



Conditional Use 20-03

1910 Front Street NE

Before the Salem Hearings Officer
Olivia Dias, Planner III
May 13, 2020

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- Good evening. My name is Olivia Dias. I'm a Planner III with the Community Development Dept.
- Tonight I'm here to discuss Conditional Use Case no. 20-03.
- At this time I would like to request that the staff report, attachments, and this presentation be entered into the record.

Special Hearing Procedures During COVID-19 Pandemic

- **No Public Testimony** will be accepted this evening.
- **Written Comments** on the proposal may be submitted by **May 20, 2020 at 5 p.m.** (7 days following this hearing)
- Submit written comments to:
- **Olivia Dias, Planner III** (Case Manager)
- E-mail: [**odias@cityofsalem.net**](mailto:odias@cityofsalem.net)
- Mail: City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301
- **(NOTE: Comments received after extended comment deadline will NOT be considered)**
- Questions After Hearing? – Please contact **Case Manager**

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- The applicant is requesting a conditional use permit to establish a non-profit shelter for 40 individuals.

Request

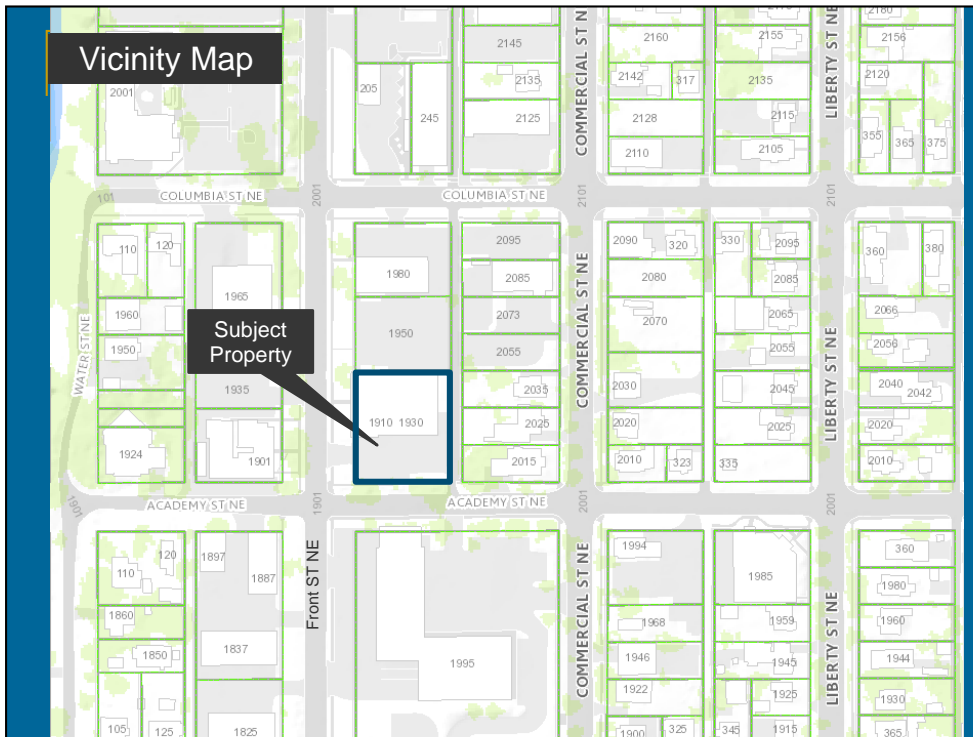
Non-profit women's shelter servicing 40 individuals

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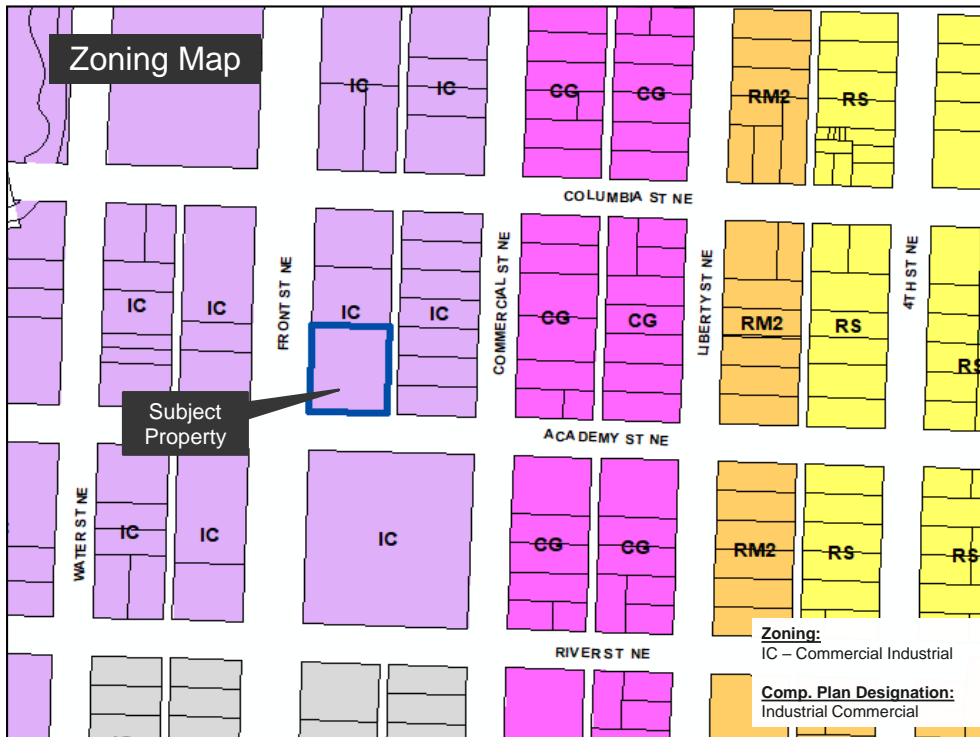
Application History

