

TO: HEARINGS OFFICER

FROM: LISA ANDERSON-OGILIVE, AICP, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR AND PLANNING ADMINISTRATOR

SUBJECT: CONDITIONAL USE PERMIT AND SITE PLAN REVIEW CASE NO. 18-06; 220 15th STREET SE; AMANDA NOS. 18-110561-ZO AND 18-110565-RP

REQUEST

Summary: A request for a proposed non-profit youth shelter serving up to 10 individuals for ages 11-18.

Request: A Conditional Use Permit and Class 3 Site Plan Review to change the use of an existing residential care facility to a non-profit youth shelter serving up to 10 individuals for ages 11-18, for property approximately 0.19 acres in size, zoned RM-II (Multi-Family Residential), and located at 220 15th Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W26BD / 12000).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this staff report (Attachment A).

APPLICANT/OWNER: Rhonda Wolf, United Way of the Mid-Willamette Valley

FILER: Sam Thomas, Lenity Architecture

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a Conditional Use Permit and Class 3 Site Plan Review to allow a proposed change of use from an existing residential care facility to a non-profit youth shelter serving up to 10 individuals for ages 11-18 subject to the following condition of approval:

Condition 1: The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

BACKGROUND

Marion County Assessors records indicate that the existing building was originally constructed in 1939 as a single family dwelling. In 1998, a building permit was granted to change the use of the dwelling to a residential care facility. A variance (VAR98-03) was

approved to reduce the required number of off-street parking space for the use from 11 spaces to 4 spaces, to reduce a front yard setback from 10 feet to 5 feet and to eliminate the maneuvering area requirement for the residential care facility.

On May 16, 2018, consolidated conditional use permit and site plan review applications were submitted for a proposed change of use from a residential care facility to a nonprofit shelter serving 6-10 individuals, ages 11-18. The application was deemed complete for processing on June 13, 2018.

The public hearing before the City of Salem Hearings Officer is scheduled for July 11, 2018, at 5:30 p.m. in the Salem City Council Chambers, Civic Center Room 240, located at 555 Liberty Street SE. Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on June 21, 2018. Public hearing notice was also posted on the property by the applicant pursuant to SRC requirements.

PROPOSAL

The applicant is requesting a conditional use permit and site plan review for a proposed change of use of an existing residential care facility to a non-profit youth shelter serving up to 10 individuals for ages 11-18. The applicant's proposed development plans are included as Attachment B.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

The applicant's statement addressing the applicable approval criteria for the conditional use permit and site plan review are included as Attachment C.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Multi-Family Residential." The subject property is within the Urban Growth Boundary and the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned RM-II (Multi-Family Residential). Nonprofit shelters serving 6-10 persons are allowed in the RM-II zone as a Conditional Use. The proposed change of use from a residential care facility to a nonprofit shelter requires a Conditional Use Permit.

The zoning and uses of surrounding properties include:

North: Across Ferry Street SE, RM-II (Multi-Family Residential) – Multi-family uses
South: RM-II (Multi-Family Residential) – Residential uses
East: RM-II (Multi-Family Residential) – Residential uses
West: Across 15th Street SE – RM-II (Multi-Family Residential) – Residential uses

3. Site Analysis

The subject property is approximately 0.19 acres in size and contains an existing residential care facility. The subject property abuts 15th Street SE to the west and Ferry Street SE to the north. Both abutting streets are designated as local streets within the Salem TSP (Transportation System Plan).

4. Neighborhood and Citizen Comments

The subject property is located within the Southeast Salem Neighborhood Association (SESNA). Notice was provided to SESNA and surrounding property owners within 250 feet of the subject property. No comments were received from surrounding property owners.

Written comments were received from SESNA in support of the applicant's proposal which are included as Attachment D.

5. City Department and Public Agency Comments

The Public Works Department has reviewed the proposal and provided a memo included as Attachment E.

The Fire Department has reviewed the proposal and indicated they have no concerns with the site plan review at this time. Fire will need to know what type of license, if any, the applicant will have as this may affect certain requirements for the building.

The Building and Safety Division has reviewed the proposal and indicated that they have no concerns.

