

SALEM HEARINGS OFFICER MINUTES
September 8, 2021

Hearings Officer
Jim Brewer

Staff Present
Jamie Donaldson, Planner II
Olivia Dias, Current Planning Manager
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 Jamie Donaldson, Planner II; Olivia Dias, Current Planning Manager; and Zachery Cardoso, Recorder

**QUASI-JUDICIAL ZONE CHANGE / MANUFACTURED HOME PARK PERMIT CASE
NO. ZC-MHP21-01**

- **CASE NO. ZC-MHP21-01 for 2702 Lancaster Dr SE**

Summary: A Quasi-Judicial Zone Change from RA (Residential Agriculture) to RM-II (Multiple Family Residential), and a Manufactured Home Park permit to allow construction of 13 mobile home units.

Request: An application for a Quasi-Judicial Zone Change from RA (Residential Agriculture) to RM-II (Multiple Family Residential), in conjunction with a Manufactured Home Park permit to allow development of 13 new manufactured home units. The property is approximately 2.02 acres in size, zoned RA (Residential Agriculture), and located at 2702 Lancaster Drive SE (082W06DA / 0700).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:37 p.m.

Case Manager Jamie Donaldson 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 quasi-judicial zone change from RA (Residential Agriculture) to RM-II (Multiple Family Residential) and the associated Manufactured Dwelling Park permit, for property directly adjacent to the Sundial Manufactured Dwelling Park, approximately 2.02 acres in size and located at 2702 Lancaster Drive SE – 97317, subject to the following conditions of approval:

Condition 1: Along the Lancaster Drive SE frontage of the proposed development area, convey land for dedication to equal a half-width right-of-way of 48 feet from the centerline.

- Condition 2:** Construct a half-street improvement along the Lancaster Drive SE frontage of the proposed development area. This requirement may be satisfied through either a deferral agreement or payment of a fee-in-lieu of improvement based on the equivalent cost of a half-street improvement for a Local street.
- Condition 3:** Provide street trees along the frontages of Lancaster Drive SE in accordance with SRC Chapter 86 and PWDS.
- Condition 4:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.
- Condition 5:** The applicant shall install adequate fire hydrants to meet the Fire Code Standards.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Josh Wells, 3841 Fairview Industrial Dr SE Suite 100, Salem OR 97302

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant:

The applicant has 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 5:49 p.m.

The meeting ended at 5:49 P.M.

Prepared by: Zachery Cardoso, September 8, 2021

Approved: September 9, 2021

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