

SALEM HEARINGS OFFICER MINUTES
April 13, 2022

Hearings Officer
James Brewer

Staff Present
Kyle Kearns, Planner II
Pamela Cole, Planner II
Zachery Cardoso, Recorder

Hearings Officer James Brewer called the meeting to order at 5:30 p.m. and explained the procedures of the night's hearings. City of Salem staff members present were Kyle Kearns, Planner II; Pamela Cole, Planner II; and Zachery Cardoso, Recorder.

QUASI-JUDICIAL ZONE CHANGE

- **ZC22-01 for 1976 Davis Rd S**

Summary: An application for a Quasi-Judicial Zone Change from RM-I (Multiple Family Residential I) to RM-II (Multiple Family Residential II). The property is approximately 3.75 acres in size, zoned RM-I (Multiple Family Residential I), and located at 1976 Davis Road S (083W16C0 / 0300 & 0400).

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

Case Manager Kyle Kearns 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 RM-I (Multiple Family Residential I) to RM-II (Multiple Family Residential II) for 3.75 acres at 1976 Davis Road SE – 97302.

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 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 5:47 p.m.

CONDITIONAL USE PERMIT

- **CU22-01 for 325 West Vista Ave S**

Summary: A Conditional Use application for a short-term rental within an existing two-bedroom single family residence, on property zoned RS (Single Family Residential) and located at 325 West Vista Avenue S 97302 (Marion County Assessors Map and Tax Lot number: 083W03BB / 2600.

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was re-opened at 5:50 p.m.

Case Manager Pamela Cole 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 the Hearings Officer **APPROVE** the request for a conditional use permit to allow a short-term rental in the single-family dwelling on the subject property, subject to the following conditions of approval:

Condition 1: The maximum number of occupants in the short-term rental shall not exceed four persons (two per guest room). For purposes of this condition of approval, children under 12 years of age do not count towards the maximum number of occupants. In no case shall the total number of guests exceed 10.

Condition 2: The short-term rental shall be rented to only one group of guests at a time. Bookings of the rental by more than one group of guests at any given time is prohibited.

Condition 3: Use of the short-term rental shall be limited to the provision of lodging. Activities other than lodging, such as events, parties, gatherings, luncheons, banquets, weddings, meetings, fundraising, or commercial or advertising activities, are prohibited.

Condition 4: The conditional use permit shall be valid only for the current applicant/owner. The conditional use permit shall not run with the land and is not transferable to any other applicant or owner.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Heather Rauh, 3821 Seneca Ave SE, 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: 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 6:09 p.m.

The meeting ended at 6:10 P.M.

Prepared by: Zachery Cardoso, April 13, 2022

Approved: April 14, 2022

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