

**SALEM HEARINGS OFFICER MEETING
WEDNESDAY, JANUARY 9, 2019, 5:30 P.M.
COUNCIL CHAMBERS, ROOM 240 CITY HALL**

THE STATEMENT OF CRITERIA WILL BE READ BEFORE EACH HEARING

PUBLIC HEARING ON CONDITIONAL USE CASE

a. CU-SPR18-12

Summary: A conditional use and site plan review to allow a religious assembly.

Description: Conditional Use and Class 3 Site Plan Review to allow a religious assembly where the subject property and existing development does not meet the special use standards in SRC 700.050, at 1715 Capital Street NE 97302 (Marion County Assessor Map and Tax Lot 083W10BB06200).

GRANT NEIGHBORHOOD ASSOCIATION

Olivia Glantz
oglantz@cityofsalem.net

PUBLIC HEARING ON VALIDATION OF UNITS OF LAND CASE

b. VUL18-02

Summary: A proposal to validate a unit of land that was created as separate tax lots through a sale by deed in 1998.

Request: The request is to lawfully establish a tax lot created by Kuebler Boulevard right of way acquisition that was later sold to a third party creating the subject unit of land. The sale effectively divided the parent parcel into two separate units of land, without a land use approval. The applicant is requesting to validate property known as Marion County Tax Assessor's number 083W11D / 601. The subject unit of land is approximately 1.45 acres in size, zoned RA (Residential Agriculture), and located east of 4826 Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number: 083W11D / 601).

MORNINGSIDE AND SOUTH GATEWAY

Olivia Glantz
oglantz@cityofsalem.net

PUBLIC HEARING ON VALIDATION OF UNITS OF LAND CASE

c. VUL18-03

Summary: A proposal to validate a unit of land that was created as separate tax lots through a sale by deed in 1987.

Request: The request is to lawfully establish a tax lot created by deed in 1987, when tax lot 401 was described separately than tax lots 400 and 402, which are located outside of the City Limits. The sale effectively divided the parent parcel into three separate units of land, without a land use approval. The applicant is requesting to validate property zone RA (Residential Agriculture) known as Marion County Tax Assessor's number 083W08B / 401.

SOUTHWEST ASSOCIATION OF NEIGHBORS (SWAN)

Olivia Glantz
oglantz@cityofsalem.net

HEARINGS OFFICER MEETINGS ORDER OF PROCEEDINGS

A. Outline of Hearings Procedure

1. Describe Request, case name, applicable criteria, and request for objections on jurisdictional grounds
2. Summary of staff report, presented by staff
3. Applicant(s) presentation [limited to a total of 15 minutes]
4. Report from neighborhood association [limit of 10 minutes]
5. Testimony from those in favor or opposition [limit of 5 minutes per person, discretionary]
PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.
6. Rebuttal by Applicant, limited in scope to issues raised in opposition [limit of 5 minutes]
7. Close of Public Hearing; no additional testimony will be received.

B. Any person testifying may request a continuance to address additional documents or evidence submitted in favor of the application. In this request, please identify the new document or evidence in your testimony and the Hearings Officer will determine whether a continuance is warranted.

C. Any person testifying may also request that the record remain open for seven (7) days to submit additional written evidence. If granted, the applicant may also request an additional seven (7) days in which to respond to any submissions.

D. Prior to each hearing, the Hearings Officer will outline the applicable approval criteria, which is also printed on the Notice of the Hearing. The testimony and evidence for the public hearing must be directed towards these criteria.

E. When providing testimony, please CLEARLY STATE YOUR NAME AND MAILING ADDRESS for the record.

F. Prior to the conclusion of the hearing, the Hearings Officer will ask the applicant if he wishes to waive the seven-day (7) period to submit additional argument.

G. The Hearings Officer closes the public hearing. At this point, the hearing record is also closed unless a continuance was granted. When the hearing record is closed, no further testimony or evidence can be received. If a continuance is granted, the deadlines for submissions will be stated. The hearing record will then close at 5:00 p.m. on the stated date.

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 Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