Salem Keizer School District has reviewed the proposal and submitted a written response included as Attachment F.

6. Analysis of Conditional Use Criteria

SRC Chapter 240.005(a)(1) provides that:

No building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

Criterion 1:

The proposed use is allowed as a conditional use in the zone.

Staff Finding: SRC Chapter 514, Table 514-1 provides that nonprofit shelter uses are allowed in the RM-II zone as a conditional use.

Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

Applicant's Statement: The complete written statement from the applicant addressing the conditional use approval criteria is included as Attachment C.

Staff Finding: The subject property is developed with an existing building that was originally constructed in 1939 as a single family dwelling. The zoning for property in the immediate area is RM-II (Multi-Family Residential), and uses in the area are primarily residential. In 1998, a building permit was granted to change the use of the dwelling to a residential care facility, and a variance was approved to reduce the off-street parking requirement for the residential care facility from 11 spaces to 4 spaces.

The conversion of this property was completed in compliance with the variance approval and other development standards applicable at that time. The proposed nonprofit shelter use will have a similar impact on the immediate neighborhood as the previous residential care facility. The proposed shelter will serve youth ages 11-18, most of which do not own or drive a car, parking and traffic generated by the use are limited to staff and visitors to the site.

Staff does not anticipate any adverse impacts with the proposed nonprofit shelter, this criterion is met.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

Applicant's Statement: The complete written statement from the applicant addressing the conditional use approval criteria is included as Attachment C.

Staff Finding: The noise and vehicle trips generated by the proposed nonprofit shelter use will have a similar impact on the immediate neighborhood as the previous residential care facility that operated on the subject property. And the number of residents to be served by the proposed shelter are compatible with other uses permitted in the RM-II zone.

The subject property is located near transit service on 12th Street SE and State Street and is within the walk zone for South Salem High School. Staff finds that the proposed use is reasonably compatible with and will have minimal impact on the livability of surrounding uses, and therefore is in compliance with this approval criterion.

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following approval criteria for a Class 3 Site Plan Review:

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: A summary of the applicable development standards of the Salem Revised Code is included below.

Development Standards – RM-II (Multi-Family Residential) Zone:

SRC 514.005(a) – Uses:

Finding: The subject property is currently developed with an existing residential care facility. The proposed development includes a change of use from an existing residential care facility to a nonprofit shelter serving 6-10 persons. Nonprofit shelters serving 6 to 10 persons are allowed in the RM-II zone as a conditional use pursuant to Table 514-1.

SRC 514.010(b) – Lot Standards:

The minimum lot area requirement for a nonprofit shelter use is 6,000 square feet, the minimum lot width is 40 feet and the minimum lot depth is 70 feet. All uses are required to have a minimum street frontage of 40 feet. The existing lot complies with the minimum lot area and dimensional requirements of the RM-II zone.

Finding: The subject property is approximately 0.19 acres in size and complies with the minimum lot area and dimensional requirements of the RM-II zone.

SRC 514.010(d) – Setbacks:

North: Adjacent to the north is right-of-way for Ferry Street SE. For buildings abutting a street there is a minimum 12 foot setback, plus 1 foot for each 1 foot of height over 12 feet, but need not exceed 20 feet in depth. Vehicle use areas require a minimum 12 foot setback adjacent to a street.

South: Adjacent to the south is a RM-II (Multi-Family Residential) zone. Buildings, structures and vehicle use areas require a minimum 10 foot setback adjacent to a street.

East: Adjacent to the east is a RM-II (Multi-Family Residential) zone. Buildings, structures and vehicle use areas require a minimum 10 foot setback adjacent to a street.

West: Adjacent to the west is right-of-way for 15th Street SE. For buildings abutting a street there is a minimum 12 foot setback, plus 1 foot for each 1 foot of height over 12 feet, but need not exceed 20 feet in depth. Vehicle use areas require a minimum 12 foot setback adjacent to a street.

Finding: No change is proposed to the existing building footprint and no alterations are proposed to the existing vehicle use area.

SRC 514.010(e) - Lot Coverage, Height:

The maximum lot coverage allowance in the RM-II zone is 50 percent and the maximum height allowance for a nonprofit shelter use is 70 feet.

