

**MINUTES**  
**SALEM PLANNING COMMISSION**      **Reviewer: Fought**  
**August 20, 2024**

**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

**STAFF PRESENT**

Jennifer Biberston, Admin Analyst  
Bryce Bishop, Planner III  
Aaron Panko, Planner III  
Laurel Christian, Planner III  
Olivia Dias, Current Planning  
Manager  
Fred Wilson, Assistant City  
Attorney  
Robert Chandler, Assistant Public  
Works Director

**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:**

President Slater asked if Commissioner Fought had a motion. Commissioner Fought said she will make a motion to approve the minutes from June 11, 2024 and August 6, 2024, Planning Commission Meetings.

- 4.1a:** June 11 and August 6, 2024 Minutes (Commissioner Fought)  
*Recommended Action: Approve*

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

**Discussion on the Motion:** Commissioner Truitt reviewed the meeting and materials and all evidence from the August 6, 2024 meeting.

**Motion by:** Commissioner Fought  
**Seconded by:** Commissioner Heller

**Discussion on the Motion:** None.

**Vote:** Aye: Fought, Heller, Rhoades, Slater, Truitt, Vieyra-Braendle (6)  
Nay: (0)  
Absent: (0)  
Abstentions: (0)

**Action:** Motion passes

**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 Deliberations of 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](mailto: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 13, 2024.

The Planning Commission is deliberating only. The record and the hearing are closed, and the applicant has waived their seven-day rebuttal period.

**Questions or Comments for Staff by Commissioners:** None.

Testifying Parties

None

**Questions or Comments for Testifying Parties by Commissioners:** None

**Additional Questions for Staff by Commissioners:** None

**Motion for PC:** Move to adopt the Staff Report

**Motion by:** Commissioner Heller

**Seconded by:** Commissioner Rhoades

**Discussion on the Motion:** Commissioner Fought

**Amendment Motion:** Move to require a continuation of the sidewalk on the north side of Creekside Dr SE

**Discussion on Motion:** Commissioner Vieyra-Braendle, Commissioner Rhoades, Commissioner Truitt

**Motion by:** Commissioner Fought

**Seconded by:** Commissioner Heller

**Vote:**

Aye: Fought, Heller, Rhoades, Slater, Vieyra-Braendle (5)

Nay: Truitt (1)

Absent: (0)

Abstentions: (0)

**Action:** Motion Passes

**Amendment Motion:** Move to add a landscaping strip to the currently proposed sidewalk along the new road at the subdivision.

**Discussion on the Motion:** Commissioner Slater

**Vote:**

Aye: Fought, Slater, Vieyra-Braendle (3)

Nay: Heller, Rhoades, Truitt (3)

Absent: (0)

Abstentions: (0)

**Action:** Motion Fails

**Motion:** Move to adopt the amended Staff Report

**Discussion on the Motion:** None.

**Vote:**

Aye: Fought, Heller, Rhoades, Slater, Truitt, Vieyra-Braendle (6)  
Nay: (0)  
Absent: (0)  
Abstentions: (0)

**Action:** Motion passes

**VOTE:**

**Yes 6          No 0          Absent 0          Abstain 0**

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**5.2 APPEAL of Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ24-04 for the 1800 Block of Park Ave NE; Ward 6 – North Lancaster Neighborhood Association; Aaron Panko, [Apanko@cityofsalem.net](mailto:Apanko@cityofsalem.net)**

**Summary:** An application for a six-lot residential subdivision.

**Request:** A Subdivision Tentative Plan to divide approximately 0.82 acres into a total of six lots ranging in size from 4,006 square feet to 6,696 square feet in size, and a Class 2 Adjustment to increase the maximum percentage of flag lots allowed in a subdivision from 15% per SRC 800.025(e), to 66%. The applicant is requesting alternative street standards to the street spacing and connectivity requirements along Park Avenue NE to not provide a new mid-block east-west street connection.

The subject property is approximately 0.82 acres in size, zoned RS (Single Family Residential), and located at the 1800 Block of Park Avenue NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 073W24BA / 08000 and 08100).

**Recommended Action:** Adopt Staff Report

**Questions or Comments for Staff by Commissioners:** Commissioner Heller, Commissioner Fought, Commissioner Slater, Commissioner Vieyra-Braendle

Testifying Parties

*Don Jensen, 5190 Kale St*  
*Deanna Garcia, NOLA Chair*  
*Bruce Hansen, 1884 Evergreen Ave NE*  
*Linda Hansen, 1884 Evergreen and 1904 Evergreen Ave NE*  
*Dan Lowrie, 1895 Evergreen Ave NE*

*Rebuttal: Don Jensen*

**Questions or Comments for Testifying Parties by Commissioners:** Commissioner Slater, Commissioner Truitt, Commissioner Fought

**Questions or Comments for Staff by Commissioners:** Commissioner Slater, Commissioner Rhoades, 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 6:59 p.m.

**Motion for PC:** Adopt the Staff Report

**Motion by:** Commissioner Heller  
**Seconded by:** Commissioner Truitt

**Discussion on Motion:** Commissioner Truitt, Commissioner Fought, Commissioner Slater

**Amendment Motion:** Commissioner Fought moves to require a 5-foot sidewalk along one side of the flag lot access way.

**Discussion on the Motion:** Commissioner Slater, Commissioner Truitt

**Motion by:** Commissioner Fought  
**Seconded by:** None

**Action:** Motion Fails with lack of second.

**Motion for PC:** Adopt Staff Report

**Discussion on the Motion:** Comm

**Vote:**

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

Action: **Motion Passes**

**VOTE:**

**Yes 5      No 1      Absent 0      Abstain 0**

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

**7. INFORMATION REPORTS:**

7.1 Public Works Staff Presentation – Robert Chandler, Assistant Public Works Director, [Rchandler@cityofsalem.net](mailto:Rchandler@cityofsalem.net)

**Questions or Comments for Staff by Commissioners:** Commissioner Truitt, Commissioner Slater

**8. SUBCOMMITTEE REPORTS:** None

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

- There are no agenda items for the September 3 meeting, so Commissioners decided to cancel it.

**QUESTIONS OR COMMENTS FROM COMMISSIONERS:**

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

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

12. ADJOURNMENT:

There being no further business for the record, the meeting was adjourned at 7:43 p.m.

SUBMITTED:



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Michael Slater, President

ATTESTED:



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Olivia Dias  
Current Planning Manager