

SALEM HEARINGS OFFICER MINUTES
December 22, 2021

Hearings Officer
Catherine Pratt

Staff Present
Aaron Panko, Planner III
Zachery Cardoso, Recorder

Hearings Officer Catherine Pratt 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 Aaron Panko, Planner III; and Zachery Cardoso, Recorder.

**CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT /
CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 1 DESIGN REVIEW**

• **CASE NO. CU-SPR-ADJ-DAP-DR21-05 for 4900 Block of State St**

Summary: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new twenty-six building apartment complex containing a total of 291 dwelling units, with a Class 2 Adjustment request to:

- 1) Allow an off-street parking area near Greencrest Street NE to be located in front of adjacent buildings, instead of behind or beside buildings as required by SRC 702.020(d)(2);
- 2) To allow buildings to be placed at a 20-foot setback along State Street and Cordon Road NE instead of five-ten feet as required by 702.020(e)(4), and to allow no buildings at the minimum setback on Greencrest Street NE; and
- 3) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Cordon Road NE as required by 702.020(e)(5).

For a portion of property approximately 10.7 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).

The Hearings Officer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:36 p.m.

Case Manager Aaron Panko 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 recommended in the staff report that the Hearings Officer DENY the request for a conditional use, site plan review, adjustments, driveway approach permit, and design review applications.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Joseph Schaefer, 2 Centerpoint drive Lake Oswego 97035

At this time the Hearings Officer had questions for the applicant

Ed Trompke, 2 Centerpoint drive Lake Oswego 97035

The applicant requested the hearing be continued to January 26th. The Hearings officer granted the request.

At this time the Hearings Officer had no additional questions for the applicant.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: None

The record will be held open until the continued hearing at the January 26th meeting. The state mandated 120 day deadline has been extended to May 5, 2022.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:10 p.m.

The meeting ended at 6:10 P.M.

Prepared by: Zachery Cardoso, December 22, 2021

Approved: December 23, 2021

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