

SALEM HEARINGS OFFICER MINUTES

January 11, 2023

Hearings Officer

James Brewer

Staff Present

Aaron Panko, Planner III

Zachery Cardoso, Recorder

Hearings Officer James Brewer called the meeting to order at 5:36 p.m. and explained the procedures of the night's hearings. City of Salem staff members present were Aaron Panko, Planner III; and Zachery Cardoso, Recorder.

1. CLASS 2 WILLAMETTE GREENWAY PERMIT / TENTATIVE REPLAT

- WGP-REP22-02 for 1887 Water St NE

Request: A Class 2 Willamette Greenway Development Permit for the proposed development of a new four-family residential use within the Willamette Greenway compatibility review boundary, and a Tentative Replat to consolidate existing lots (comprised of Lots 1-3, and the northerly portion of Lot 4 of Block 7, River Side Addition to Salem, Oregon subdivision plat).

The subject property is approximately 0.76 acres in size, zoned IC (Industrial Commercial) at the time of application submittal and located at 1887 Water Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W15DC / 00100).

The Hearings Officer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:39 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 the staff report and this presentation, staff recommends that the Hearings Officer **APPROVE** the request for a Class 2 Willamette Greenway Permit and Tentative Replat for the proposed development of a new four-family residential use within the Willamette Greenway Overlay Zone, and a lot line consolidated for property located at 1887-1899 Water Street NE, subject to the following conditions of approval:

CLASS 2 WILLAMETTE GREENWAY PERMIT:

- Condition 1:** Coordinate construction activities with the Public Works Department and Building and Safety to ensure that any required erosion control or grading permits or other appropriate measures are in place to protect the topographical features of the bank and escarpment.
- Condition 2:** The applicant shall select a paint color for the proposed buildings that is within the green or brown color palette.
- Condition 3:** Dedicate a public access easement for recreational use along the western property line, in an alignment approved by the Public Works Director.

Condition 4: Prior to any excavation, grading, or construction, a survey map, certified by a licensed Professional Land Surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.

Condition 5: Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

Condition 6: The final plat for the replat shall be recorded prior to building permit approval.

TENTATIVE REPLAT:

Condition 7: Relocate utilities that may obstruct future driveways or provide a site plan demonstrating that no such obstructions exist.

Condition 8: Show all existing and proposed easements on the final plat.

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

PERSONS TESTIFYING:

Applicant: Susan Huston, 1805 Water St NE

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: None

At this time the Hearings Officer asked if anyone would like to record to remain open. The applicant waived their right for final written arguments.

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 5:52 p.m.

The meeting ended at 5:54 P.M.

Prepared by: Zachery Cardoso, January 11, 2023

Approved: January 12, 2023