

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Levin
February 15, 2022

COMMISSIONERS PRESENT

Dan Augustyn
Ronald Eachus
Kaley Fought
Daisy Goebel
Lisa Heller
Casey Kopcho
Ian Levin, Vice-President
Michael Slater

COMMISSIONERS ABSENT

Chane Griggs, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Thomas Cupani, Assistant City
Attorney
Jamie Donaldson, Planner II
Shelby Guizar, Admin Analyst

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

Acting President Ian Levin called the meeting to order at 5:30 P.M. with Commissioner Slater agreeing to be acting Vice-President for the meeting.

1.1 Oaths of Office for New Commissioners

At this time, newly appointed Commissioners, Ronald Eachus and Kaley Fought, recited the Oath of Office and were sworn in by Thomas Cupani, Deputy City Attorney.

2. ROLL CALL

Roll was taken and with quorum established, Acting President Levin 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: February 1, 2022 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, Heller, Kopcho, Levin, Slater (6)
Nay: 0
Absent: Griggs (1)
Abstentions: Eachus, Fought (2)

Action: Moved to approve the minutes.

VOTE:

Yes 6 No 0 Absent 1(Griggs) Abstain 2(Eachus, Fought)

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.

5.1 DELIBERATIONS ONLY 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, provided a summary of the case up to this point.

Recommended Action: Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission take the following actions 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” (approximately 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) (approximately 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.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Slater
Seconded by: Commissioner Kopcho

Discussion on Motion: Commissioners Slater, Kopcho, Levin

Vote: Aye: Augustyn, Goebel, Heller, Kopcho, Levin, Slater (6)
Nay: 0
Absent: Griggs (1)
Abstentions: Eachus, Fought (2)

Action: Moved to adopt the staff recommendation.

VOTE:

Yes 6 No 0 Absent 1(Griggs) Abstain 2(Eachus, Fought)

6. **SPECIAL ORDERS OF BUSINESS:** None

7. **INFORMATION REPORTS:** None

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

9. **PLANNING ADMINISTRATOR’S REPORT:**

- At the City Council meeting on Monday, February 14, 2022 there was an info report for changing the city flag and the Council was supportive, would like it to come back as an action item so they can vote on it.
 - Commissioner Levin mentioned it was cool to see the flag project in the local news.
- UDC Amendments had second reading last night at City Council and will be effective in 30 days.
- Sign Code work session on March 1st.
- Our Salem hearing on March 15th. Notices started going out this week.

10. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:**

- Commissioner Eachus introduces himself and mentioned it might worth reminding neighborhood associations that communication should go through staff.
- Commissioner Slater stated he received complaints about tree protection, would like to suggest that we use the fee and fine funds from tree removal permits and other associated funds to hire a compliance arborist so that there is a dedicated person to help with that issue.

- Commissioner Levin mentioned that he is currently going through a significant tree removal process with the City and learning a lot about the process.
- Commissioner Kopcho asked if there were any updates on meetings being in person in Council Chambers.
 - Lisa Anderson-Ogilvie answered that we are just waiting to see what City Council does, then we will follow, but no current conversations or timelines.
- Commissioner Eachus mentioned a Salem Reporter article about a large fine for removal of significant oaks in Salem and how it indicated some of the information was unable to be obtained for the article. Eachus asked if there was a publicly accessible database for people to find past fines on properties or developers and feels like if people could publicly see these fines and who was being fined, that it would be informative and helpful.
 - Ms. Anderson-Ogilvie mentioned that there isn't a database just for fines. We do have a permit database called AMANDA, where people are able to do quite a bit of research on properties and permits. Agrees that there is no easy way to see fines but going forward it should be easier to find these fines since starting to use AMANDA in 2016. People are also able to submit public records requests and the fee could potentially be waived if the staff time spent finding the information didn't take very long or wouldn't make someone file a public records request if the information was easy to find and provide.
 - Commissioner Levin mentioned that people are also able to look on the CCB to find contractors that have been fined for any illegal activity.
- Commissioner Fought introduced herself and said thank you for having her on the commission.

11. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 6:21 P.M.

SUBMITTED:

Ian Levin, Vice-President
Salem Planning Commission

ATTESTED:

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