

SALEM HEARINGS OFFICER MINUTES
September 23, 2020

Hearings Officer
Jim Brewer

Staff Present
Aaron Panko, Planner III
Zachery Cardoso, Recorder
Shelby Guizar, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Aaron Panko, Planner III; Zachery Cardoso, Recorder; and Shelby Guizar, Recorder.

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 1 DESIGN REVIEW

- **CASE NO. CU-SPR-DAP-DR20-06; 5600 Block of Woodside Dr SE; AMANDA NO. 20-110657-ZO, 20-110687-RP, 20-110692-ZO, 20-110689-DR**

Summary: Development of a new two building apartment complex with 24 dwelling units.

Request: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new two building apartment complex containing a total of 24 dwelling units, for property approximately 1.77 acres in size, zoned IC (Industrial Commercial) and RS (Single Family Residential), and located at the 5600 Block of Woodside Drive SE - 97306 (Marion County Assessor Map and Tax Lot Numbers: 083W14CB / 02401 and 02501).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:39 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 a conditional use, site plan review, driveway approach permit, and design review applications subject to the following conditions of approval:

CONDITIONAL USE:

- Condition 1:** Along the southern property line, the applicant shall construct a minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain-link fencing with slats shall not be allowed to satisfy this requirement.
- Condition 2:** The multi-family use shall contain no more than 24-dwelling units.

SITE PLAN REVIEW:

- Condition 3:** Prior to building permit issuance, the final plat for Partition 19-11 shall be recorded.
- Condition 4:** Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.
- Condition 5:** Prior to building permit issuance, the proposed site plan shall be updated to include the additional landscape island shown on the landscape plans.
- Condition 6:** Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.045(b)(1).
- Condition 7:** Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Mildred Lane SE, 30 feet on the development side of Woodside Drive SE, and a property line radius at the intersection pursuant to PWDS.
- Condition 8:** Construct a half-street improvement along the frontage of Woodside Drive SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
- Condition 9:** Install street trees to the maximum extent feasible pursuant to SRC Chapter 86.
- Condition 10:** Extend an 8-inch sewer main from the terminus of the existing sewer main in Woodside Drive SE along frontage of the subject property.
- Condition 11:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

DESIGN REVIEW:

Condition 12: A lighting plan shall be provided at the time of building permit application demonstrating that lighting will be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

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

PERSONS TESTIFYING:

Applicant: Brandie Dalton, 1155 13th St SE, Salem OR 97302

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

Neighborhood Association: None

Support: None

Oppose: Tom Fry, 7533 Tom's Way SE; Property Owner on 1437 Marstone Ct

Neutral: Carole Paulson, 5711, 5713 Woodside Dr.

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: Brandie Dalton

The Hearings Officer had additional questions for staff.

At this time the Hearings Officer left the record open until Wednesday September 30, 2020 at 5:00 p.m. An open rebuttal period will then open until Wednesday October 7, 2020 at 5:00 p.m. There will be a final rebuttal period for just the applicant open until Wednesday October 14, 2020 at 5:00 p.m.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:16 p.m.

The meeting ended at 6:16 P.M.

Prepared by: Zachery Cardoso, September 23, 2020

Approved: September 24, 2020

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