

# SALEM HEARINGS OFFICER MINUTES

March 8, 2023

## Hearings Officer

James Brewer

## Staff Present

Peter Domine, Planner I

Olivia Dias, Current Planning Manager

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 Peter Domine, Planner I; Olivia Dias, Current Planning Manager; and Zachery Cardoso, Recorder.

## 1. CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW

- **CU-SPR23-01 for 1290 12th St SE**

**Request:** A Conditional Use Permit and Class 3 Site Plan Review request for a change of use within an existing building from a motor vehicle repair and retail sales use to a marijuana production facility, for property approximately 0.25 acres in size, zoned IC (Industrial Commercial), and located at 1290 12th Street SE - 97302 (Marion County Assessor Map and Tax Lot number: 073W35BB / 09900).

The Hearings Officer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:34 p.m.

Planner Peter Domine 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, staff recommends that the Hearings Officer **APPROVE** the request for a conditional use and site plan review collective applications for the proposed development of a marijuana production use within an existing building located at 1290-1292 12<sup>th</sup> Street SE, subject to the following conditions of approval:

### **CONDITIONAL USE:**

**Condition 1:** Marijuana production shall be conducted indoors.

**Condition 2:** The marijuana production facility shall utilize an air filtration system to ensure that odor impacts upon neighboring properties are minimized.

### **SITE PLAN REVIEW:**

**Condition 3:** Obtain a Floodplain Development Permit for development within the regulatory floodplain and floodway pursuant to SRC Chapter 601.

**Condition 4:** The proposed development is subject to a special setback equal to 34-feet from centerline on the development side of 12<sup>th</sup> Street SE.

**Condition 5:** Install wheel stops on the subject property to restrict vehicles from parking within the 12<sup>th</sup> Street right-of-way.

At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Danny Kim, Yak Ink, 1215 Wilbur St SE

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 the 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 5:48 p.m.

The meeting ended at 5:48 P.M.

*Prepared by: Zachery Cardoso, March 8, 2023*

*Approved: March 9, 2023*