

**MINUTES**  
**SALEM PLANNING COMMISSION**      **Reviewer: None**  
**August 6, 2024**

**COMMISSIONERS PRESENT**

Kaley Fought  
Lisa Heller  
Beth Rhoades  
Michael Slater  
Robert Vieyra-Braendle

**COMMISSIONERS ABSENT**

Jordan Truitt, Absent

**STAFF PRESENT**

Lisa Anderson-Ogilvie, AICP,  
Deputy Director and Planning  
Administrator  
Jennifer Biberston, Admin Analyst  
Bryce Bishop, Planner III  
Laurel Christian, Planner III  
Fred Wilson, Assistant City  
Attorney

**1. CALL TO ORDER**

President Slater called the meeting to order at 5:30 P.M.

**2. ROLL CALL**

Roll was taken and with quorum established, President Slater 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:** None

**4.2 Resolutions:** None

**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 Planned Unit Development, Subdivision Tentative Plan, Partition, Urban Growth Preliminary Declaration, Class 2 Adjustment Case No. PUD-SUB-PAR-UGA-ADJ24-01**

for proposed two-parcel Partition and Planned Unit Development-Subdivision creating 11 residential lots along with common open space.

Bryce Bishop, BBishop@cityofsalem.net

**Request:** A consolidated application for a proposed Partition to divide property located in the 700 to 800 Blocks of Creekside Drive SE into two parcels of approximately 10.64 acres and 3.37 acres in size, with the largest of the two parcels – proposed Parcel 1, remaining as open space; together with:

- 1) A Class 2 Adjustment to increase the maximum allowed lot depth for Parcel 1 from 1,021 ft. to approximately 1,573 ft. (SRC 510.010(b));
- 2) A Planned Unit Development-Subdivision to further divide Parcel 2 of the proposed Partition into 11 residential lots, ranging in size from approximately 6,104 square feet to 9,287 square feet and accommodating the potential for two attached dwelling units per lot, along with approximately 18,100 square feet of additional open space; and
- 3) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development.

The subject property totals approximately 13.7 acres in size, is zoned RA (Residential Agriculture), and located in the 700 to 800 Blocks of Creekside Drive SE (Marion County Assessor's Map and Tax Lot Numbers: 083W22BA07000 and 083W22BA00100).

**Recommended Action:** Staff recommends that the Planning Commission adopts the facts and findings identified in the Staff Report and Supplemental Staff Report dated August 6, 2024.

**Questions or Comments for Staff by Commissioners:** Commissioner Heller, Commissioner Fought, President Slater

Testifying Parties

*Brandi Dalton – Multi/Tech Engineering*

*Natalie Janney, Civil Engineer, Multi/Tech Engineering*

*Margaret Gander-Vo – Lawyer, Saalfeld Griggs*

*Nanette Forester – Creekside HOA*

*Bruce Thompson – Creekside neighborhood resident*

*Steve Forester – Creekside neighborhood resident*

*Maria McCray – Creekside neighborhood resident and HOA board member*

**Questions or Comments for Testifying Parties by Commissioners:** Commissioner Heller

**Additional Questions for Staff by Commissioners:** Commissioner Heller, Commissioner Slater, Commissioner Fought

With no further questions, and no request to continue the hearing or leave the record open, President Slater closed the public hearing at 6:35 p.m.

**Motion for PC:** Move to hold the record open for testimony for 7-7-7, with deliberations on August 20 or September 3

**Motion by:** Commissioner Heller

**Seconded by:** Commissioner Fought

**Discussion on Motion:** None

**Vote:**

Aye: Fought, Heller, Rhoades, Slater, Vieyra-Braendle (5)  
Nay: (0)  
Absent: Jordan Truitt (1)  
Abstentions: (0)

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

**7. INFORMATION REPORTS:** None

**8. SUBCOMMITTEE REPORTS:**

- Wetlands Group did meet, and had good conversation.

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

- Reminder that there is an Appeal and Staff Presentation for the August 20 meeting, and an appeal on September 17.
- Interviews for three new Commissioners to happen on the August 12 City Council meeting.
- Possible updates to quorum rules to reflect the number of commissioner seats are filled versus available

**QUESTIONS OR COMMENTS FROM COMMISSIONERS:** President Slater

**9. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** None.

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

**11. ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6: 55 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