

**MINUTES**  
**FINAL SALEM PLANNING COMMISSION Reviewer: Slater**  
**June 07, 2022**

**COMMISSIONERS PRESENT**

Dan Augustyn  
Ronald Eachus  
Kaley Fought  
Chane Griggs, President  
Lisa Heller  
Ian Levin, Vice-President  
Michael Slater

**COMMISSIONERS ABSENT**

Daisy Goebel, Excused

**STAFF PRESENT**

Lisa Anderson-Ogilvie,  
Deputy CD Director and  
Planning Administrator  
Bryce Bishop, Planner III  
Zachery Cardoso, Admin Analyst  
Thomas Cupani, Assistant 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.

**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: May 17, 2022 Minutes (Commissioner Levin)  
*Recommended Action: Approve*

**Motion:** Move to approve the minutes.

**Motion by:** Commissioner Levin  
**Seconded by:** Commissioner Heller

**Discussion on the Motion:** None

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

**Action:** Moved to approve the minutes.

**VOTE:**

**Yes 6          No 0          Absent 2 (Goebel, Slater)          Abstain 0**

4.2    Resolutions: None

4.3    Action Items: None

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**5. PUBLIC HEARINGS:**

*Commissioner Slater joined the meeting at 5:33 p.m.*

**Hearings begin no earlier than 5:30 p.m. unless otherwise noted.**

**5.1 Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-02 for 4375 Rickey Street SE; Ward 2 – Southeast Salem Neighborhood Association; Bryce Bishop, [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net)**

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. The recorder read the statement of criteria.

**SUMMARY:** A Minor Comprehensive Plan Map Amendment and Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for the purpose of allowing the future conversion of the existing eight-room senior care facility on the property to an eight-unit multiple family development serving individuals with Intellectual/Developmental Disabilities.

**REQUEST:** A consolidated Minor Comprehensive Plan Map Amendment from Single Family Residential to Multiple Family Residential and Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for property approximately 0.58 acres in size and located at 4375 Rickey Street SE (Marion County Assessor Map and Tax Lot Number: 072W31DA12300).

Case Manager, Bryce Bishop, entered the staff report, attachments, and presentation into the record.

**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 approximately 0.58 acres in size and located at 4375 Rickey Street SE (Marion County Assessor Map and Tax Lot Number: 072W31DA12300) and are designated “Single Family Residential” on the Comprehensive Plan Map, and zoned RS (Single Family Residential):

- A. **APPROVE** the Minor Comprehensive Plan Map Amendment from Single Family Residential to Multiple Family Residential; and
- B. **APPROVE** the Quasi-Judicial Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) subject to the following conditions of approval:

**Condition 1:** Convey land for dedication to equal a half-width right-of-way of 36 feet along the street frontage of the property.

**Condition 2:** Only one access point shall be permitted along Rickey Street SE to serve the property.

**Condition 3:** The transportation impacts from the 0.58-acre site shall be limited to a maximum cumulative total of 78 average daily vehicle trips.

**Questions or Comments for Staff by Commissioners:** Commissioner Eachus

Testifying Parties:

Applicant/ Representative:

- Brandie Dalton, Multi-Tech Engineering, 1155 13<sup>th</sup> St SE, Salem OR 97302
- Jared Weekly, Sunny Oaks, 3276 Commercial St SE, Salem OR

**Questions or Comments for Applicant by Commissioners:** Commissioner Eachus

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 5:54 p.m.

**Motion:** Move to adopt the staff recommendation.

**Motion by:** Commissioner Levin

**Seconded by:** Commissioner Fought

**Discussion on Motion:** None

**Vote:** *Aye:* Augustyn, Eachus, Fought, Griggs, Heller, Levin, Slater (7)

*Nay:* 0

*Abstentions:* 0

*Absent:* Goebel (1)

**Action:** Moved to adopt the staff recommendation.

**VOTE:**

**Yes 7 No 0 Abstain 0 Absent 1 (Goebel)**

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

**7. INFORMATION REPORTS:** None

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

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

- Our Salem Public hearing at council on Monday, June 13, 2022.
- Meyer Farm subdivision has been appealed to LUBA.
- The LUBA appeal on the Fairview code amendment was dropped and are now final.
- Climate Friendly Equitable Community (CFEC) information was sent out to the Commissioners. They were adopted as temporary rules. They will make small changes at their next meeting and finalize them. These rules come from a directive from the Governor.
- New Zoning Inspector was hired and there are four vacancies in planning, one position has been accepted with person starting in July, and interviews are happening for the remaining three positions.
- The next Planning Commission meeting is on June 21, 2022, with two hearings to be heard so far.

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

- Commissioner Eachus asked about the sign code amendments and requested more information about enforcement, wants to make sure that enforcement is happening because he is still noticing some old political signs. Ms. Anderson-Ogilvie stated that the Sign Code work sessions are complete, staff is working on a new draft of the code amendments based on the work sessions, then a public hearing with the Planning Commission will be scheduled sometime in August or September. She also commented that staff enforce the sign code and collect illegally placed signs, or signs that exceed the time limits.
- Commissioner Levin disagrees with defining political signs as visual clutter. Believes that the number of signs that have been removed has been substantial and doesn’t believe in the city wasting time going to get a lingering one or two that remain.
- Commissioner Fought related the CFEC updates to the architectural community and is happy to hear about the CFEC updates and the positive impacts they will make on the community.
- Commissioner Eachus responded to Commissioner Levin’s disagreement about political signs and visual pollution.

**11. ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6:19 P.M.

SUBMITTED:

  
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 Chane Griggs, President

ATTESTED:

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