

**SALEM HEARINGS OFFICER MINUTES**  
**October 13, 2021**

**Hearings Officer**  
Jim Brewer

**Staff Present**  
Brandon Pike, Planner I  
Zachery Cardoso, 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 Brandon Pike, Planner I; and Zachery Cardoso, Recorder

**CONDITIONAL USE CASE NO. CU21-04**

- **CASE NO. CU21-04 for 3323 Market St NE**

**Summary:** A proposal to allow car sales at an existing parking lot.

**Request:** A conditional use permit application to allow motor vehicle sales on an existing parking lot. The subject property is approximately 0.23 acres in size, zoned CR (Retail Commercial), and located at 3323 Market Street NE (Marion County Assessor map and tax lot number(s): 073W24AD / 803).

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 Brandon Pike 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 the Hearings Officer **APPROVE** the request for a conditional use permit to allow motor vehicle sales at the subject property, subject to the following conditions of approval:

**Condition 1:** At the time of site plan review application, provide a landscape plan showing perimeter setbacks landscaped to the Type A standard.

**Condition 2:** At the time of site plan review application, provide a site plan showing the proposal will maintain the parking lot and vehicle use area configuration approved under application no. 17-122596-RP, or obtain the necessary approval to reconfigure the area.

At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Ron Ped, 6850 Burnett St, Salem OR 97317

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant:

The applicant has waived their final rebuttal period.

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 5:47 p.m.

The meeting ended at 5:48 P.M.

*Prepared by: Zachery Cardoso, October 13, 2021*

*Approved: October 20, 2021*

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