Finding: No change is proposed to the existing lot coverage, which is approximately 20 percent. And no change is proposed to the height of the existing building, which is approximately 25 feet.

SRC 514.010(g) - Landscaping:

- (1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: No building additions or alterations to the existing off-street parking area are proposed for the change of use. Additional landscaping is not required for the proposed change of use.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for any change of use or

activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.

Finding: SRC Chapter 806, Table 806-1 provides that the minimum number of off-street parking spaces for the proposed nonprofit shelter is 1 space per 350 square feet of floor area. The previous residential care facility use required a minimum of one off-street parking space per 350 square feet of floor area, the same as the proposed use. A variance (VAR98-03) was approved to reduce the required number of off-street parking space for the use from 11 spaces to 4 spaces.

Because the proposed use does not result in an off-street parking requirement greater than the previous use or activity, SRC Chapter 806 does not require additional off-street parking spaces for the proposed development.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any change of use or activity, when such change of use or activity results in a bicycle parking ratio requiring a greater number of spaces than the previous use or activity.

Finding: SRC Chapter 806, Table 806-8 provides that the minimum number of bicycle parking spaces for the proposed nonprofit shelter is 4 spaces. The previous residential care facility use required a minimum of 4 spaces, the same as the proposed use. Because the proposed use does not result in a bicycle parking requirement greater than the previous use or activity, SRC Chapter 806 does not require additional bicycle parking spaces for the proposed development.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity.

Finding: The proposed use falls under the Lodging use category. Per SRC Chapter 806, Table 806-1, no off-street loading spaces are required for the previous Group Living use, and no off-street parking spaces are required for the proposed nonprofit shelter (lodging) use.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: Where applicable, landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

SRC 601 – Floodplain Overlay Zone: The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone “AE” floodway. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

Condition 1: The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

No protected trees are identified for removal on the proposed site plan.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

The Salem-Keizer Local Wetland Inventory (LWI) does not identify any wetland areas or hydric soils on the subject property. The applicant should contact DSL to verify if any permits are required for the proposed development.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. No areas of landslide hazard are mapped on the subject property. The proposed interior only change of use does not require any activity points. A total of zero points indicates a low landslide risk; therefore, a geological assessment is not required.

Criterion 2:

The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

Finding: The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required.

No special setback is required along the abutting streets because the existing right-of-way meets the standard for a local street.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The driveway access onto the abutting local street system provides for safe turning movements into and out of the property.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use permit and site plan review for a proposed change of use from an existing residential care facility to a non-

profit youth shelter serving up to 10 individuals for ages 11-18 for property located at the 220 15th Street SE subject to the following condition of approval:

