

**SALEM HEARINGS OFFICER MINUTES**  
**August 22, 2018**

**Hearings Officer**  
David Coulombe

**Staff Present**  
Pamela Cole, Planner II  
Sally Long, Recorder

Hearings Officer David Coulombe called the meeting to order at 5:30 p.m. City of Salem staff members present were Pamela Cole - Planner II and Sally Long - Recorder.

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

• **CU-SPR-ADJ18-08 for property located at 3700 Portland Road NE**

**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.

Mr. Coulombe 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, Pamela Cole, entered the staff report, all attachments, and her presentation into the record and proceeded with her presentation.

**RECOMMENDATION**

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use, site plan review, and adjustment 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 on property located at 3700 Portland Road NE subject to the following conditions of approval:

**Condition 1:** The proposed development shall be in substantial conformance with the approved site plan included as Attachment C, as modified by the conditions of approval.

**Condition 2:** The location and width of the proposed landscaping areas shall be in substantial conformance with the landscape plan included as Attachment D.

**Condition 3:** All proposed landscape areas, including those in the public right-of-way, shall be planted with a minimum of 1 plant unit per 20 square feet of landscape area and shall be irrigated. A minimum of 40 percent of the required number of plant units shall be a combination of shade trees, evergreen/conifer trees, or ornamental trees.

**Condition 4:** Fencing and landscaping in the vision clearance triangles at the northwest corner, on both sides of the driveways on Wayside Terrace NE, and the northeast corner must meet the requirements of SRC Chapter 805.

**Condition 5:** Prior to building permit issuance, the applicant shall provide evidence that the proposed solid waste service area will comply with the standards of SRC 800.055.

**Condition 6:** Close the existing driveway abutting Portland Road NE.

**Condition 7:** The reduced landscape requirements, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the minimum landscaping requirements for the site, unless reduced through a future land use action.

At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant:

- Eric Freeman, Applicant, 7524 SW Macadam Ave, Portland, OR
- Mark Ferris, Agent for the Applicant, 3772 Portland Rd NE, Salem, OR

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:05 p.m. The applicant waived the additional 7 day period for written argument.

*Prepared by: Sally Long, August 22, 2018*

*Approved: August 23, 2018*

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