

SALEM HEARINGS OFFICER MINUTES
August 11, 2021

Hearings Officer
Jim Brewer

Staff Present
Pamela Cole, Planner II
Shelby Guizar, Recorder
Tony Martin, Assistant City Traffic
Engineer

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 Pamela Cole, Planner II; Shelby Guizar, Recorder; and Tony Martin, Assistant City Traffic Engineer.

APPEAL OF PLANNING ADMINISTRATOR'S DECISION FOR CLASS 3 SITE PLAN REVIEW / CLASS 1 ADJUSTMENT / CLASS 1 DESIGN REVIEW

• **CASE NO. SPR-ADJ-DR21-12 for 226 Salem Heights Ave SE**

Summary: Appeal of the Planning Administrator's decision to approve an application to develop 10 apartment units with 19 parking spaces accessed from an alley.

Request: An appeal of the Planning Administrator's Decision to approve a consolidated Class 3 Site Plan Review, Class 1 Adjustment, and Class 1 Design Review to replace an existing single-family dwelling with 10 new apartment units, garages, and parking spaces on a property of 0.39 acres that is zoned RM-II (Multiple Family Residential - II) and located at 226 Salem Heights Avenue SE 97302 (Marion County Assessor Map / Tax Lot 083W03BD / 09100). The adjustment is required to exceed the maximum of 18 spaces allowed within one-quarter mile of the Core Network by 6 percent and provide 19 parking spaces accessed from Crawford Street SE, which is classified as a named alley.

Mr. Brewer 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 Pamela Cole 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 that the Hearings Officer AFFIRM the Planning Administrator's decision approving the request for a proposed redevelopment of existing property with 10 new apartment units and associated garages and parking spaces, including an adjustment to exceed the maximum of 18 spaces allowed within one-quarter mile of the Core Network by 6

percent and provide 19 parking spaces accessed from Crawford Street SE, which is classified as a named alley, subject to conditions of approval.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Sam Lapray, Covey Rowhouse LLC, PO Box 3432 Salem OR 97302

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

Appellant: Charles and Lettie Turner, 3350 Crawford St SE, Salem OR 97302

At this time, the Hearings Officer had questions for the appellant.

Neighborhood Association: None

Support: None

Oppose:

- Don Ruffcorn, 233 Salem Heights Avenue SE, Salem OR 97302

Questions by Hearings Officer: None

- Bill Ghiorso, on behalf of Margaret Bates, 494 State Street Suite 300 Salem OR 97301

Questions by Hearings Officer: None

Neutral: None

Rebuttal from Applicant: Sam Lapray, Covey Rowhouse LLC, PO Box 3432 Salem OR 97302

The applicant did not waive 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 6:49 p.m.

The meeting ended at 6:49 P.M.

Prepared by: Shelby Guizar, August 11, 2021

Approved: August 12, 2021

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