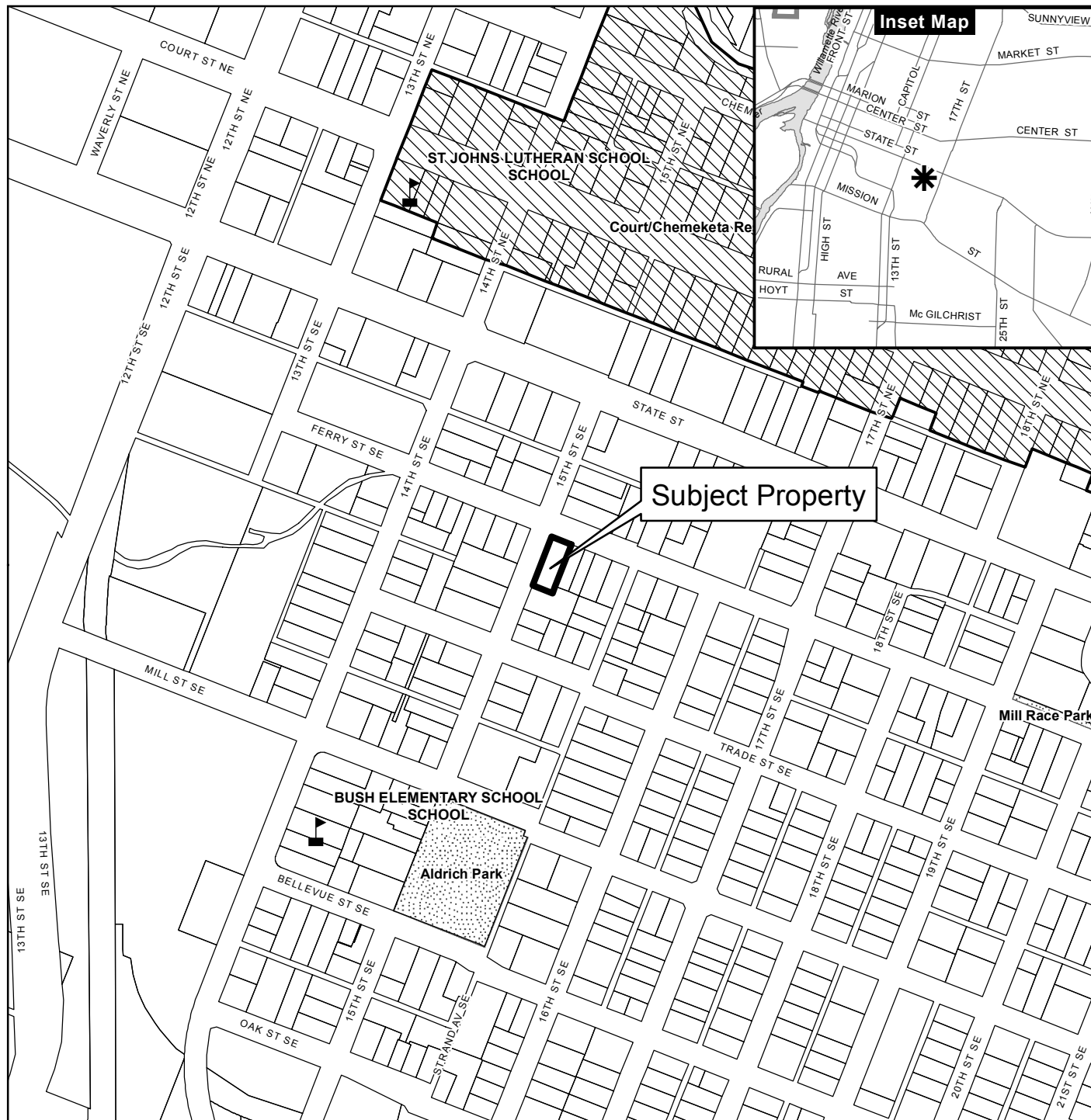
Condition 1: The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

Prepared by Aaron Panko, Planner III






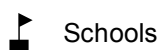

Application Deemed Complete Date: June 12, 2018
State Mandated Decision Date: October 10, 2018

Attachments: A. Vicinity Map
B. Proposed Site Plan
C. Applicant's Statement
D. South East Salem Neighborhood Association Written Response
E. Public Works Memo
F. Salem Keizer School District Written Response

Vicinity Map 220 15th Street SE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

