

SALEM HEARINGS OFFICER MINUTES
May 26, 2021

Hearings Officer
Jim Brewer

Staff Present
Aaron Panko, Planner III
Jamie Donaldson, Planner II
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 Aaron Panko, Planner III; Jamie Donaldson, Planner II; and Zachery Cardoso, Recorder.

VARIANCE / URBAN GROWTH AREA PELIMINARY DECLARATION / CLASS 3 SITE PLAN REVIEW / CLASS 2 DRIVEWAY APPROACH PERMIT

- **CASE NO. VAR-UGA-SPR-DAP21-02 for 3100 Block of Lancaster Dr SE**

Summary: Development of a new gasoline service station with 16 fueling positions and convenience store approximately 5,160 square feet in size.

Request: A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new gasoline service station and convenience store, with an Urban Growth Area Preliminary Declaration request to determine the public facilities required to fully serve the development, and a Variance request to eliminate a condition of approval from CPC-ZC93-1 which requires installation of a six-foot tall sight obscuring fence or wall along the full frontage of Saddle Club Court SE.

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 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 this staff report, staff recommends that the Hearings Officer APPROVE the request for an Urban Growth Area Preliminary Declaration, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit applications subject to the following conditions of approval:

SITE PLAN REVIEW:

Condition 1: A pedestrian pathway shall extend from the entrance to the proposed convenience store to the interim sidewalk on Cordon Road SE.

- Condition 2:** Prior to building permit issuance, the applicant shall provide evidence that where a proposed walkway crosses a parking area or drive aisle that the walkway will be visually differentiated as required by SRC Chapter 800.
- Condition 3:** Prior to building permit issuance, the applicant shall provide evidence demonstrating that lighting will be provided for the on-site pedestrian circulation system in compliance with SRC Chapter 800.
- Condition 4:** Prior to building permit issuance, the applicant shall update the summary table to indicate the size of the parking area and the amount of interior landscaping provided, noting compliance with the minimum standard in SRC Chapter 806.
- Condition 5:** Construct a half-street improvement along the frontage of Saddle Club Street SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The curb face of the improvement shall measure 30 feet from the curb face on the opposite side of the street.
- Condition 6:** Construct interim sidewalk along the frontage of Cordon Road SE approximately 170 feet in length from the intersection of Lancaster Drive SE to a location perpendicular to the convenience store.
- Condition 7:** Restrict parking in accordance with PWDS along Saddle Club Street SE for a distance of 25 feet on either side of the proposed driveway.
- Condition 8:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).

Staff recommends that the Hearings Officer DENY the Variance request to eliminate a condition of approval from CPC-ZC93-1 which requires installation of a six-foot tall sight obscuring fence or wall along the full frontage of Saddle Club Court SE.

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

PERSONS TESTIFYING:

Applicant: Leonard Lodder, Studio 3 Architecture, 275 Court St NE, Salem OR 97301

James Sullivan, DAR USA Construction, 2972 Mt Vernon Road, Albany OR

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

At this time the Hearings Officer had questions for the Case Manager.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: Leonard Lodder, Studio 3 Architecture, 275 Court St NE, Salem
OR 97301

The applicant waived 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 6:23 p.m.

The meeting ended at 6:25 P.M.

Prepared by: Zachery Cardoso, May 26, 2021

Approved: May 27, 2021

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