

**SALEM HEARINGS OFFICER MINUTES**  
**February 10, 2021**

**Hearings Officer**  
Jim Brewer

**Staff Present**  
Brandon Pike, Planner I  
Zachery Cardoso, Recorder

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 Brandon Pike, Planner I; and Zachery Cardoso, Recorder.

**CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW**

- **CASE NO. CU-SPR21-01 for 1977 Claxter Rd SE**

**Summary:** A proposal to construct above-ground storage tanks and associated improvements for an existing petroleum products wholesaler.

**Request:** A conditional use permit and Class 3 site plan review to construct 10 above-ground storage tanks with a concrete containment basin, a loading facility, and expansion of ~~an off-street parking~~ **a vehicle use area** for an existing heavy wholesaling use. The subject property is approximately 4.93 acres in size, zoned IP (Industrial Park), and located at 1977 Claxter Road NE (Marion County Assessor map and tax lot number(s): 073W01C / 3200).

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

Case Manager Brandon Pike 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 the Hearings Officer APPROVE the request for a conditional use and site plan review application to construct above-ground storage tanks and associated site improvements for an existing petroleum products wholesaler for property located at 1977 Claxter Road NE, subject to the following conditions of approval:

**CONDITIONAL USE:**

**Condition 1:** The proposed development shall be in substantial conformance with the approved site plan included as **Attachment B**, as modified by the conditions of approval.

**SITE PLAN REVIEW:**

**Condition 2:** A minimum of 15 percent, or 32,213 square feet, of the development site shall be landscaped to the Type A standard.

**Condition 3:** Design and construct stormwater facilities in compliance with Salem Revised Code Chapter 71 and Public Works Design Standards.

At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Jeffrey Tross, 1720 Liberty St SE

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

The applicant waived their 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 5:51 p.m.

The meeting ended at 5:52 P.M.

*Prepared by: Zachery Cardoso, February 10, 2021*

*Approved: February 11, 2021*

*G:\CD\PLANNING\MINUTES\HO MINUTES\2021\HO DRAFT MINUTES 2.10.2021.DOCX*