

SALEM HEARINGS OFFICER MINUTES
January 27, 2021

Hearings Officer
Jim Brewer

Staff Present
Aaron Panko, Planner III
Zachery Cardoso, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m and explained the procedures of the night's hearing. City of Salem staff members present were Aaron Panko, Planner III; and Zachery Cardoso, Recorder.

ZONE CHANGE

- **CASE NO. ZC20-02 for 5730 Culver Dr SE**

Summary: Zone change from IBC to IG on Lots 1, 2, 3, 5, 6 and 8 at the Salem Business Campus.

Request: A Zone Change from IBC (Industrial Business Campus) to IG (General Industrial) for Lots 1, 2, 3 and 5 of Phase 2, and Lots 6 and 8 of Phase 3 for the Salem Business Campus Subdivision (SUB-ADJ09-02MOD2), for property approximately 29.5 acres in size, and located at 5730 Culver Drive SE - 97317 (Marion County Assessors Map and Tax Lot numbers: 082W04B / 01600 and 01800).

Mr. Brewer 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 Aaron Panko 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 IBC (Industrial Business Campus) to IG (General Industrial), for the property approximately 29.5 acres in size, and located at 5730 Culver Drive SE – 97317, subject to the following condition of approval:

Condition 1: Future use and development on the subject property shall be required to adhere to the development standards identified in Exhibit A. Deviations from the development standards contained in Exhibit A may be allowed through the Adjustment or Variance process.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Tory Banford, City of Salem – Urban Development

Annie Gorski, City of Salem – Urban Development

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

Neighborhood Association: None

Support: None

Oppose: Michael Wheeler, 5975 Culver Dr SE

The Hearings Officer had questions for Mr. Wheeler and Mr. Wheeler has asked that the record be left open for further comments.

Cristina Wheeler, 5975 Culver Dr SE

The Hearings Officer had questions for Ms. Wheeler

Stephanie Milton, 5825 Culver Dr SE

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: Annie Gorski responded to a comment from Stephanie Milton

The Hearings Officer had no additional questions for staff.

The Hearings Officer has extended the record for any written comment until 5:00 p.m. on February 3, 2021. It will be followed by a week for rebuttal of any previous comments until 5:00 p.m. on February 10, 2021. The Applicant will have a week for final rebuttal until 5:00 p.m. on February 17, 2021

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:22 p.m.

The meeting ended at 6:22 P.M.

Prepared by: Zachery Cardoso, January 27, 2021

Approved: January 28, 2021

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