

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: Levin
June 21, 2022

COMMISSIONERS PRESENT

Ronald Eachus
Daisy Goebel
Chane Griggs, President
Ian Levin, Vice-President
Michael Slater

COMMISSIONERS ABSENT

Dan Augustyn, Excused
Kaley Fought, Excused
Lisa Heller, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Pamela Cole, Planner II
Thomas Cupani, Assistant City
Attorney
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

President Chane Griggs called the meeting to order at 5:39 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:

President Griggs asked Commissioner Goebel if she was able to review the last meeting and if she is prepared to vote on the minutes, Commissioner Goebel stated she did review the last meeting and is prepared to vote.

- 4.1 Approval of Minutes: June 7, 2022 Minutes (Commissioner Slater)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Slater
Seconded by: Commissioner Levin

Discussion on the Motion: None

Vote: Aye: Eachus, Goebel, Griggs, Levin, Slater (5)
Nay: 0
Absent: Augustyn, Fought, Heller (3)
Abstentions: 0

Action: Moved to approve the minutes.

VOTE:

Yes 5 No 0 Abstain 0 Absent 3 (Augustyn, Fought, Heller)

4.2 Resolutions: None

4.3 Action Items: None

5. PUBLIC HEARINGS:

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

5.1 Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-03 for 4650 and 4680 Hazelgreen Road NE; Ward 5 – Northgate Neighborhood Association; Pamela Cole, PCole@cityofsalem.net

President Griggs asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. Commissioner Goebel stated into the record that she will be abstaining since it is an AKS project. The recorder read the statement of criteria.

SUMMARY: Comprehensive plan change to "Multi-Family Residential" and "Commercial" and zone change to RM-II (Multiple Family Residential II) and CG (General Commercial) for property at 4650 & 4680 Hazelgreen Road NE that is proposed for annexation.

REQUEST: Comprehensive Plan Change to "Multi-Family Residential" and Zone Change to City of Salem RM-II (Multiple Family Residential II) for approximately 13.7 acres and a Comprehensive Plan Change to "Commercial" and Zone Change to City of Salem CG (General Commercial) for approximately 1.8 acres with a concurrent petitioner-initiated, voter-exempt annexation of a territory approximately 16.44 acres in size, including 0.82 acres within the right-of-way of Hazelgreen Road NE and 15.62 acres of private property located at 4650 & 4680 Hazelgreen Road NE (Marion County Assessor Map 062W32C / 000500 and 000400), currently designated "Industrial" in the Salem Area Comprehensive Plan (SACP) and zoned Marion County UT-20-IND (Urban Transition 20 Acres - Industrial).

Case Manager, Pamela Cole, 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 make the following recommendation to the City Council for the subject property consisting of approximately 15.62 acres of private property located at 4650 & 4680 Hazelgreen Road NE (Marion County Assessor Map 062W32C / 000500 and 000400):

- A. That the Salem Area Comprehensive Plan Map Change from “Industrial” to “Commercial” for approximately 1.8 acres of the territory be DENIED and
- B. That the Salem Area Comprehensive Plan Map Change from “Industrial” to “Multi-Family Residential” be APPROVED for the entire territory and
- C. That the zone change request from Marion County UT-20-IND (Urban Transition 20 Acres - Industrial) to City of Salem CG (General Commercial) for approximately 1.8 acres of the territory be DENIED, and
- D. That the zone change request from Marion County UT-20-IND (Urban Transition 20 Acres - Industrial) to City of Salem RM-II (Multiple Family Residential II) be APPROVED and applied to the entire territory upon annexation of the property, contingent on approval of the corresponding “Multi-Family Residential” Comprehensive Plan Map designation, subject to the following condition of approval:

Condition 1: The transportation impacts from the 15.62-acre site shall be limited to a maximum cumulative total of 2,992 average daily vehicle trips.

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

Testifying Parties:

Applicant/ Representative:

- Zach Pelz, AKS Engineering, 3700 River Rd N Suite 1, Keizer OR 97303

Questions or Comments for Applicant by Commissioners: Commissioners Slater, Eachus

General Public: None

Additional questions or comments for Staff by Commissioners: Commissioners Eachus, Slater

Rebuttal by Applicant:

- Joseph Schaefer, Jordan Ramis, 2 Center Pointe Dr #600, Lake Oswego, OR 97035

Additional questions or comments for Applicant by Commissioners: Commissioner Griggs

Additional questions or comments for Staff by Commissioners: Commissioners Levin, Eachus

Rebuttal by Applicant:

- Zach Pelz, AKS Engineering, 3700 River Rd N Suite 1, Keizer OR 97303

With no further questions, and no request to continue the hearing or leave the record open, President Griggs closed the public hearing at 7:02 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Levin
Seconded by: Commissioner Eachus

Discussion on Motion: Commissioners Slater, Levin

Vote: Aye: Eachus, Slater (2)
Nay: Griggs, Levin (2)
Abstentions: Goebel (1)
Absent: Augustyn, Eachus, Heller (3)

Action: Motion fails

Motion: Move to approve the application with MODIFICATIONS to both the Applicant's proposed designations and Staff's recommended designations:

- A. That the Salem Area Comprehensive Plan Map Change from "Industrial" to "Commercial" for approximately 1.8 acres of the territory be DENIED, and
- B. That a Salem Area Comprehensive Plan Map Change from "Industrial" to "Mixed-Use" for approximately 1.8 acres of the territory be APPROVED, and
- C. That the Salem Area Comprehensive Plan Map Change from "Industrial" to "Multi-Family Residential" for approximately 13.7 acres of the territory be APPROVED, and
- D. That the zone change request from Marion County UT-20-IND (Urban Transition 20 Acres - Industrial) to City of Salem CG (General Commercial) for approximately 1.8 acres of the territory be DENIED, and
- E. That a zone change from Marion County UT-20-IND (Urban Transition 20 Acres - Industrial) to City of Salem MU-I (Mixed Use-I) for approximately 1.8 acres of the territory be APPROVED and applied upon annexation of the property, contingent on approval of the corresponding "Mixed-Use" Comprehensive Plan Map designation, and
- F. That the zone change request from Marion County UT-20-IND (Urban Transition 20 Acres - Industrial) to City of Salem RM-II (Multiple Family Residential II) for approximately 13.7 acres of the territory be APPROVED and applied upon annexation of the property, contingent on approval of the corresponding "Multi-Family Residential" Comprehensive Plan Map designation, and
- G. That the zone change requests be subject to the following condition of approval:

Condition 1: The transportation impacts from the 15.62-acre site shall be limited to a maximum cumulative total of 2,992 average daily vehicle trips.

Motion by: Commissioner Slater
Seconded by: Commissioner Eachus

Discussion on Motion: Commissioner Levin

Vote: Aye: Eachus, Griggs, Slater (3)
Nay: Levin (1)
Abstentions: Goebel (1)
Absent: Augustyn, Eachus, Heller (3)

Action: Motion passes

VOTE:

Yes 3 No 1(Levin) Abstain 1(Goebel) Absent 3 (Augustyn, Fought, Heller)

5.2 Comprehensive Plan Change and Zone Change Case No. CPC-ZC22-04 for 3821 Ibex Street NE; Ward 5 – Northgate Neighborhood Association; Pamela Cole, PCole@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: Comprehensive plan change to "Parks, Open Space, and Outdoor Recreation" and zone change to PA (Public Amusement) for future expansion of Fisher Road Park on a property at 3821 Ibex Street NE that is proposed for annexation.

REQUEST: Comprehensive Plan Change to "Parks, Open Space, and Outdoor Recreation" and Zone Change to City of Salem PA (Public Amusement) with a concurrent petitioner-initiated, voter-exempt annexation of territory approximately 1.99 acres in size, located at 3821 Ibex Street NE (Marion County Assessor Map and Tax Lot Number 072W07BB02900), currently designated "Multi-Family Residential" in the Salem Area Comprehensive Plan (SACP) and zoned Marion County UD (Urban Development).

Case Manager, Pamela Cole, 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 make the following recommendation to the City Council for the subject property consisting of approximately 1.99 acres of land at 3821 Ibex Street NE (Marion County Assessor Map and Tax Lot Number 072W07BB02900):

- A. That the Salem Area Comprehensive Plan Map Change from "Multi-Family Residential" to "Parks, Open Space, and Outdoor Recreation" be APPROVED and
- B. That the zone change request from Marion County UD (Urban Development) to City of Salem PA (Public Amusement) be APPROVED and applied upon annexation of the property, contingent on approval of the "Parks, Open Space, and Outdoor Recreation" Comprehensive Plan Map designation.

Questions or Comments for Staff by Commissioners: Commissioner Levin

Testifying Parties:

Applicant/ Representative:

- Toni Whitler, City of Salem Public Works, 555 Liberty St SE Room 325, Salem OR 97301

Questions or Comments for Applicant by Commissioners: Commissioners Slater, Levin,

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 7:54 p.m.

Motion: Move to adopt the staff recommendation.

Motion by: Commissioner Levin

Seconded by: Commissioner Slater

Discussion on Motion: None

Vote: Aye: Eachus, Goebel, Griggs, Levin, Slater (5)

Nay: 0

Abstentions: 0

Absent: Augustyn, Eachus, Heller (3)

Action: Moved to adopt the staff recommendation.

VOTE:

Yes 5 No 0 Abstain 0 Absent 3 (Augustyn, Fought, Heller)

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 hearing was closed with written record open until July 11th.
- Two items on our July 5th meeting
- Commissioner Slater asked for reports of housing development, Lisa Anderson-Ogilvie answered that there are reports from Building and Safety that we can start providing to the Planning Commission.
- President Griggs asked about the current Planning Commission vacancies, Ms. Anderson-Ogilvie said it seems like applications are still being accepted and reviewed.
- President Griggs said it would be nice if the commission could get together for some type of in-person get-together.
- Ms. Anderson-Ogilvie mentioned that there is something in the works where the Planning Commission could decide if they want to be completely in person with no virtual meeting access.

- Commissioner Eachus asked about the sign code and that he might have some ideas for the sign code amendment currently being worked on.

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER: None

11. ADJOURNMENT:

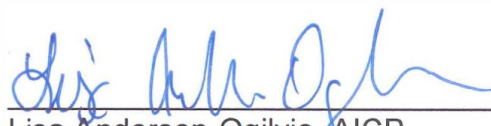
There being no further business for the record, the meeting was adjourned at 8:07 P.M.

SUBMITTED:



Chane Griggs, President

ATTESTED:



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