of Order No. CPC-ZC21-04 for Minor Comprehensive Plan Map Amendment and Zone Change

Lisa Anderson-Ogilvie explained the case up to this point. Tom Cupani then explained the options the Planning Commission has for their motion on this case tonight.

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

Motion: Move to approve the Order No. CPC-ZC21-04 for Minor Comprehensive Plan Map Amendment and Zone Change

Motion by: Commissioner Levin
Seconded by: Commissioner Kopcho

Discussion on the Motion: Commissioner Goebel, Levin, Kopcho

Vote: Aye: Heller (1)
 Nay: Goebel, Griggs, Kopcho, Levin (4)
 Absent: Augustyn (1)
 Abstentions: Slater (1)

Action: Motion fails

Motion: Move to re-open the written record for Case No. CPC-ZC21-04 to allow for additional testimony.

Motion by: Commissioner Goebel
Seconded by: Commissioner Levin

Discussion on the Motion: Commissioner Goebel

Vote: Aye: Goebel, Griggs, Kopcho, Levin (4)
 Nay: Heller (1)
 Absent: Augustyn (1)
 Abstentions: Slater (1)

Action: Moved to re-open the written record for Case No. CPC-ZC21-04 to allow for additional testimony.

VOTE:

Yes 4 No 1(Heller) Absent 1(Augustyn) Abstain 1(Slater)

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.

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

5.1 Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-06 for 2100 Block of Doaks Ferry Road NW; Ward 8 – West Salem Neighborhood Association; Jamie Donaldson, JDonaldson@cityofsalem.net

SUMMARY: A request for a Minor Comprehensive Plan Map Amendment and Zone Change from RA (Residential Agriculture) and NCMU (Neighborhood Center Mixed Use) to RM-II (Multiple Family Residential).

REQUEST: A consolidated Minor Comprehensive Plan Map Amendment to change from DR (Developing Residential) to MF (Multiple Family Residential) and a Quasi-Judicial Zone Change from RA (Residential Agriculture) and a portion of NCMU (Neighborhood Center Mixed Use) to RM-II (Multiple Family Residential) for approximately 24.84 acres in the northern area of a 36.86-acre parcel. The subject property is currently split-zoned RA (Residential Agriculture) and NCMU (Neighborhood Center Mixed Use), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 00400).

Case Manager, Jamie Donaldson, entered the presentation, staff report, attachments, and all comments into the record and proceeded with the presentation.

Recommended Action: Based upon the Facts and Findings contained in this staff report, Staff recommends the Planning Commission take the following action concerning the consolidated application for 24.84 acres in the northern portion of a 36.86-acre parcel of property located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 00400):

- A. APPROVE Minor Comprehensive Plan Map Amendment from “Developing Residential” (22.84 acres) and “Mixed Use” (2 acres) to “Multiple Family Residential”;
- B. APPROVE Neighborhood Plan Map Amendment to “Multiple Family Residential”; and
- C. APPROVE Zone Change from RA (Residential Agriculture) (22.84 acres) and NCMU (Neighborhood Center Mixed Use) (2 acres) to RM-II (Multiple Family Residential), subject to the following condition of approval:

Condition 1: The transportation impacts from the 24.84-acre site shall be limited to a maximum 500 multi-family units and a cumulative total of 2,270 average daily vehicle trips.

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

Testifying Parties:

Applicant:

- John Eld, 5722 Joynak St, Salem OR 97306 and Joe Bessman, Traffic Engineer with Transit Consulting, 61271 Splendor Lane, Bend OR 97702

Questions or Comments for Applicant by Commissioners: Commissioner Griggs

Neighborhood Association(s):

- Steven Anderson, West Salem Neighborhood Association, 3240 Gehlar Road NW, Salem OR 97304
 - *Requested that the record be left open.*

Questions or Comments by Commissioners: Commissioner Levin

General Public:

- Christie Dalke, 2090 Landaggard Drive NW, Salem OR 97304

Questions or Comments by Commissioners: None

- Aaron Felton, 1985 Landaggard Drive NW, Salem OR 97304

Questions or Comments by Commissioners: Commissioner Griggs

- EM Easterly, Ward 8
 - *Requested that the record be left open.*

Questions or Comments by Commissioners: Commissioner Griggs

- Jim Schiess, 1995 Landaggard Drive NW, Salem OR 97304

Questions or Comments by Commissioners: None

- Sara Williams, 2005 Landaggard Drive NW, Salem OR 97304

Questions or Comments by Commissioners: None

- Carolyn Jones, 2000 Landaggard Drive NW, Salem OR 97304

Questions or Comments by Commissioners: None

- Richard Chesbrough, 2277 Orchard Heights Road NW, Salem OR 97304

Questions or Comments by Commissioners: Commissioner Slater

- Nick Fortey, 2165 Turnage St NW, Salem OR 97304

Questions or Comments by Commissioners: None

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

Rebuttal by Applicant:

- Alan Sorem (Applicant Attorney), Saalfeld Griggs Lawyers, 250 Church St SE, Salem OR 97302

Additional Questions or Comments for Applicant by Commissioners: Commissioner Griggs

With no further questions, and the acknowledgement that there were multiple requests for the record to be left open, President Griggs closed the public hearing at 7:30 p.m.

Motion: Move to close the public hearing and leave the record open for new testimony until February 1, 2022 at 5:00 P.M. with rebuttal testimony until February 8, 2022 at 5:00 P.M. and final rebuttal by the applicant by February 15, 2022 at 5:00 P.M. with deliberations only at the February 15, 2022 Planning Commission meeting.

Motion by: Commissioner Levin
Seconded by: Commissioner Kopcho

Discussion on the Motion: None

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

Action: Moved to close the public hearing and leave the record open for new testimony until February 1, 2022 at 5:00 P.M. with rebuttal testimony until February 8, 2022 at 5:00 P.M. and final rebuttal by the applicant by February 15, 2022 at 5:00 P.M. with deliberations only at the February 15, 2022 Planning Commission meeting.

VOTE:

Yes 6 No 0 Absent 1(Augustyn) Abstain 0

6. SPECIAL ORDERS OF BUSINESS: None

7. INFORMATION REPORTS: None

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

9. PLANNING ADMINISTRATOR’S REPORT:

- Unified Development Code (UDC) updates were approved last night at City County unanimously, it will go back for a second reading at the next City Council meeting in February and will be effective in March.
- Flag report going to City council on February 14, 2022, ex-PC Vice President Brian McKinley will be attending to discuss.

- No new commissioners yet, Council subcommittee to review additional applications next week, interviews to follow. Potentially mid to late February before we have new commissioners.
- Agenda item 4.3, Minor Comprehensive Plan Map Amendment and Zone Change Case No. CPC-ZC21-04, coming back for approval of Order of Facts and Findings on February 1, 2022.

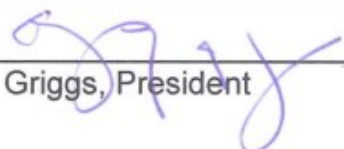
10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:

- Commissioner Slater asked if the Commission could learn more about traffic in West Salem so they can understand traffic issues better when cases are being heard. Ms. Anderson-Ogilvie answered that the City did that with the West Salem Neighborhood Association a few years ago and it is up to the Commission if they would like someone from Public Works to come and give a presentation.
 - President Griggs said she agrees and would prefer to wait for the two new commissioners to start.
- Commissioner Slater also mentioned the article about rooftop solar that was passed around to the Planning Commission and asked how the Planning Commission can go about initiating some policies that include rooftop solar. Ms. Anderson-Ogilvie answered that the Planning Commission can always choose to discuss policy issues and determine if they want to make a motion to initiate something. Eunice Kim monitors and reviews legislative bills, we can get some updates sent to Planning Commission to see what changes are in progress.
 - Commissioner Kopcho says he supports rooftop solar and mentioned that if the City had their own building code it would be easier to initiate some better rooftop material choices.
 - President Griggs said she thinks incentivizing developers to do these types of things is always a better route compared to just mandating.

11. ADJOURNMENT:


There being no further business for the record, the meeting was adjourned at 7:43 P.M.

SUBMITTED:



 Chane Griggs, President

ATTESTED:



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