

**MINUTES**  
**FINAL SALEM PLANNING COMMISSION Reviewer: Fought**  
**February 28, 2023**

**COMMISSIONERS PRESENT**

Dan Augustyn  
Ronald Eachus  
Kaley Fought  
Daisy Goebel  
Chane Griggs, President  
Ian Levin, Vice-President  
Michael Slater  
Robert Vieyra-Braendle

**COMMISSIONERS ABSENT**

Lisa Heller, Excused

**STAFF PRESENT**

Lisa Anderson-Ogilvie,  
Deputy CD Director and  
Planning Administrator  
Olivia Dias, Current Planning  
Manager  
Thomas Cupani, Assistant City  
Attorney  
Shelby Guizar, Admin Analyst  
Aaron Panko, Planner III

**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:** February 14, 2023 Minutes (Commissioner Goebel)  
*Recommended Action: Approve*

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

**Motion by:** Commissioner Goebel  
**Seconded by:** Commissioner Levin

**Discussion on the Motion:** None

**Vote:** Aye: Augustyn, Eachus, Goebel, Griggs, Levin, Slater, Vieyra-Braendle (7)  
Nay: 0

Absent: Heller (1)  
Abstentions: Fought (1)

**Action:** Motion passes

President Griggs stated into the record that Commissioner Fought abstained due to being absent from the February 14, 2023, Planning Commission meeting.

**4.2 Resolutions:**

**4.2.1 Sign Code Amendment Resolution No. 23-01;** A resolution initiating amendments to the Salem Revised Code (SRC) updating Chapter 900.  
*Recommended Action: Approve*

Aaron Panko, Planner III, stated that the proposed sign code amendment is ready to come before the planning commission within the next couple months with the approval of the resolution.

**Motion:** Move to approve Resolution No. 23-01.

**Motion by:** Commissioner Levin  
**Seconded by:** Commissioner Goebel

**Discussion on the Motion:** None

**Vote:** Aye: Augustyn, Eachus, Fought, Goebel, Griggs, Levin, Slater, Vieyra-Braendle (8)  
Nay: 0  
Absent: Heller (1)  
Abstentions: 0

**Action:** Motion passes

**4.3 Action Items:** None

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**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 Comprehensive Plan Change, Neighborhood Plan Change, and Zone Change Case No. CPC-NPC-ZC22-07 for 380 Farm Credit Drive SE; Ward 2 – SESNA; Olivia Dias, [ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)**

President Griggs asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. Commissioner Levin mentioned an ex-parte contact stating that he knows the bank manager and was informed of the application but had no conversation about the case.

**SUMMARY:** A Minor Comprehensive Plan Map Amendment and Zone Change from IP (Industrial Park) to IC (Industrial Commercial) for the purpose of allowing a greater variety of commercial uses to be developed on the site.

**REQUEST:** A consolidated Minor Comprehensive Plan Map Amendment and Neighborhood Plan Map Amendment from Industrial to Industrial Commercial and Zone Change from Industrial Park (IP) to Industrial Commercial (IC) for property approximately 10 acres in size and located at 380 Farm Credit Drive SE (Marion County Assessor Map and Tax Lot Number: 073W36A / 1300).

Case Manager, Olivia Dias, entered the staff report and presentation into the record.

**Recommended Action:** Staff recommends that the Planning Commission adopt the facts and findings of the staff report and take the following actions for the subject property located at 380 Farm Credit Drive SE (Marion County Assessor map and tax lot number: 073W36A \ 1300):

- A. **APPROVE** Minor Comprehensive Plan Map Amendment from “Industrial” to “Industrial Commercial”; and
- B. **APPROVE** Neighborhood Plan Map Amendment to Industrial Commercial; and
- C. **APPROVE** Zone Change from IP (Industrial Park) 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 5,635 average daily trips.

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

Testifying Parties:

Applicant/ Representative:

- Steve Kay, Cascadia Planning and Development Services, PO Box 1920, Silverton OR 97381

**Questions or Comments for the Applicant by Commissioners:** Commissioner Griggs

General Public:

- None

Rebuttal by Applicant:

- None

**Additional Questions or Comments by Staff by Commissioners:** Commissioners

With no further questions, and no request to continue the hearing or leave the record open, President Griggs closed the public hearing at 5:47 p.m.

