

City of Salem

Hearings Officer

Community Development Department

September 11, 2024

5:30 PM – 7:30 PM

City Hall, Council Chambers

555 Liberty St SE, 240

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

AGENDA

1. Conditional Use / Class 3 Site Plan Review / Class 1 Adjustment / Class 2 Driveway Approach Permit
Case No. CU-SPR-ADJ-DAP24-08

- a. CU-SPR-ADJ-DAP24-08 for 1865 McGilchrist St SE

Summary: New industrial storage yard with gravel surfacing.

Request: A consolidated application for a Conditional Use Permit to allow gravel surfacing for off-street parking and vehicle use areas, with a Class 3 Site Plan Review and two Class 2 Driveway Approach Permits to establish an industrial storage yard for warehousing and distribution uses, and a Class 1 and Class 2 Adjustment to reduce the required driveway spacing standard of 370 feet for the driveway approaches along McGilchrist Street SE, a Major Arterial Street (SRC 804.035(d)). The subject property is 7.4 acres in size, zoned IG (General Industrial), and located at 1865 McGilchrist Street SE (Marion County Assessors Map and Tax Lot Number: 073W35CA / 301).

Staff Report: ([Click here to view](#))

Case Manager: Jamie Donaldson, Planner III, jdonaldson@cityofsalem.net

2. Conditional Use / Property Line Adjustment Case No. CU-PLA24-09

- a. CU-PLA24-09 for 211 and 215 Boone Rd SE

Summary: Proposed Conditional Use Permit and Property Line Adjustment to allow a residential care facility serving up to 15 persons.

Request: A consolidated application for a Conditional Use Permit and Property Line Adjustment to allow a proposed residential care facility serving up to 15 persons on property located at 211 Boone Road SE and to relocate the property line between the properties located at 211 Boone Road SE and 215 Boone Road SE. The subject properties are zoned RS (Single Family Residential) and total approximately 0.62 acres in size (Marion County Assessor Map and Tax Lot Numbers: 083W09DD10901 and 083W09DD10900).

Staff Report: ([Click here to view](#))

Case Manager: Bryce Bishop, Planner III, bbishop@cityofsalem.net

3. Conditional Use / Class 2 Adjustment Case No. CU-ADJ24-10

a. CU-ADJ24-10 for 215 Boone Rd SE

Summary: Proposed Conditional Use Permit and Class 2 Adjustment to allow a residential care facility serving up to 15 persons.

Request: A consolidated application for a Conditional Use Permit to allow a proposed residential care facility serving up to 15 persons; together with a Class 2 Adjustment to increase the maximum allowed lot coverage for the proposed use from 35 percent, as required under SRC 511.010(e), to approximately 50 percent for property approximately 0.24 acres in size, zoned RS (Single Family Residential), and located at 215 Boone Road SE (Marion County Assessor Map and Tax Lot Number: 083W09DD10900).

Staff Report: ([Click here to view](#))

Case Manager: Bryce Bishop, Planner III, bbishop@cityofsalem.net

DIGITAL MEETING ACCESS

To view this meeting LIVE on YouTube, please visit this link with your computer, tablet, or smartphone by clicking this link: <https://bit.ly/planningpublicmeetings>

TO PROVIDE WRITTEN TESTIMONY ON A PUBLIC HEARING ITEM: Email written testimony to the Case Manager or mail to City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. We recommend you email comments to ensure receipt before the public hearing.

To submit written comments for items not on the agenda please contact Zachery Cardoso, Administrative Analyst, at zcardoso@cityofsalem.net or 503-540-2304.

Staff Reports and presentations for this meeting will be available at this link, see "Agendas and Meeting Minutes": <https://www.cityofsalem.net/government/boards-commissions/hearings-officer>

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-540-2371 (TTD/TTY 503-588-6439) at least two business days in advance.

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, and source of income, as provided by Salem Revised Code 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

**HEARINGS OFFICER
PUBLIC HEARING PROCEDURES**

THE STATEMENT OF CRITERIA WILL BE READ BEFORE EACH HEARING

THE HEARING WILL BE CONDUCTED with the staff presentation first, followed by the applicant's case presentation (limited to a total of 15 minutes), neighborhood organization comments (limited to a total of 10 minutes), testimony of persons either in favor or opposition (limited to 5 minutes each, discretionary), and a rebuttal opportunity for the applicant (limited to 5 minutes), should opposition be raised. The Hearings Officer may ask questions between or after presentations/testimony. The public testimony portion will then be closed

THE APPLICANT HAS THE BURDEN OF PROOF to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request that the hearing be continued or that the record be left open for submission of additional evidence or testimony.

HEARINGS OFFICER DECISIONS are based on the criteria contained in the Salem Revised Code. Applicable criteria for each case, referenced in the public hearing notice and staff report, can be found in the Salem Revised Code. Applications may be approved, conditionally approved, or denied on the basis of conformity with the applicable criteria. Conditions of approval may be placed on an approval to ensure the proposal complies with all applicable portions of the Salem Revised Code.

ALL ISSUES MUST BE RAISED AT THE HEARING. Failure to raise an issue, accompanied by statements or evidence sufficient to afford the parties an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue. A similar failure to raise constitutional issues relating to any proposed conditions of approval precludes an action for damages in Circuit Court.

Salem Revised Code (SRC) and other informative documents may be accessed online at:
<https://www.cityofsalem.net/business/land-use-zoning>