

**SALEM HEARINGS OFFICER MINUTES**  
**March 27, 2019**

**Hearings Officer**  
David Coulombe

**Staff Present**  
Olivia Glantz, Planner III  
Kirsten Straus, Recorder

Hearings Officer David Coulombe called the meeting to order at 5:30 p.m. City of Salem staff members present were Olivia Glantz – Planner III and Kirsten Straus – Recorder.

**1. PUBLIC HEARING ON A VALIDATION OF UNIT OF LAND CASE**

• **VUL19-01 575 Salem Heights Av S, Salem OR 97302**

**Request:** The request is to establish lawfully a land area created in 2002 when tax lot 10400 was described separately by a deed creating the land area. The sale effectively divided the parent parcel creating several units of land without a land use approval. The applicant is requesting to validate property known as Marion County Tax Assessors number 083W04AA / 10400; also known as 575 Salem Heights Avenue S. The land area is approximately 2.88 acres in size, zoned RS (Single Family Residential), and located at the 575 Salem Heights Avenue S (Marion County Assessor Map and Tax Lot Numbers: 083W04AA / 10400).

Mr. Coulombe read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:34 p.m.

Case Manager, Olivia Glantz, entered the staff report, all attachments, and her presentation into the record and proceeded with her presentation.

The Hearings Officer had no questions for staff at this time.

**RECOMMENDATION**

Based on the application and information presented in the staff report, staff recommends that the Hearings Officer adopt the Facts and Findings of the staff report and **APPROVE** the request to validate one unit of land that was created through sale rather than through an approved subdivision or partition plat process, for property zoned RA (Residential Agriculture) and located at 575 Salem Heights Avenue S. At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Mark Ferris, Project Delivery Group, 200 Hawthorne Ave, Ste 100, Salem

At this time the Hearings Officer had questions for the applicant.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7 day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:41 p.m.

## **2. PUBLIC HEARING ON A VALIDATION OF UNIT OF LAND CASE**

- **VUL19-02 4700 Block 32nd Ave SE, Salem OR 97317**

**Request:** The request is to establish lawfully a land area created in 1994, consisting of tax lot 2400, which by deed sold land south of Kuebler Blvd leaving the land area as a remainder. The sale effectively divided the parent parcel, without a land use approval. The applicant is requesting to validate property known as Marion County Tax Assessor's number 083W12D /2400, located on the 4700 Block of 32nd Avenue SE. The land area is approximately 2.23 acres in size, zoned IC (Industrial Commercial), and located at the 4700 Block of 32nd Avenue SE (Marion County Assessor Map and Tax Lot Numbers: 083W12D /2400).

Mr. Coulombe read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:46 p.m.

Case Manager, Olivia Glantz, entered the staff report, all attachments, and her presentation into the record and proceeded with her presentation.

### **RECOMMENDATION**

Based on the application and information presented in the staff report, staff recommends that the Hearings Officer adopt the Facts and Findings of the staff report and **APPROVE** the request to validate one unit of land that was created through sale rather than through an approved subdivision or partition plat process, for property zoned IC (Industrial Commercial) and located at 4700 Block of 32nd Avenue SE.

The Hearings Officer had no questions for staff at this time.

**PERSONS TESTIFYING:**

Applicant: Gregory Wilson for Barker Surveying, 3657 Kashmir Way SE, Salem

The Hearings Officer had questions for the applicant at this time.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7 day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:52 p.m.

The Hearings Officer adjourned the meeting at 5:53 p.m.

*Prepared by: Kirsten Straus, March 27, 2019*

*Approved: March 28, 2019*

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