

SALEM HEARINGS OFFICER MINUTES
October 9, 2019

Hearings Officer
Jim Brewer

Staff Present
Olivia Glantz, Planner III
Kirsten Straus, Recorder
J.R. Ryan, Staff Assistant

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Olivia Glantz, Planner III, Kirsten Straus – Recorder, and J.R. Ryan – Staff Assistant.

1. PUBLIC HEARING ON A QUASI-JUDICIAL ZONE CHANGE CASE

- **CASE NO. ZC19-03; 3245 River Rd NE – 97303**

Request: An application for a Quasi-Judicial Zone Change from CO (Commercial Office) to CR (Retail Commercial), for property approximately 0.96 acres in size that is currently vacant, zoned CO (Commercial Office), and located at 3245 River Road NE 97303 (Marion County Assessors Map and Tax Lot number: 073W11CC / 1300).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:35p.m.

Case Manager Olivia Glantz entered the staff report, all attachments, and the presentation 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 a quasi-judicial zone change from CO (Commercial Office) to CR (Retail Commercial) for property approximately 0.96 acres in size, and located at 3245 River Road NE 97303 (Marion County Assessors Map and Tax Lot number: 073W11CC / 1300), subject to the following conditions:

Condition 1: All commercial activities and building(s) shall face River Road N and be orientated away from residential areas to the west along Stark Street and to the north along Gardenia Drive.

Condition 2: All commercial building(s) shall be limited to a maximum height of 25-feet.

Condition 3: If freestanding signs are located on the subject property, they shall be within 20-feet of and oriented towards River Road N. No signs shall cause glare into adjacent residential properties.

Condition 4: All wall signs shall be located so as not to be visible from the residential areas to the west and north.

Condition 5: No sign shall have glaring, flashing or revolving components or lighting, including temporary signs.

Condition 6: No Outdoor advertising sign (billboards) shall be permitted on the subject property.

Condition 7: The driveway approach to River Road N shall be closed.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Gary Standish, 5746 Hideway Lane, Salem OR 97317

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7-day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:42 p.m.

The Hearings Officer adjourned the meeting at 5:42 p.m.

Prepared by: Kirsten Straus, October 9, 2019

Approved: October 10, 2019

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