

MINUTES
FINAL SALEM PLANNING COMMISSION Reviewer: McKinley
June 02, 2020

COMMISSIONERS PRESENT

Chane Griggs, President
Lisa Heller
Casey Kopcho
Brian McKinley, Vice President
Joshlene Pollock
Ashley Schweickart
Michael Slater

COMMISSIONERS ABSENT

Ian Levin, Excused

STAFF PRESENT

Lisa Anderson-Ogilvie,
Deputy CD Director and
Planning Administrator
Natasha Zimmerman, Deputy
City Attorney
Aaron Panko, Planner III
Shelby Guizar, Admin Analyst
Kirsten Straus, Planner I

Note: This meeting was held digitally during the home quarantine imposed by the Governor to stem the spread of the Covid-19 virus. All attendees were virtual.

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

May 19, 2020 Minutes (Commissioner Pollock)

Recommended Action: Approve

Motion: Move to approve the minutes.

Motion by: Commissioner Pollock

Seconded by: Commissioner Schweickart

Questions or Comments by: Commissioner Schweickart

Vote: Aye: Griggs, Heller, McKinley, Pollock, Slater, Schweickart
Nay: 0
Abstentions: 0
Absent: Kopcho, Levin

Action: Moved to approve the minutes.

VOTE:

Yes 6 No 0 Abstain 0 Absent 2 (Kopcho, Levin)

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.

At this time, Commissioner Kopcho arrived.

5.1 DELIBERATIONS ONLY Comprehensive Plan Change / Zone Change Case CPC-ZC20-02 for property located at 2575 Center St NE; Ward 2 – North East Salem Community Association (NESCA) and North East Neighbors (NEN); Aaron Panko, apanko@cityofsalem.net

SUMMARY: A Minor Comprehensive Plan Map Amendment and Zone Change from PH (Public and Private Health Services) to MU-I (Mixed Use-I).

REQUEST: A Minor Comprehensive Plan Map Amendment from CSH (Community Services Health) to Mixed Use and a Zone Change from PH (Public and Private Health Services) to MU-I (Mixed Use-I) for a 14.94 acre portion of property approximately 47.37 acres in size, and located at 2575 Center Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W24C / 00100).

At this time, case manager Aaron Panko summarized the case up to this point.

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 approximately 47.37 acres in size, designated “Community Services - Health” on the Plan Map, zoned PH (Public and Private Health Services), and located at 2575 Center Street NE - 97301 (Marion County Assessor’s Map and Tax Tot number: 073W24C / 00100).

A. **APPROVE** Minor Comprehensive Plan Map Amendment from “Community Services - Health” to “Mixed-Use”.

B. **APPROVE** Zone Change from PH (Public and Private Health Services) to MU-I (Mixed

Use-I), subject to the following conditions of approval:

Condition 1: The applicant shall provide a copy of the Historic Clearance Review approval letter from the Oregon State Historic Preservation Office authorizing the proposed ground disturbing activity on this site prior to issuance of grading and building permits for adaptive reuse, alterations or new construction within the subject property.

Condition 2: Proposed adaptive reuse or alterations of the Dome Building as a result of any change of use shall be subject to Historic Design Review before the Historic Landmarks Commission to ensure development proposals are compatible with the remaining buildings in the Historic District.

Questions or Comments for Staff by Commissioners: Commissioner Pollock

Motion: Move to adopt staff recommendation.

Motion by: Commissioner McKinley
Seconded by: Commissioner Pollock

Comments: Commissioners Schweickart, Pollock

Vote:
Aye: Griggs, Heller, Kopcho, McKinley, Pollock, Schweickart, Slater
Nay: 0
Abstentions: 0
Absent: Levin

Action: Moved to approve staff recommendation.

VOTE:

Yes 7 No 0 Abstain 0 Absent 1 (Levin)

- 6. **SPECIAL ORDERS OF BUSINESS:** None
- 7. **INFORMATION REPORTS:** None
- 8. **PUBLIC COMMENT (other than agenda items):** None
- 9. **PLANNING ADMINISTRATOR’S REPORT**
 - June 16 meeting is cancelled
 - The Commission will be switching to Zoom, more information soon.
 - Commissioner McKinley had a question about timing for coming back in person.
 - Commissioner Schweickart asked a question about the city’s interpretation of COVID response in respect to the governor’s orders.
 - The City will be opening for in-person customer service in the next month.


- Commissioner Kopcho asked about the vacancy for Planning Commission. At this time, no movement on vacant Commissioner opening.

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

11. **ADJOURNMENT:**

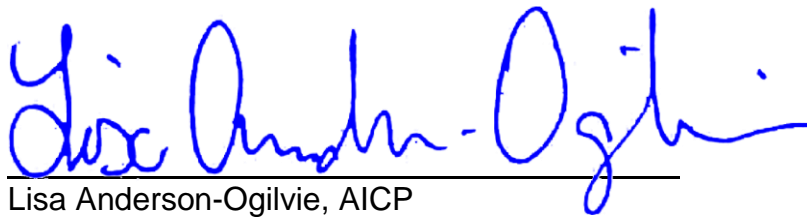
There being no further business for the record, the meeting was adjourned at 5:50 P.M.

SUBMITTED:



Chane Griggs, President

ATTESTED:



Lisa Anderson-Ogilvie, AICP

Deputy Community Development Director and
Planning Administrator