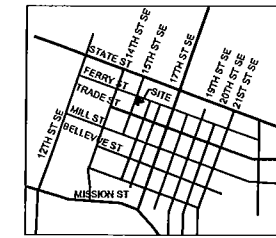


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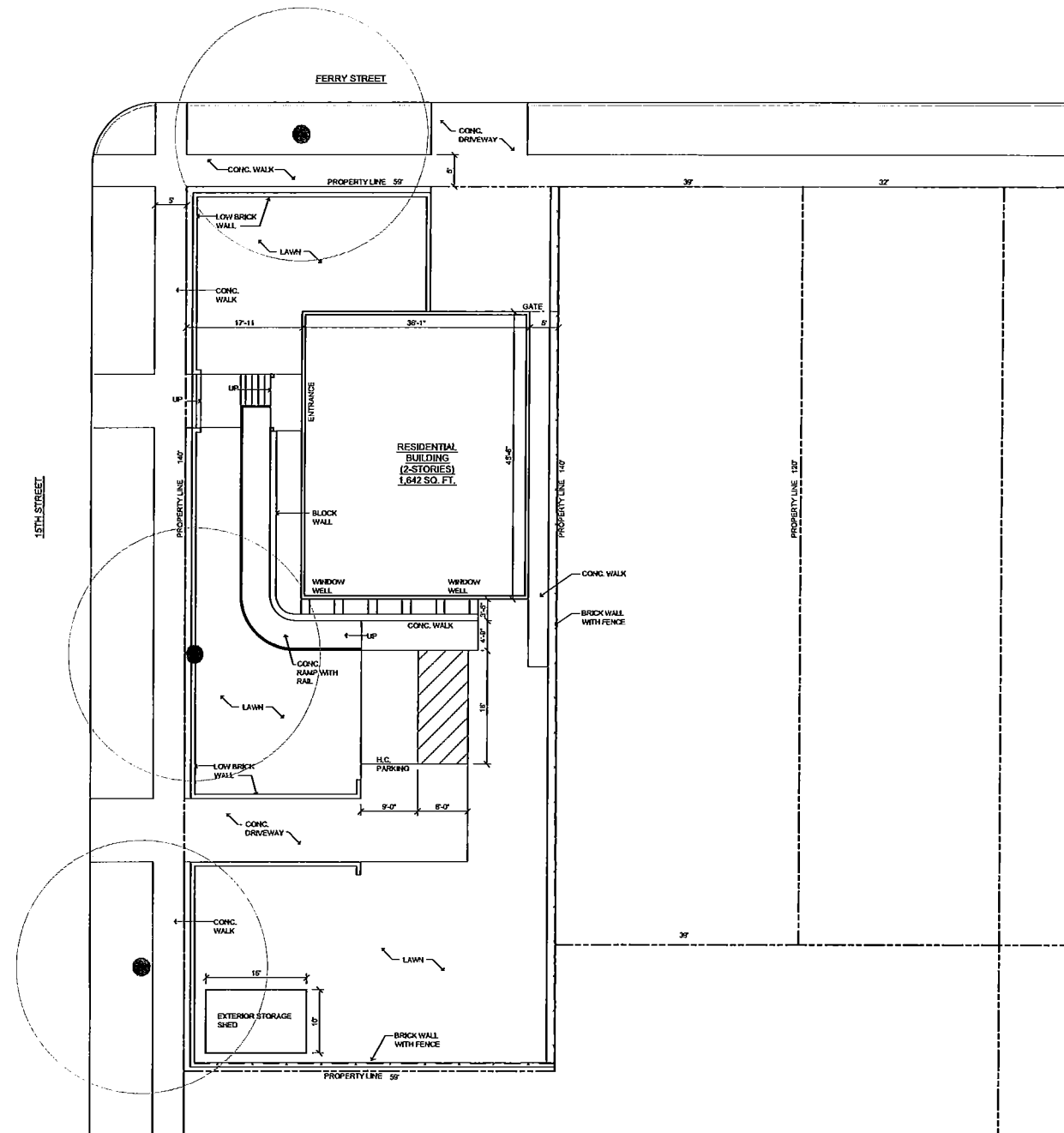


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Salem, OR



VICINITY MAP
NOT TO SCALE



PROJECT DATA	
SITE DATA:	
PROPERTY AREA: 0.19 ACRES	PROPOSED: 8,228 SQ. FT.
ASSESSORS PARCEL ID NUMBER: 183190	
SITE ADDRESS: 220 15TH ST SE	SALEM, OR 97301
EXISTING USE: RESIDENTIAL CARE FACILITY	GROUP DWELLING UNIT
PROPOSED USE: HOME-CARE RESIDENTIAL	PERSONS
BUILDING HEIGHT: 24'-10" FROM GRADE TO RIDGE	
SITE AREA BREAKDOWN:	
RESIDENTIAL BUILDING	1,642 SQ. FT. (19.84%)
FOOTPRINT:	
APPLICATION TYPE:	
CLIP, PARKING ADJUSTMENT	SITE PLAN CLASS III
APPLICABLE ZONING:	
UNITED WAY OF THE MID-WAY/LAMETTE VALLEY	
FLOODPLAIN:	
WITHIN SPECIAL ZONE AND 50 YEAR FLOODPLAIN	
PARKING BREAKDOWN:	
OPEN SPACES (12' x 20')	3
COVERED SPACES (12' x 20')	0
CARPORT SPACES (12' x 20')	0
ACCESSIBLE SPACES (12' x 19')	1
TOTAL SPACES	4

lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 wlenityarchitecture.com

Taylor's House Remodel

220 15th ST SE
Salem, Oregon

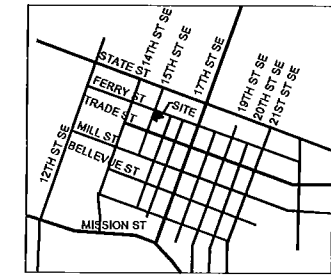
EXISTING SITE PLAN

DATE: 4/25/2018
1/8" = 1'-0"

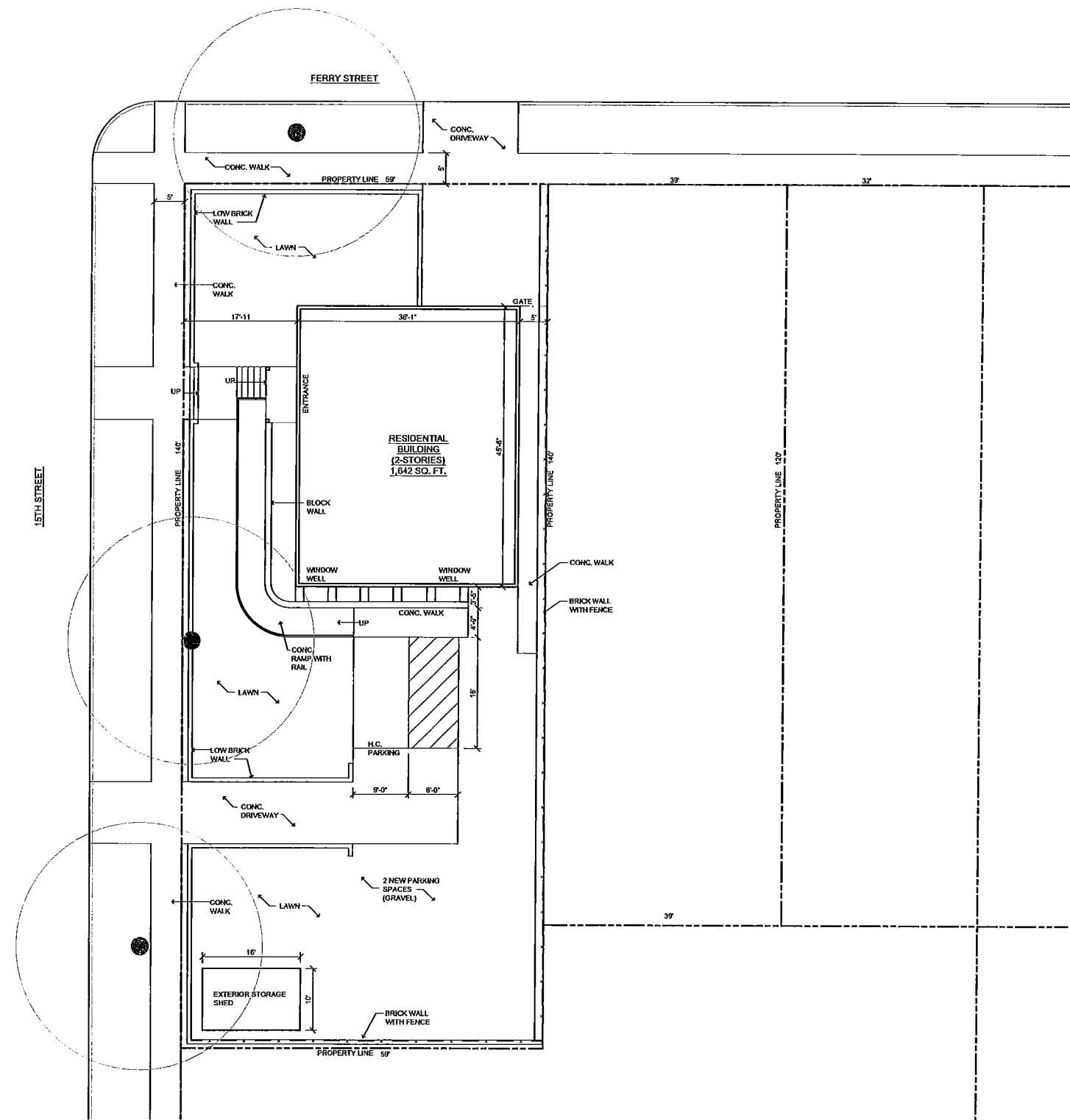


A1.1

Salem, OR



VICINITY MAP
NOT TO SCALE



PROJECT DATA	
SITE DATA:	PROPOSED
PROPERTY AREA: 0.19 ACRES	8,278 SQ. FT.
ASSESSOR'S PARCEL ID NUMBER:	R05190
SITE ADDRESS:	220 15TH ST SE SALEM, OR 97301
EXISTING USE:	RESIDENTIAL CARE FACILITY
PROPOSED USE:	GROUP DWELLING UNIT NONPROFIT SHELTER FOR 10 PERSONS
BUILDING HEIGHT:	24'-10" FROM GRADE TO RIDGE
SITE AREA BREAKDOWN:	
RESIDENTIAL BUILDING	
FOOTPRINT:	1,642 SQ.FT. (19.84%)
APPLICATION TYPE:	
CUP, PARKING ADJUSTMENT, SITE PLAN CLASS III	
APPLICATION ZONE:	
UNITED WAY OF THE MID-WILLAMETTE VALLEY	
FLOODPLAIN:	
WITHIN SPECIAL ZONE AND 500 YEAR FLOODPLAIN	
PARKING BREAKDOWN:	
OPEN SPACES (8' x 20')	3
COVERED SPACES (8' x 20')	0
CARPONET SPACES (8' x 20')	0
ACCESSIBLE SPACES (8' x 18')	1
TOTAL SPACES	4

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Taylor's House Remodel

220 15th ST SE
Salem, Oregon

PROPOSED SITE PLAN

DATE: 5/15/2018
1" = 1'-0"



A1.2

Written Statement

Introduction

This proposal includes use of an existing dwelling as a nonprofit shelter for a maximum of 10 persons on a property located at 220 15th ST SE. The proposed nonprofit shelter will specifically provide services to assist homeless youth in the area.

The existing improvements include a dwelling of approximately 3500 square feet of finished area and an outdoor storage building. The youth served by this shelter would be between the ages of 11 and 18 years old.

Operations

