

**SALEM HEARINGS OFFICER MEETING
WEDNESDAY, JUNE 26, 5:30 P.M.
COUNCIL CHAMBERS, ROOM 240
CITY HALL**

THE STATEMENT OF CRITERIA WILL BE READ BEFORE EACH HEARING

PUBLIC HEARING ON CONDITIONAL USE AND CLASS 3 SITE PLAN REIVEW CASE

A. CU-ZC19-02; 2490 EWALD ST SE

Summary: Conditional Use and Class 3 Site Plan Review for a proposed hemp extraction facility.

Request: Conditional Use and Class 3 Site Plan Review application for a proposed hemp extraction facility, a heavy manufacturing use, in an existing building at 2490 Ewald Avenue SE 97302 (Marion County Assessor Map and Tax Lot 0083W01CB01100A1) with parking and vehicle use areas on City-owned property surrounding the building and located at 2740-2994 25th Street SE (Marion County Assessor Map and Tax Lot 083W0100100) the IG (General Industrial) zone and McNary Field Overlay zone.

SEMCA/Morningside

Pamela Cole
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PUBLIC HEARING ON SIGN VARIANCE CASE

B. VAR-SI19-01; 5090 COMMERCIAL ST SE

Summary: A request for two sign permits and a sign variance to allow construction of two freestanding vehicle viewing signs 13.7 square feet in size.

Request: A consolidated request including a Sign Variance and two Sign Permits to allow two additional vehicle viewing signs permitted under SRC 900.200(c)(2)(D) for use as pre-sell menu boards in the drive-through lanes of an existing eating and drinking establishment. The subject property is approximately .95 acres in size, zoned CR (Retail Commercial) and located within the South Gateway Overlay Zone, and located at 5090 Commercial Street SE / 97306 (Marion County Assessors Map and Tax lot number: 083W14BB / 01703).

South Gateway

Hayley Feightner
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PUBLIC HEARING ON A QUASI-JUDICIAL ZONE CHANGE CASE

C. ZC19-02; 4485 KALE ST NE

Summary: A Quasi-Judicial Zone Change from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential).

Request: An application for a Quasi-Judicial Zone Change from RM-I (Multiple Family Residential) to RM-II (Multiple Family Residential), for a 7.26-acre portion of a property approximately 33.88 acres in size that is currently vacant. The property is currently split-zoned RM-I (Multiple Family Residential), RM-II (Multiple Family Residential), and RS (Single Family Residential), and is located at 4485 Kale Street NE (Marion County Assessor Map and Tax Lot Number(s): 062W32C00800).

Northgate

Brandon Pike
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PUBLIC HEARING ON A QUASI JUDICIAL ZONE CHANGE / CLASS 2 ADJUSTMENT CASE

D. ZC-ADJ19-01; 2425 LANCASTER DR SE

Summary: A Zone Change from Residential Agriculture to General Industrial and adjustments to reduce setbacks, landscaping, and screening requirements along the north and south property lines.

Request: A Zone Change from RA (Residential Agriculture) to IG (General Industrial) and Class 2 Adjustment requests to:

- 1) Reduce the 40-foot setback required by SRC 554.010(b) and Tables 554-3 and 554-4 to 10 feet inside the north property line of tax lots 082W06 / 00500 and 00600;
- 2) Provide a 6-foot-tall sight-obscuring fence for screening along the north line of tax lots 082W06 / 00500 and 00600 rather than the minimum 6-foot-tall wall required by SRC 554.010(b) and Tables 554-3 and 554-4 and SRC 807.015(a) and Table 807-1;
- 3) Defer installation of landscaping in the proposed 10-foot-wide setback abutting tax lot 082W0600400 until such time as tax lot 082W0600400 is developed;
- 4) Provide a 20-foot wide bioswale inside the western portion of the southern property line of tax lot 082W0600500 rather than a 5-foot-wide landscaped setback required by SRC 554.010(b) and Tables 554-3 and 554-4 and SRC 807.015(a) and Table 807-1 inside the southern property line of tax lots 082W06 / 00500 and 00600.

For property approximately 62 acres in size, zoned RA (Residential Agriculture), and located at 2425 Lancaster Drive SE - 97317 (Marion County Assessor Map and Tax Lot number: 082W06 / 00500 and 00600).

SEMCA

Pamela Cole
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HEARINGS OFFICER MEETINGS ORDER OF PROCEEDINGS

A. Outline of Hearings Procedure

1. Describe Request, case name, applicable criteria, and request for objections on jurisdictional grounds
2. Summary of staff report, presented by staff
3. Applicant(s) presentation [limited to a total of 15 minutes]
4. Report from neighborhood association [limit of 10 minutes]
5. Testimony from those in favor or opposition [limit of 5 minutes per person, discretionary]
PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.
6. Rebuttal by Applicant, limited in scope to issues raised in opposition [limit of 5 minutes]
7. Close of Public Hearing; no additional testimony will be received.

B. Any person testifying may request a continuance to address additional documents or evidence submitted in favor of the application. In this request, please identify the new document or evidence in your testimony and the Hearings Officer will determine whether a continuance is warranted.

C. Any person testifying may also request that the record remain open for seven (7) days to submit additional written evidence. If granted, the applicant may also request an additional seven (7) days in which to respond to any submissions.

D. Prior to each hearing, the Hearings Officer will outline the applicable approval criteria, which is also printed on the Notice of the Hearing. The testimony and evidence for the public hearing must be directed towards these criteria.

E. When providing testimony, please **CLEARLY STATE YOUR NAME AND MAILING ADDRESS** for the record.

F. Prior to the conclusion of the hearing, the Hearings Officer will ask the applicant if he wishes to waive the seven-day (7) period to submit additional argument.

G. The Hearings Officer closes the public hearing. At this point, the hearing record is also closed unless a continuance was granted. When the hearing record is closed, no further testimony or evidence can be received. If a continuance is granted, the deadlines for submissions will be stated. The hearing record will then close at 5:00 p.m. on the stated date.

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

