

**SALEM HEARINGS OFFICER MINUTES**  
**August 10, 2022**

**Hearings Officer**  
James Brewer

**Staff Present**  
Olivia Dias, Current Planning Manager  
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 Olivia Dias, Current Planning Manager; and Zachery Cardoso, Recorder.

**APPEAL OF MODIFICATION OF CLASS 3 SITE PLAN REVIEW**

- **DR-SPR-DAP18-04MOD1 for 1233 River Bend Rd NW**

**Request:** An appeal of an application to modify a previously approved Site Plan Review application. The modification adds a new plaza to be used for a temporary use (Mobile Food Units) and reduces the size of a previously approved retail building.

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was re-opened at 5:34 p.m.

Case Manager Olivia Dias 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 AFFIRM the Planning Administrator's decision approving the modification to the previous site plan review, subject to conditions of approval in the DR-SPR-DAP18-04MOD1 decision.

At this time the Hearings Officer had questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Scott Martin, 2600 Michigan City Ln SE, Salem OR 97304

Sam Thomas, 3150 Kettle Ct SE, Salem OR 97301

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

Neighborhood Association: Steve Anderson, West Salem NA, 3240 Gellar Rd NW, Salem

Support: EM Easterly, 775 Firgarden St NW

Oppose: None

Neutral: None

Appellant: Deborah Bjornson, 900 SW 5<sup>th</sup> Ave, Portland OR 97204

David Keys, 900 SW 5<sup>th</sup> Ave, Portland OR 97204

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

The Hearings Officer let those present that they can request to leave the record open and David Keys requested the record remain open.

Rebuttal from Applicant: Scott Martin, 2600 Michigan City Ln SE, Salem OR 97304

Sam Thomas, 3150 Kettle Ct SE, Salem OR 97301

The record will remain open for any new comments until 5 p.m. on August 17, 2022. Rebuttal on any comments submitted during this period may be submitted until 5 p.m. on August 24, 2022. The applicant will have until 5 pm on August 31, 2022 to submit their final written rebuttal.

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 6:12 P.M.  
*Prepared by: Zachery Cardoso, August 10, 2022*  
*Approved: August 11, 2022*