

MINUTES
SALEM PLANNING COMMISSION **Reviewer: Levin**
May 16, 2023

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Chane Griggs, Excused
Lisa Heller, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Shelby Guizar, Admin Analyst
Aaron Panko, Planner III
Fred Wilson, Assistant City
Attorney

1. CALL TO ORDER

Acting President Ian Levin called the meeting to order at 5:30 P.M.

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:

Acting President Levin stated into the record that he will be voting on the minutes as he reviewed the last meeting is able to vote. Commissioners Goebel and Vieyra-Braendle abstained from the vote as they were absent from the April 18, 2023 meeting and were not able to watch the recording.

4.1 Approval of Minutes: April 18, 2023 Minutes (Commissioner Augustyn)
Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Augustyn
Seconded by: Commissioner Fought

Discussion on the Motion: None

Vote: Aye: Augustyn, Eachus, Fought, Levin, Slater (5)
Nay: 0
Absent: Griggs, Heller (2)
Abstentions: Goebel, Vieyra-Braendle (2)

Action: Motion passes

4.2 Resolutions: None

4.3 Action Items: None

5. PUBLIC HEARINGS:

Commissioner Slater asked if it would be okay that he makes a motion to re-organize the agenda to allow the presenters for agenda item 6.1 to present prior to the public hearing

Motion: Move to re-order the meeting to hear agenda item 6.1, Mahonia Crossing Presentation, prior to agenda item 5, public hearings.

Discussion on the Motion: None

Vote: Aye: Augustyn, Eachus, Fought, Goebel, Levin, Slater, Vieyra-Braendle (7)
Nay: 0
Absent: Griggs, Heller (2)
Abstentions: 0

Action: Motion passes

6.1 Mahonia Crossing Development Presentation

Dave Mojica and a team from Scott Edwards Architecture provided a presentation about the Mahonia Crossing development.

Questions or Comments by Commissioners: Commissioners Fought, Goebel, Eachus, Slater

5.1 Code Amendment Case No. CA23-03 for Amendments to SRC Chapter 900 – Sign Code: Aaron Panko, APanko@cityofsalem.net

Acting President Levin asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. Hearing none from present commissioners, acting President Levin stated into the record that he was copied on a blanket “call to action” email about providing testimony on the hearing, he forwarded email to City staff and did not participate in the email chain.

REQUEST: Proposed amendments to the Salem Revised Code (SRC) Chapter 900, titled Sign Code. The code amendment proposes to update, clarify, correct, and simplify development standards and definitions; remove sign variances, adjustments and conditional uses; and delete old references to zones that have been previously eliminated.

Case Manager, Aaron Panko, entered the staff report, presentation, and all public comments received after the staff report, into the record.

Recommended Action: Adopt the facts and findings of this staff report and recommend that the City Council accept first reading of an ordinance bill to amend SRC Chapter 900.

Questions or Comments for Staff by Commissioners: Commissioners Fought, Eachus, Slater, Levin,

Testifying Parties:

Public:

- Dan Dhruva with Outfront, Portland OR
 - **Questions by Commissioners:** Commissioners Goebel, Eachus
- Chris Zukin, 5525 Cherry Heights Road, The Dalles OR
 - **Questions by Commissioners:** None
- John Fitzmaurice, 2838 Harding Ct NW, Salem OR
 - **Questions by Commissioners:** Commissioner Levin

Additional Questions of Staff by Commissioners: Commissioners Goebel, Levin, Slater, Fought, Eachus

Motion: Move to amend staff recommendation to include language that allows non-conforming billboards to be relocated on the same site as long as it does not become more non-conforming.

Motion by: Commissioner Levin
Seconded by: Commissioner Goebel

Discussion on Motion: None

Vote: *Aye:* Augustyn, Eachus, Fought, Goebel, Levin, Slater, Vieyra-Braendle (7)
Nay: 0
Absent: Griggs, Heller (2)
Abstentions: 0

Action: Motion passes

Motion: Move to approve staff recommendation as amended.

Motion by: Commissioner Slater
Seconded by: Commissioner Fought

Discussion on Motion: None

Vote: *Aye:* Augustyn, Eachus, Fought, Goebel, Levin, Slater, Vieyra-Braendle (7)
Nay: 0
Absent: Griggs, Heller (2)
Abstentions: 0

Action: Motion passes

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (Griggs, Heller)

6. SPECIAL ORDERS OF BUSINESS:

6.1 – Moved on agenda to be prior to Agenda Item 5

6.2 Airport Solar Feasibility Study Motion: Commissioner Slater recommends sending letter to Council recommending a feasibility study for the installation of solar panels, battery storage, and a microgrid at the Salem Airport as part of the airport’s master plan update.

Motion: Move to send letter to Council recommending a feasibility study for the installation of solar panels, battery storage, and a microgrid at the Salem Airport as part of the airport’s master plan update.

Motion by: Commissioner Slater
Seconded by: Commissioner Eachus

Discussion on Motion: Commissioners Goebel, Fought, Levin

Vote: Aye: Augustyn, Eachus, Fought, Goebel, Levin, Slater, Vieyra-Braendle (7)
Nay: 0
Absent: Griggs, Heller (2)
Abstentions: 0

Action: Motion passes

7. INFORMATION REPORTS: None

8. PLANNING ADMINISTRATOR’S REPORT:

- Lisa Anderson-Ogilvie went over the tentative schedule of upcoming meetings off the agenda.
- Ms. Anderson-Ogilvie confirmed which Commissioners wanted to join which three subcommittees that were created at the last Planning Commission meeting, Commissioner Slater joined the Design Standards subcommittee. An email will be sent out to all Commissioners to identify members in each subcommittee.
- Commissioner Slater asked if there were any resiliency or energy standards to make grants or other awards to builders in that area.
 - Ms. Anderson-Ogilvie answered that she would ask the Economic Development staff, knows that downtown there are grants for providing security, there are also toolbox grants for historic projects and the Historic Landmarks Commission changed code recently to add energy efficiency options for historic properties.

9. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:

- Commissioner Eachus provided a little background on some research he did about political lawn signs and the time allowance and some of the court cases involving political lawn signs, the conclusion being that the City has a 60-day requirement during elections and that is the only thing we can enforce and feels staff need to do more enforcing.

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

11. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 7:51 P.M.

SUBMITTED:

Ian Levin, Vice-President

ATTESTED:

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