

**MINUTES**  
**SALEM PLANNING COMMISSION**  
**January 9, 2024**

**FINAL** **Reviewer: Vieyra-Braendle**

**COMMISSIONERS PRESENT**

Kaley Fought  
Daisy Goebel  
Lisa Heller, Vice-President  
Beth Rhoades  
Michael Slater, President  
Paul Tigan  
Jordan Truitt  
Robert Vieyra-Braendle

**COMMISSIONERS ABSENT**

Dan Augustyn, Absent Excused

**STAFF PRESENT**

Lisa Anderson-Ogilvie,  
Deputy CD Director and  
Planning Administrator  
Olivia Dias, Current Planning  
Manager  
Jennifer Biberston, Admin Analyst  
Fred Wilson, Assistant City  
Attorney

**1. CALL TO ORDER**

Planning Administrator Lisa Anderson-Ogilvie called the meeting to order at 5:30 P.M.

**1.1 Swearing in New Commissioners**

At this time, newly appointed commissioners Beth Rhoades, Paul Tigan and Jordan Truitt recited the Oath of Office and were sworn in by Fred Wilson, Assistant City Attorney.

**2. ROLL CALL**

Roll was taken and with quorum established, Ms. Anderson-Ogilvie proceeded with the meeting.

**2.1 Elections: President and Vice President**

**Motion:** Move to elect Commissioner Slater as President

**Motion by:** Commissioner Heller

**Discussion on the Motion:** Commissioner Goebel nominated Commissioner Heller as president. Ms. Anderson-Ogilvie said a roll call vote must be taken, and whoever of the two nominees has the most votes will be president. Commissioner Heller withdrew her nomination, saying she did not want to be president.

**Vote:** *Aye:* Fought, Goebel, Heller, Rhoades, Slater, Tigan, Truitt, Vieyra-Braendle (8)  
*Nay:* (0)  
*Absent:* (0)  
*Abstentions:* (0)

**Action:** Moved to elect Commissioner Slater as President

Ms. Anderson-Ogilvie relinquished the gavel and President Slater resumed running the meeting.

**Motion:** Move to elect Commissioner Heller as Vice-President

**Motion by:** Commissioner Fought

**Discussion on the Motion:** None.

Vote: *Aye:* Fought, Goebel, Heller, Rhoades, Slater, Tigan, Truitt, Vieyra-Braendle (8)

*Nay:* (0)

*Absent:* (0)

*Abstentions:* (0)

**Action:** Moved to elect Commissioner Heller as Vice-President.

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:

President Slater asked if Commissioner Vieyra-Braendle had a motion. Commissioner Vieyra-Braendle said he will make a motion to approve the minutes from December 19, 2023, Planning Commission Meeting.

4.1.a: December 19, 2023 Minutes (Commissioner Vieyra-Braendle)

*Recommended Action: Approve*

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

**Motion by:** Commissioner Vieyra-Braendle

**Seconded by:** Commissioner Heller

**Discussion on the Motion:** Commissioners Rhoades, Tigan and Truitt will abstain from voting due to not being present/appointed at the last meeting.

**Vote:** *Aye:* Fought, Goebel, Heller, Slater, Vieyra-Braendle (5)

*Nay:* (0)

*Absent:* (0)

*Abstentions:* Rhoades, Tigan, Truitt (3)

**Action:** Motion passes

4.2 Resolutions: None

4.3 Action Items: None

## 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 Continued – Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC23-02 for 5465 Turner Rd SE; Ward 3 – SEMCA; Olivia Dias, [Odias@cityofsalem.net](mailto:Odias@cityofsalem.net)

**SUMMARY:** A Comprehensive Plan Map Amendment and Zone Change application for approximately 400 acres.

**REQUEST:** A consolidated Minor Comprehensive Plan Map Amendment from “Community Service – Government” to “Single Family Residential,” “Industrial” and “Mixed Use” and Zone Change from PS (Public Safety) to RS (Single Family Residential), MU-I (Mixed Use-I), IC (Industrial Commercial) and IG (General Industrial) for subject property approximately 400 acres in size and located 5465 Turner Road SE (Marion County Assessor’s Map and Tax Lot Numbers: 082W17 / 400).

