

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Heller
April 19, 2022

COMMISSIONERS PRESENT

Kaley Fought
Daisy Goebel
Chane Griggs, President
Lisa Heller
Ian Levin, Vice-President
Michael Slater

COMMISSIONERS ABSENT

Dan Augustyn, Excused
Ronald Eachus, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie, Deputy CD
Director and Planning Administrator
Tory Banford, UD Project Manager
Bryce Bishop, Planner III
Thomas Cupani, Deputy City Attorney
Shelby Guizar, Admin Analyst
Eunice Kim, Long-Range Planning
Manager
Rob Romanek, Parks Planner
Austin Ross, Long-Range Planner
Julie Warncke, Transportation Planning
Manager

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.

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

April 5, 2022 Minutes (Commissioner Goebel)

Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Goebel

Seconded by: Commissioner Levin

Discussion on Motion: None

Vote: Aye: Fought, Goebel, Griggs, Heller, Levin, (5)
Nay: 0
Abstain: Slater (1)
Absent: Augustyn, Eachus (2)

Action: Moved to approve the minutes.

VOTE:

Yes 5 No 0 Abstain 1(Slater) Absent 2 (Augustyn, Eachus)

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* Our Salem Code Amendment Case No. CA21-04; Eunice Kim, EKim@cityofsalem.net

REQUEST: The proposal includes amendments to the Salem Area Comprehensive Plan, Comprehensive Plan Map, Neighborhood Plan Maps, Zoning Map, and Salem Revised Code. The proposal also includes adoption of the Salem Housing Needs Analysis.

Recommended Action: Adopt the facts and findings of this staff report and recommend that the City Council accept first reading of ordinance bills for the purpose of updating the Salem Area Comprehensive Plan, adopting the Housing Needs Analysis, and amending the Comprehensive Plan Map, Neighborhood Plan maps, zoning map, and Salem Revised Code.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Levin
Seconded by: Commissioner Goebel

Discussion on Motion: Commissioners Slater, Fought

Amendment Requested to Original Motion: Move to amend the original motion that the property at 3094 Gehlar Road NW on Proposed Zone Change Map 173 and Proposed Comp Plan Change Map 145 be removed from consideration.

Motion by: Commissioner Slater
Seconded by: Commissioner Heller

Discussion on Motion: Commissioners Slater, Levin

Vote: Aye: Fought, Griggs, Heller, Levin, Slater (5)
Nay: Goebel (1)
Abstain: 0
Absent: Augustyn, Eachus (2)

Action: Motion passes

Second Requested Amendment to Original Motion: Move to amend the original motion indicating that the properties on Commercial Street SE from Mission Street SE to Myers Street SE on Proposed Zone Change Map 119 be rezoned to MU-II instead of MU-I.

Motion by: Commissioner Slater
Seconded by: Commissioner Heller

Discussion on Motion: Commissioners Griggs, Slater, Fought, Levin

Vote: *Aye:* Heller, Slater (2)
Nay: Fought, Goebel, Griggs, Levin (4)
Abstain: 0
Absent: Augustyn, Eachus (2)

Action: Motion fails

Third Requested Amendment to Original Motion: Move to amend the original motion that the properties on the west side of Commercial Street SE from Superior Street S to one block south of Rural Avenue S and on the east side of Commercial Street SE from Liberty Street SE to Vista Avenue SE on Proposed Zone Change Map 122 be rezoned to MU-II instead of MU-III.

Motion by: Commissioner Slater
Seconded by: Commissioner Griggs

Discussion on Motion: Commissioners Slater, Griggs, Fought

Vote: *Aye:* Goebel, Heller, Slater (3)
Nay: Fought, Griggs, Levin (3)
Abstain: 0
Absent: Augustyn, Eachus (2)

Action: Motion fails

Fourth Requested Amendment to the Original Motion: Move to amend the original motion to expand the proposed MU-II zone to encompass the entire property for the 3100 Block of Orchard Heights Rd NW (Comp Plan Map #160 and Zone Change Map #190) and that 2916 Orchard Heights Rd NW (Comp Plan Map #159 and Zone Change Map #188) be rezoned to MU-II instead of RM-II.

Motion by: Commissioner Goebel
Seconded by: Commissioner Slater

Discussion on Motion: Commissioner Goebel

Vote: *Aye:* Fought, Goebel, Griggs, Heller, Levin, Slater (6)
Nay: 0

Abstain: 0
Absent: Augustyn, Eachus (2)

Action: Motion passes

Fifth Requested Amendment to the Original Motion: Move to amend the original motion to update the policy language in Policies H 2.1, H 3.2 and H 1.3 as described in the supplemental staff report dated April 5th to be more inclusive for low-income housing, subsidized housing and public housing.

