

**SALEM HEARINGS OFFICER MEETING  
WEDNESDAY, APRIL 24, 2019, 5:30 P.M.**

**NOTE ALTERNATE LOCATION:  
COMMUNITY DEVELOPMENT LARGE CONFERENCE ROOM  
ROOM 305 CITY HALL**

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THE STATEMENT OF CRITERIA WILL BE READ BEFORE EACH HEARING  
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**PUBLIC HEARING ON VALIDATION OF UNITS OF LAND CASE**

**a. VUL19-04; 4265 Claxter Ct NE**

Summary: A proposal to validate units of land that were created as separate tax lots through a sale by deed in 1988.

Request: The request is to lawfully establish tax lots created by deed in 1988, when tax lot 1600 and 1603 were described separately than the original tax lot 1603. 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 zone CO (Commercial Office) known as Marion County Tax Assessor numbers 073W12A / 1600 and 1603.

Northgate

Britany Randall  
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**PUBLIC HEARING ON CONTIONAL USE / PARTITION / URBAN GROWTH PREMLIMINARY  
DELCLARATION / SITE PLAN REVIEW / ADJUSTMENT / DRIVEWAY APPROACH PERMIT CASE**

**b. CU-PAR-UGA-SPR-ADJ-DAP19-01; 4910 Turner Rd SE**

Summary: A conditional use, partition, urban growth area preliminary declaration, site plan review, adjustment and driveway approach permit application to create two parcels, construct two new buildings, vehicle use area, and gravel storage area for a contractor's office.

Description: A consolidated applications including a Conditional Use permit to allow a gravel storage yard within the IC zone; a Partition resulting two parcels approximately 1.05 acres in size and 1.65 acres in size; an Urban Growth Preliminary Declaration; a Class 3 Site Plan Review for a proposed 12,000 square foot building, a 3,800 square foot steel building over, new vehicle use area and gravel storage yard to be located on the newly created 1.65 acre parcel; and two Class 2 Adjustments for: 1) a proposed reduction to the setback abutting a street for 63 feet, near the southerly property line, abutting Turner Road and 2) a proposed reduction for the minimum 15 percent development site landscape standard to 12 percent. The subject property is 2.7 acres in size, zoned IC (Industrial Commercial), and located in the 4900 block of Turner Rd SE - 97317 (Marion County Assessor Map and Tax Lot 082W07 / 501).

SEMCA

Olivia Glantz  
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## 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*

