

SALEM HEARINGS OFFICER MINUTES
March 10, 2021

Hearings Officer
Jim Brewer

Staff Present
Sally Long, Planner I
Olivia Dias, Current Planning Manager
Shelby Guizar, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. and explained the procedures of the night's hearing. City of Salem staff members present were Sally Long, Planner I; Olivia Dias, Current Planning Manager; and Shelby Guizar, Recorder.

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW

- **CASE NO. CU-SPR20-09 for 1977 2960, 3000, and 3010 Lansing Ave**

Summary: A conditional use and site plan review to allow expansion of an existing religious assembly.

Request: Conditional Use and Class 3 Site Plan Review for construction of a new 7,561 square foot fellowship building for an existing religious assembly, on a 3.8-acre property located at 2960, 3000, and 3010 Lansing Avenue NE – 97301 (Marion County Assessor Map and Tax Lot numbers: 073W13AC / 5600, 5700, and 5800).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:35 p.m.

Case Manager Sally Long entered the staff report, all attachments, the presentation, and comments submitted by the public into the record and proceeded with the presentation.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a consolidated conditional use and site plan review for the expansion of an existing religious assembly, including construction of a new 7,521 square foot Christian Education Fellowship Building, new pedestrian accessways and new bicycle parking for property located at 2960, 3000 and 3010 Lansing Avenue NE subject to the following conditions of approval:

CONDITIONAL USE:

Condition 1: The proposed development shall be in substantial conformance with the approved site plan (Attachment B).

- Condition 2:** Provide a minimum 12-foot setback along the street frontages to a Type A standard in conformance with SRC 807.
- Condition 3:** Provide a minimum 12-foot setback along exterior property lines abutting residentially developed areas to a Type B standard in conformance with SRC 807. The remaining undeveloped property shall be landscape with grass or groundcover.
- Condition 4:** On site off-street parking shall only be allowed in vehicle use areas development in conformance with 806.035.

SITE PLAN REVIEW:

- Condition 5.** Prior to the issuance of a building permit, existing property lines within the development site shall be eliminated by final recording of either (1) property line adjustment(s) or, (2) a replat.
- Condition 6:** Prior to the issuance of a building permit, the applicant shall provide a pedestrian connection to Watson Avenue NE in conformance with SRC 800.065, or apply for a zoning adjustment to the standard.
- Condition 7:** The two planter bays at the north entrance of the parking lot shall be planted with a minimum of one canopy tree per bay.
- Condition 8.** Install street trees to the maximum extent feasible along frontage of Lansing Avenue NE pursuant to SRC 86.015(e).

At this time the Hearings Officer had no questions for Staff; however, did request a copy of the presentation after the meeting.

PERSONS TESTIFYING:

Applicant: Leonard Lodder, Studio 3 Architecture, 275 Court St NE, Salem OR 97301

At this time the Hearings Officer had no questions for the applicant.

At this time the Hearings Officer had questions for the Case Manager.

Neighborhood Association: None

Support: Ross Gay, 3087 Sorenson Ct NE, Salem OR

Oppose: None

Neutral: None

At this time Mr. Brewer asked the Planner to address public comments.

Rebuttal from Applicant: Leonard Lodder, Studio 3 Architecture, 275 Court St NE, Salem OR 97301

The applicant proceeded with their rebuttal period. Additional 7 days for written argument, 5:00 on March 17, 2021.

The Hearings Officer had no additional questions for staff.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:04 p.m.

The meeting ended at 6:05 P.M.

Prepared by: Shelby Guizar, March 10, 2021

Approved: March 11, 2021

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