Case Manager, Olivia Dias, presented a request from the applicant to continue the hearing to the February 27, 2024 meeting.

**Recommended Action:** Continuance of hearing to February 27, 2024.

**Questions or Comments for Staff by Commissioners:** Commissioner Tigan asked that if there are members of the public who want to give comment, that they should be given a chance to do so. No public comments were given.

**Motion:** Continue the hearing to February 27, 2024, Planning Commission Meeting

**Motion by:** Commissioner Heller

**Seconded by:** Commissioner Fought

**Discussion on Motion:** Commissioner Slater stated his concern that this case continues to be pushed. He said he is disinclined to vote yes for another continuance during next meeting. Heller revised her original motion and moved to deny the continuance for this meeting but wanted to leave the record open.

**Motion:** Deny the continuance for February 27, 2024, and leave the record open.

**Motion by:** Commissioner Heller

**Seconded by:** Commissioner Vieyra-Braendle

Ms. Anderson-Ogilvie explained that staff was not prepared to present this evening. Commissioner Heller said she withdraws her motion to deny the continuance.

**Motion:** Continue the hearing to February 27, 2024, Planning Commission Meeting

**Discussion on the Motion:** Commissioner Goebel wanted further explanation as to why the case has continued to be pushed. Ms. Anderson-Ogilvie explained that the

applicant's request went out with the staff report stating that the applicant needed additional time to prepare due to the supplemental staff report containing new information.

**Vote:** Aye: Fought, Goebel, Heller, Rhoades, Slater, Tigan, Truitt, Vieyra-Braendle (8)  
Nay: (0)  
Absent:  
Abstentions: (0)

**Action:** Motion passes

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

**7. INFORMATION REPORTS:** None

**8. SUBCOMMITTEE REPORTS**

Riparian Areas and Natural Resources: Vice President Heller said the department that presented on mapping of streams a few months ago should come back to do another presentation. She asked that more people join the committee, which consists of Commissioners Heller and Vieyra-Braendle.

Design Review Standards: Commissioners Fought said this committee hasn't gotten off the ground as well as it could have, and with the loss of two commissioners, she said she is looking for others to join to help move it forward. Currently, the committee consists of Commissioners Fought and Slater. The committee is looking at ways to provide a framework of how to approach design in the city that encourages future-focused development.

Energy efficiency/resilience/solar: President Slater explained that much of the material moved over to the Climate Action Plan subcommittee, to which he is now a member. Therefore, this committee is being closed out.

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

- Ms. Anderson-Ogilvie told President Slater that the President of the Planning Commission is also on the Capitol Planning Commission, which meets once a month on Thursdays.
- A joint work session is scheduled with the City Council on May 20<sup>th</sup> to discuss the Housing Production Strategy – more information will be announced as it comes available.
- Ms. Anderson-Ogilvie asked if there were any presentations the Commission wanted scheduled, and to let her know so she can get those on the calendar.
- President Slater reminded Commissioners that the Planning Commission must have at least one meeting a month.

**QUESTIONS OR COMMENTS FROM COMMISSIONERS:**

- Commissioner Goebel asked if there are resources available from staff to help guide initial discussions on questions surrounding Salem Revised Code. Ms. Anderson-Ogilvie said that staff support on subcommittees is not available.

- Commissioner Fought said the benefit of things being Commissioner-driven at the outset is so they can come together on a broad idea and focus on a few questions they want answered so there is focus on the topic.
- Commissioner Slater asked if there was a rule regarding assigning work to staff, and Ms. Anderson-Ogilvie said it cannot be more than an hour of work.

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

- Commissioner Fought wishes Commissioner Goebel well on her new endeavor.
- Commissioner Slater wants to know how to handle cases that contain legal-heavy matters. Mr. Wilson said he is able to give his best legal advice on issues raised.

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

**11. ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6:04 P.M.

SUBMITTED:

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Michael Slater, President

ATTESTED:

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