

SALEM HEARINGS OFFICER MINUTES

January 10, 2024

Hearings Officer

David Coulombe

Staff Present

Jacob Brown, Planner I

Olivia Dias, Current Planning Manager

Zachery Cardoso, Recorder

Hearings Officer David Coulombe called the meeting to order at 5:35 p.m. and explained the procedures of the night's hearings. City of Salem staff members present were Jacob Brown, Planner I; Olivia Dias, Current Planning Manager; and Zachery Cardoso, Recorder.

1. CONDITIONAL USE PERMIT

- **CU23-07 for 310 23rd St SE**

Request: A Conditional Use application for a short-term rental within an existing three-bedroom single family residence, on property zoned RS (Single Family Residential) and located at 310 23rd Street SE (Marion County Assessors Map and Tax Lot number: 073W26DA/ 4700).

The Hearings Officer 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 Jacob Brown entered the staff report, all attachments, the presentation, and comments submitted by the public into the record and proceeded with the presentation.

RECOMMENDATION:

Based on the facts and findings contained in the staff report, staff recommends that the Hearings Officer **APPROVE** the requested Conditional Use to allow a short-term rental within an existing three-bedroom single family dwelling located at 310 23rd Street SE, subject to the following conditions of approval:

Condition 1: The maximum number of occupants in the short-term rental shall not exceed eight persons. For purposes of this condition of approval, children under 12 years of age do not count towards the maximum number of occupants.

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: Use of the short-term rental that generates noise beyond the property shall be limited to hours between 10pm to 8am.

Condition 5: The bicycle parking spaces provided for the short-term rental use shall be developed in conformance with the applicable bicycle parking development standards included under SRC 806.060.

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

PERSONS TESTIFYING:

Applicant: Doug Vogel, 1059 Miramar St, Laguna Beach

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

Neighborhood Association: Shannon Priem, 320 23rd St

Support: Robert Miles, 365 Richmond Ave SE

Oppose: Ceceli Quanback, 380 23rd St SE
Dan Ewing, 320 Richmond Ave SE
Irene Handly, 375 23rd Ave SE

Neutral: None

Rebuttal from Applicant: Doug Vogel, 1059 Miramar St, Laguna Beach

The Hearings Officer left the record open for an additional 7 days to submit any written testimony. Rebuttal comments can be submitted the following 7 days. The applicant has 7 additional days for final written arguments.

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 6:22 p.m.

The meeting ended at 6:24 P.M.
Prepared by: Zachery Cardoso, January 10, 2024
Approved: January 10, 2024