

SALEM HEARINGS OFFICER MINUTES

June 22, 2022

Hearings Officer

James Brewer

Staff Present

Pamela Cole, Planner II

Aaron Panko, Planner III

Zachery Cardoso, Recorder

Hearings Officer James Brewer called the meeting to order at 5:30 p.m. and explained the procedures of the night's hearings. City of Salem staff members present were Pamela Cole, Planner II; Aaron Panko, Planner III; and Zachery Cardoso, Recorder.

SIGN CONDITIONAL USE / SIGN PERMIT

- **CU-SI22-03 for 525 Rockwood St SE**

Request: A request for Conditional Use and Sign Permit Applications to install a 24.5-square foot electronic display wall sign to replace an existing backlit reader board wall sign for Sumpter Elementary School, located on a property of approximately 9.3 acres at 525 Rockwood St SE (Marion County Assessor map and tax lot number(s): 083W15BC / 02500) that is zoned RA (Residential Agriculture).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was re-opened at 5:34 p.m.

Case Manager Pamela Cole entered the staff report supplemental 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 APPROVE the request for a consolidated Conditional Use and Sign Permit Application to allow an electronic display wall sign to replace an existing backlit reader board wall sign for Sumpter Elementary School in the RA (Residential Agriculture) zone for property located at 525 Rockwood Street SE.

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

PERSONS TESTIFYING:

Applicant: Margaret Gander-Vo, 2500 Church St Suit 200, Salem OR 97308

Joel Smallwood, 3630 State St, Salem OR 97301

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: None

The applicant waived their final written rebuttal period, but requested the record remain open for 24 hours.

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 5:54 p.m.

SIGN VARIANCE / SIGN PERMIT

- **VAR-SI22-01 for 890 Oak St SE**

Request: A request for sign variances and sign permits for the installation of ten new signs for the Salem Health campus, each requiring one or more variance to development standards of the sign code relating to maximum height, maximum display surface, quantity of signs, and/or illumination, for property approximately 34.8 acres in size, zoned PE (Public and Private Educational Services), PH (Public and Private Health Services) and CO (Commercial Office), within the Salem Hospital Overlay Zone, and located generally at 890 Oak Street SE - 97301 (Marion County Assessors Map and Tax lot numbers: 073W27DA / 00400, 00500, 00600, 00800, 00900, 01100, 01600, 05500, 06300, 06500, 06600, and 90000, and 073W27DB / 00100).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was re-opened at 5:59 p.m.

Case Manager Aaron Panko entered the staff report supplemental report, all attachments, the presentation, and comments submitted by the public into the record and proceeded with the presentation.

RECOMMENDATION

Based on the Facts and Findings presented in the staff report, staff recommends the Hearings Officer APPROVE the request for Sign Variances and Sign Permits to install ten new signs for the Salem Health campus each requiring one or more sign variance to development standards of the sign code for property approximately 34.8 acres in size, zoned PE (Public and Private Educational Services), PH (Public and Private Health Services), and CO (Commercial Office), within the Salem Hospital Overlay Zone, and located generally at 890 Oak Street SE – 97301 subject to the following condition of approval:

Condition 1: Prior to issuance of sign permits for signs 2, 3 and 6, the applicant shall provide updated site plans showing these signs in locations approved by the Public Works Department.

Condition 2: Prior to issuance of the sign permit for Sign 1, the applicant shall either demonstrate that the sign will not disturb the critical root zone of the

significant tree, or shall provide a report from an arborist and comply with the requirements of SRC 808.046.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Brad Kilby, 205 SE Spokane St, Portland OR 97202

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: None

The applicant waived their final written 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 6:24 p.m.

The meeting ended at 6:25 P.M.

Prepared by: Zachery Cardoso, June 22, 2022

Approved: June 23, 2022