

SALEM HEARINGS OFFICER MINUTES
January 26, 2022

Hearings Officer
Catherine Pratt

Staff Present
Aaron Panko, Planner III
Zachery Cardoso, Recorder

Hearings Officer Catherine Pratt called the meeting to order at 5:50 p.m. and explained the procedures of the night's hearing. City of Salem staff members present were Aaron Panko, Planner III; and Zachery Cardoso, Recorder.

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

• **CASE NO. CU-SPR-ADJ-DAP-DR21-05 for 4900 Block of State St**

Summary: 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 twenty-six building apartment complex containing a total of 291 dwelling units, with a Class 2 Adjustment request to:

- 1) Allow an off-street parking area near Greencrest Street NE to be located in front of adjacent buildings, instead of behind or beside buildings as required by SRC 702.020(d)(2);
- 2) To allow buildings to be placed at a 20-foot setback along State Street and Cordon Road NE instead of five-ten feet as required by 702.020(e)(4), and to allow no buildings at the minimum setback on Greencrest Street NE; and
- 3) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Cordon Road NE as required by 702.020(e)(5).

For a portion of property approximately 10.7 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).

The Hearings Officer did not read the criteria as they did not change from the previous hearing.

Case Manager Aaron Panko summarized changes in the case since the hearing was first opened on December 22, 2021.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, Staff recommends that the Hearings Officer deny the Conditional Use Permit and Class 3 Site Plan Review applications.

City staff has not had adequate time to review and respond to the issues identified in the January 26, 2022 updated written statement provided by the applicant. Staff asks that the Hearings Officer close the public hearing and leave the record open to allow for a formal response by staff.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

The Hearings Officer addressed the request to hold the record open.

The Hearings Officer has extended the record for any written comment until 5:00 p.m. on February 9, 2022. The Applicant will have a week for final rebuttal until 5:00 p.m. on February 16, 2022.

Applicant: Joseph Schaefer, 2 Centerpoint Drive Lake Oswego 97035

At this time the Hearings Officer had questions for the applicant

Ed Trompke, 2 Centerpoint Drive Lake Oswego 97035

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

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal from Applicant: None

The applicant has extended the state-mandated deadline by 21 days to May 26th at 5:00 p.m.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:43 p.m.

The meeting ended at 6:44 P.M.

Prepared by: Zachery Cardoso, January 26, 2022

Approved: January 27, 2022

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