

**SALEM HEARINGS OFFICER MINUTES**  
**December 12, 2018**

**Hearings Officer**  
Jim Brewer

**Staff Present**  
Olivia Glantz, Planner III  
Britany Randall, Planner II  
Kirsten Straus, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Olivia Glantz – Planner III, Britney Randall – Planner II, and Kirsten Straus – Recorder.

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

- **VUL18-01 for property located at 4735 Turner Rd SE**

**Request:** The request is to establish lawfully a tax lot created in 1992, when a portion (TL 1202) of the parent parcel, which was bisected by Kuebler Boulevard right of way acquisition, was sold to a third party leaving the subject unit of land. The sale effectively divided the parent parcel into two separate units of land, without a land use approval. The applicant is requesting to validate property known as Marion County Tax Assessor's number 082W07C / 01200; also known as 4735 Turner Road SE. The subject property (lawfully established parent parcel) is approximately 12 acres in size, zoned IC (Industrial Commercial), IG (General Industrial) and Marion County IG (General Industrial), and located at the 4905 and 4735 Turner Road SE (Marion County Assessor Map and Tax Lot Numbers: 082W07C01202; and 082W07C01200).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:33 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 IG (General Industrial) and located at 4735 Turner Road SE.

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

**PERSONS TESTIFYING:**

Applicant: None

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 5:37 p.m. The applicant waived the additional 7 day period for written argument.

## **2. PUBLIC HEARING ON A CONDITIONAL USE CASE**

- **CU18-11 for property located at 1020 Liberty St NE**

**Request:** A conditional use application to allow a hair salon within an existing building in the RH (Multiple Family High-Rise Residential) zone and located at 1020 Liberty Street NE - 97301 (Marion County Assessor's Map and Tax Lot 073W22AD 10800).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:37 p.m.

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

### **RECOMMENDATION**

Staff recommends that the Hearings Officer adopt the facts and findings of the staff report and take the following action for the subject property located at 1020 Liberty Street NE - 97301 (Marion County Assessor Map and Tax Lot 073W22AD 10800): **APPROVE** the Conditional Use Permit to allow a hair salon within an existing building located at 1020 Liberty Street NE - 97301 (Marion County Assessor Map and Tax Lot 073W22AD 10800), subject to the following conditions of approval:

Condition 1: The area identified as "gravel parking" shall meet the off-street parking standards of SRC Chapter 806 if in the future more off-street parking is required.

Condition 2: No off street parking, or vehicle use, shall be allowed on the portion of the site that is graveled.

At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Chris Blackburn, 360 Belmont Street

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 5:45 p.m. The applicant waived the additional 7 day period for written argument.

*Prepared by: Kirsten Straus, December 12, 2018*

*Approved: December 13, 2018*

*G:\CD\PLANNING\MINUTES\HO MINUTES\2018\DECEMBER\HO DRAFT MINUTES 12.12.2018.DOCX*