- January 21, 2020 – City Council adopted Resolution 2020-4 declaring an emergency to allow the shelter to operate with up to 19 women.
- February 28, 2020– Application filed
- April 22, 2020 – Application deemed complete
- September 19, 2020– 120-day state-mandated decision date (applicant granted additional 30-days)



Here's a vicinity map of the subject property and surrounding area.

The property is approximately a half acre in size and located on the northeast corner of Academy St and Front Street.

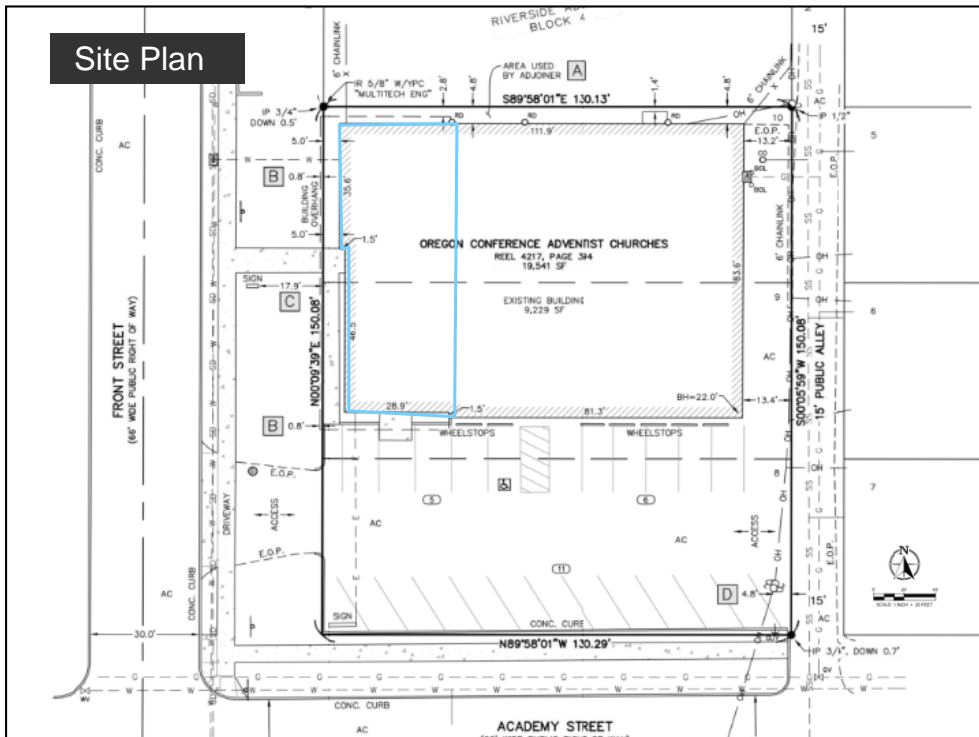


The subject property and the sounding properties are zoned IC (Industrial Commercial), which allows nonprofit shelters up to 75 people with a conditional use permit. The applicant has requested a nonprofit shelter up to 40 people.



Here's a birds-eye aerial from earlier this year.

South of the property is Industrial Welding Supply, to the north Enterprise rent a car and the Salvation Army just northwest of the property..



Site Plan

Here is the site plan for the proposal.

The non-profit shelter is approximately 1,775 square feet and will share some laundry/kitchen facilities with the Church located within the same buildings.

Only interior alterations are proposed and as conditioned possible exterior alteration to accommodate bicycle parking.

2019 View from Street



Looking east from Front Street



Looking north from Academy Street
Google

Testimony

- Citizens & Neighborhood Association
 - Highland Neighborhood Association (Highland) – No comments.
 - Property Owners and Tenants – One comment forwarded after Staff Report.
- City Departments and Public Agencies
 - Building and Safety Division – No concerns.
 - Fire Department – Concentrate processing shall comply with the Oregon Fire Code. The applicant is advised to contact Fire Department staff to ensure compliance with Oregon Fire Code, as outlined in the Staff Report.

Recommendation

APPROVE, subject to these conditions:

- Prior to final occupancy, the applicant shall provide a total of ten bicycle parking spaces. Of the ten spaces, five shall be covered or indoor.
- Prior to occupancy, the applicant shall obtain Site Plan Review approval for both uses on the subject property.
- Any outside storage areas, including outside storage areas for personal belongings, shall be screened by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge.

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Staff recommends approval of the request with the following conditions summarized here.

Condition 1: Prior to final occupancy, the applicant shall provide a total of ten bicycle parking spaces. Of the ten spaces, five shall be covered or indoor.

Condition 2: Prior to occupancy, the applicant shall obtain Site Plan Review approval for both uses on the subject property.

Condition 3: Any outside storage areas, including outside storage areas for personal belongings, shall be screened by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge.



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