Motion by: Commissioner Levin
Seconded by: Commissioner Fought

Discussion on Motion: None

Vote: *Aye:* Fought, Goebel, Griggs, Heller, Levin, Slater (6)
Nay: 0
Abstain: 0
Absent: Augustyn, Eachus (2)

Action: Motion passes

Vote on Original Motion, including three passing amendments:

Continuation of Discussion on Original Motion: None

Vote: *Aye:* Fought, Goebel, Griggs, Heller, Levin, Slater (6)
Nay: 0
Abstain: 0
Absent: Augustyn, Eachus (2)

Action: Moved to adopt the staff recommendation and direct staff to include the three passing amendments: that the property at 3094 Gehlar Road NW on Proposed Zone Change Map 173 and Proposed Comp Plan Change Map 145 be removed from consideration; expand the proposed MU-II zone to encompass the entire property for the 3100 Block of Orchard Heights Rd NW (Comp Plan Map #160 and Zone Change Map #190) and that 2916 Orchard Heights Rd NW (Comp Plan Map #159 and Zone Change Map #188) be rezoned to MU-II instead of RM-II; and update the policy language in Policies H 2.1, H 3.2 and H 1.3 as described in the supplemental staff report dated April 5th to be more inclusive for low-income housing, subsidized housing and public housing.

VOTE:

Yes 6 No 0 Abstain 0 Absent 2 (Augustyn, Eachus)

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.

5.2 Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-01 for 550 Hawthorne Avenue SE; Ward 2 – Southeast Salem Neighborhood Association; Kyle Kearns, KKearns@cityofsalem.net

SUMMARY: A request for a Minor Comprehensive Plan Map Amendment and Zone Change from IBC (Industrial Business Campus) to IC (Industrial Commercial).

REQUEST: A consolidated Minor Comprehensive Plan Map Amendment from Industrial to Industrial Commercial and a Zone Change from IBC (Industrial Business Campus) to IC (Industrial Commercial) for property approximately 3.01 acres in size and located at 550 Hawthorne Avenue SE (Marion County Assessors Map and Tax Lot No: 073W36A / 600).

Case Manager, Kyle Kearns, entered the staff report, attachments, and presentation into the record. Also noted an error on the staff report page 14 under item two there was a typo that incorrectly identified the zone change; however, it is correctly identified throughout the rest of the document.

Recommended Action: Staff recommends that the Planning Commission adopt the facts and findings of the staff report and **APPROVE** the following actions for the subject property that is 3.01 acres in size and located at 550 Hawthorne Avenue SE (Marion County Assessor map and tax lot number: 073W36A0 \ 0600) and are designated “Industrial” on the Comprehensive Plan Map, zoned IBC (Industrial Business Campus):

- A. APPROVE Minor Comprehensive Plan Map Amendment from “Industrial” to “Industrial Commercial”; and
- B. APPROVE Zone Change from IBC (Industrial Business Campus) to IC (Industrial Commercial) subject to the following conditions of approval:

Condition 1: Traffic impacts from development on the subject property shall be limited to a maximum of 2,488 average daily trips.

Questions or Comments for Staff by Commissioners: None

Testifying Parties:

Applicant/ Representative:

- Sam Thomas, Lenity Architecture Inc., 3150 Kettle Ct SE, Salem OR 97301

Questions or Comments for Applicant by Commissioners: None

General Public:

- None

Rebuttal by Applicant:

- None

With no further questions, and no request to continue the hearing or leave the record open, President Griggs closed the public hearing at 6:16 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Levin
Seconded by: Commissioner Heller

Discussion on Motion: None

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

Action: Moved to adopt the staff recommendation.

VOTE:

Yes 6 No 0 Abstain 0 Absent 2 (Augustyn, Eachus)

6. SPECIAL ORDERS OF BUSINESS: None

6.1 Sign Code Work Session

Aaron Panko, Planner III, provided a summary of the proposed Sign Code amendments.

Questions or Comments by Commissioners: Commissioners Heller, Slater, Griggs, Levin, Fought, Goebel

7. INFORMATION REPORTS: None

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

9. PLANNING ADMINISTRATOR'S REPORT:

- Council affirmed Planning Commission decision on CPC-ZC21-06
- City Council work session on housing affordability was last night, April 18th, and is available to watch on the City YouTube channel
- No items for May 4th, we can cancel or try and schedule a transportation work session with Public Works
 - President Griggs asked to wait on transportation work session until the vacant Commissioner position is filled.

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 7:05 p.m.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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