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

**Motion by:** Commissioner Levin  
**Seconded by:** Commissioner Eachus

**Discussion on Motion:** Commissioner Griggs

**Vote:** Aye: Augustyn, Eachus, Goebel, Griggs, Fought, Levin, Slater, Vieyra-Braendle (8)  
Nay: 0  
Absent: Heller (1)  
Abstentions: 0

**Action:** Motion passes

**VOTE:**

**Yes 8 No 0 Absent 1(Heller) Abstain 0**  
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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:**

- No Planning Commission meeting on March 7<sup>th</sup> and so far, no items for March 21<sup>st</sup>.
- Sign code amendment proposed to come back on April 18<sup>th</sup>
- Had a public outreach meeting on Walkable Mixed-use Areas with DLCDC and the City of Keizer last week as part of the City’s work implementing the Climate Friendly and Equitable Communities rules. There is a recording available if anyone wants to watch it.
- Introduced new planner, Abigail Pederson, Planner I, and Fred Wilson, Assistant City Attorney.
- City Council voted to bring paid parking downtown. The parking garages downtown have security now and that should increase as more money comes in through the new paid parking system.
- Housing data for Salem has been shared with the Commissioners.

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

- President Griggs mentioned attending an economic forum and that housing units are trending up; also reflected in the housing data that was shared by staff.
- Commissioner Goebel asked how the climate friendly and equitable communities rule and adoption of multi-family land in Our Salem will impact new annexations or zone changes requests.
  - Lisa Anderson-Ogilvie answered that it has been easy to bring a recommendation for approval when the housing needs analysis indicates we need more land for multi-family; the City will still be able to support them, but it will be more of a review of “is this the right location, is it the right density”, to ensure we are approving something that is the most compatible for the location.

- Commissioner Goebel asked if there was any thought as to how this impacts housing affordability.
    - Ms. Anderson-Ogilvie answered that housing affordability was looked at a lot during the Our Salem project, and that how the city looks at housing and housing affordability could change substantially with this current legislative session. A Housing Productions Strategy will be kicked off this summer, which is the next step under state law, which will look more into strategies on how to incentivize affordable housing.
- Commissioner Griggs asked if the large portion of land that was re-zoned multi-family is buildable
  - Ms. Anderson-Ogilvie answered that all of the land in Salem is buildable in some way, there can be development constraints such as wetlands or utilities not being close to the property; however, the City did re-zone more land than the required amount to meet the need to account for some development constraints.
- Commissioner Fought asked if during the Housing Productions Strategy is the city going to be looking at infrastructure elements, it is concerning to push for housing broadly without considering the cycle of people to reach home ownership.
  - Ms. Anderson-Ogilvie answered that the city already considered that with Our Salem and where we placed multi-family land and mixed-use land.
- Commissioner Eachus brought up the neighborhood hubs and is concerned about how the city is going to get these neighborhood hubs developed.
  - Ms. Anderson-Ogilvie answered that neighborhood hubs are required to be designated now in new subdivisions that are five acres or larger but that the city can never require someone to open a business. The work is about allowing businesses in certain locations.
- Commissioner Levin brought up that with neighborhood hubs, that developers will adjust as long as they are not being forced. He is excited about what came out of Our Salem and the incentives for developers to provide the services and types of development that the city wants to see.
- Commissioner Eachus commented that he hopes that developers start adjusting and building services without being forced or required more than the code already does and wants to just express his concern of the demands of the market that already exist and hopes the market demands will be met by developers.
- Commissioner Slater mentioned concerns about change not happening fast enough. Does not believe that needs are being met and wants to look at specific areas that we know need to be changed or developed and target efforts.
- Commissioner Goebel hopes that there can be more conversations about affordable home ownership options. Believes that a big portion of the cost of development is fees to make the lot “buildable” and then building, which is a huge constraint on creating affordable home ownership options.
- Commissioner Griggs mentioned that there was a community land trust case where a non-profit would build a home and sell it for the cost of the home and not the land, as an entry option into home ownership.
- Commissioner Fought mentioned cottage cluster type homes that would increase housing production and options without the expensive price tag of a typical starter home.

***President Griggs asked a member of the public that arrived a little late due to snow if they wanted to speak to the commission since they missed the Public Comment portion of the meeting.***

Chris (no last name provided), Ward 3: Thinks neighborhood hubs might not be the best answer. Believes that property owners should be able to build commercial uses on their properties that blend and adapt into the neighborhood on a smaller scale compared to large commercial complexes.

**Questions or Comments from Commissioners: None**

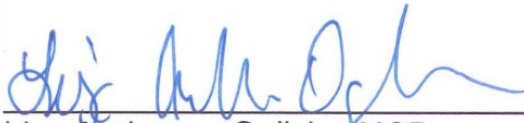
**11. ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6:18 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