

**SALEM HEARINGS OFFICER MEETING
THURSDAY, MAY 9, 5:30 P.M.
COUNCIL CHAMBERS, ROOM 240
CITY HALL**

THE STATEMENT OF CRITERIA WILL BE READ BEFORE EACH HEARING

PUBLIC HEARING ON VALIDATION OF UNITS OF LAND CASE

a. VUL19-05; 2800 Block of Dogwood Dr S

Summary: A proposal to lawfully establish a unit of land that was created by sale through the recording of a deed in 1983.

Request: An application to validate and lawfully establish a unit of land that was unlawfully created by sale through the recording of a deed in 1983 without receiving required land use approval. The unit of land proposed to be lawfully established through the validation process is approximately 6,269 square feet (0.14 acres) in size, zoned RS (Single Family Residential), and located in the 3800 Block of Dogwood Drive S (Marion County Assessor's Map and Tax Lot Number: 083W04CB04900).

SWAN

Bryce Bishop
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PUBLIC HEARING ON NONCONFORMING USE / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT CASE

b. NC-SPR-ADJ19-01; 3000 Block of Pringle Road SE

Request: Request: Consolidated Nonconforming Use, Class 3 Site Plan Review, and Class 2 Adjustment applications to expand the nonconforming uses allowed on an existing private 30-foot-wide access easement through property zoned RM2 (Multiple Family Residential 2); to construct a new multi-tenant building with parking lot, landscaping, and other site improvements; and two class two adjustments to 1) reduce the required 30-foot setback to the west property line to approximately 20-feet 8-inches and 2) reduce the required 30-foot setback to the south property line to approximately 17-feet 6-inches on a property approximately 1.05 acres in size, zoned IP (Industrial Park), located at the 3000 Block of Pringle Road SE, adjacent to the west of 3224 Pringle Road SE 97302 (Marion County Assessor's Map 083W02BA / 1805).

MORNINGSIDE

Britany Randall
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~~WITHDRAWN: PUBLIC HEARING ON AN APPEAL OF A REVOCATION OF UGA PRELIMINARY DECLARATION DECISION~~

~~c. UGA18-01; 1800 Cordon Rd SE~~

~~Issue: Should the Hearings Officer affirm, modify, or reverse the Planning Administrator's revocation of the urban growth preliminary declaration to determine the public facilities required for development of property approximately 19.26 acres, designated as IND (Industrial) in the Comprehensive Plan, and located at 1800 Cordon Road SE (Marion County Map and Tax Lot Number 082W05 01700 and 01701).~~

~~SEMCA~~

~~Britany Randall
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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

