

**SALEM HEARINGS OFFICER MEETING  
WEDNESDAY, AUGUST 22, 2018, 5:30 P.M.  
COUNCIL CHAMBERS, ROOM 240 CITY HALL**

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**THE STATEMENT OF CRITERIA WILL BE READ BEFORE EACH HEARING**

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**PUBLIC HEARING ON CONDITIONAL USE / SITE PLAN REVIEW /ADJUSTMENT  
CASE**

**a. CU-SPR-ADJ18-08**

Summary: An application to convert part of an existing building to a motor vehicle sales use and reconfigure part of an existing vehicle use area for parking and vehicle display.

Request: A consolidated Conditional Use, Class 3 Site Plan Review, and Class 2 Adjustment application to convert 18,121 square feet of an existing building to a motor vehicle sales use and reconfigure part of an existing vehicle use area for parking and vehicle display, for a property approximately 4.17 acres in size, zoned CR (Retail Commercial), within the Northgate Mixed-Use Overlay Zone, and located at 3700 Portland Road NE - 97301 (Marion County Assessor's Map and Tax lot number: 073W12CA / 03500 and 03700). The Adjustment is requested because the proposal would result in development site landscaping of 4.4 percent where 15 percent is required.

Northgate N.A.

Pamela Cole  
[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)

## HEARINGS OFFICER MEETINGS ORDER OF PROCEEDINGS

### A. Outline of Hearings Procedure

1. Describe Request, case name, applicable criteria, and request for objections on jurisdictional grounds
2. Summary of staff report, presented by staff
3. Applicant(s) presentation [limited to a total of 15 minutes]
4. Report from neighborhood association [limit of 10 minutes]
5. Testimony from those in favor or opposition [limit of 5 minutes per person, discretionary]  
PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.
6. Rebuttal by Applicant, limited in scope to issues raised in opposition [limit of 5 minutes]
7. Close of Public Hearing; no additional testimony will be received.

B. Any person testifying may request a continuance to address additional documents or evidence submitted in favor of the application. In this request, please identify the new document or evidence in your testimony and the Hearings Officer will determine whether a continuance is warranted.

C. Any person testifying may also request that the record remain open for seven (7) days to submit additional written evidence. If granted, the applicant may also request an additional seven (7) days in which to respond to any submissions.

D. Prior to each hearing, the Hearings Officer will outline the applicable approval criteria, which is also printed on the Notice of the Hearing. The testimony and evidence for the public hearing must be directed towards these criteria.

E. When providing testimony, please CLEARLY STATE YOUR NAME AND MAILING ADDRESS for the record.

F. Prior to the conclusion of the hearing, the Hearings Officer will ask the applicant if he wishes to waive the seven-day (7) period to submit additional argument.

G. The Hearings Officer closes the public hearing. At this point, the hearing record is also closed unless a continuance was granted. When the hearing record is closed, no further testimony or evidence can be received. If a continuance is granted, the deadlines for submissions will be stated. The hearing record will then close at 5:00 p.m. on the stated date.

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

