

SALEM HEARINGS OFFICER MINUTES
January 12, 2022

Hearings Officer
Jim Brewer

Staff Present
Kirsten Straus, Planner I
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 Kirsten Straus, Planner I; Olivia Dias, Current Planning Manager; and Zachery Cardoso, Recorder.

CLASS 2 WILLAMETTE GREENWAY PERMIT

- **CASE NO. WGP21-01 for 2743 Front St NE**

Summary: The construction of an addition to a single-family home located in the Willamette Greenway and the Willamette Greenway Compatibility Review Boundary.

Request: A Class 2 Willamette Greenway Development Permit to build an addition on an existing single-family home located within the Willamette Greenway and the Willamette Greenway Compatibility Review Boundary for property 0.7 acres in size, zoned RS (Residential Single-family), and located at 2743 Front St NE (Marion County Assessor Map and Tax Lot numbers: 073W15AA / 9100).

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 Kirsten Straus 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 Willamette Greenway Development Permit application subject to the following conditions of approval:

Condition 1: At the time of building permit, the applicant shall provide a landscaping plan that contains least 6 trees and 55 shrubs with a mix of overstory tree (ex. big leaf maple), understory shrubs (vine maple/ninebark), and native grass/forb seed mix as a ground cover.

Condition 2: Prior to any excavation, grading, or construction, a survey map, certified by a licensed professional land surveyor, shall be submitted to the

Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.

Condition 3: Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

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

PERSONS TESTIFYING:

Applicant: Whitney Woolard, 2743 Front St SE

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: None

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 5:43 p.m.

The meeting ended at 5:44 P.M.

Prepared by: Zachery Cardoso, January 12, 2022

Approved: January 13, 2022

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