The proposed nonprofit shelter will provide safe shelter for Salem area homeless youth. The proposed shelter includes nine (9) staff on rotating shifts and a Program Director who will be on site periodically. The shelter will provide beds for a maximum of 10 individuals with an estimated 100 individuals served annually. The anticipated average length of stay per individual would be 30 to 40 days.

Conditional Use Criteria

Chapter 240 of the Salem Unified Development Code provides the criteria for Conditional uses.

An application for conditional use permit shall be granted if all of the following criteria are met:

(1) The proposed use is allowed as a conditional use in the zone;

Applicant Response: The proposed use, Nonprofit Shelter serving 6 to 10 persons, is an allowed use in the current zone, RM2, according to Salem UDC Chapter 514, Section 514.005. – Uses.

(2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and

Applicant Response: The subject property is located in a residential neighborhood. The subject property has been previously used as a group shelter. The youth that would occupy the proposed nonprofit shelter will be in a supervised environment under the care of responsible adults at all times.

We cannot identify any adverse impacts resulting from allowing this use. Additional traffic will be minor as only staff, visitors, and family would visit the site.

(3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

Applicant Response: The subject property is zoned for multi-family uses. We feel the proposed use of nonprofit shelter is compatible and will have minimal impact on the livability and is an appropriate use for this neighborhood.

Parking Adjustment Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or**
- (ii) Equally or better met by the proposed development.**

Applicant Response: The number of required parking spaces for a nonprofit shelter is currently listed as 1 space per 350 square feet of gross building area. The existing dwelling is approximately 3500 square feet, therefore, 10 parking spaces would be required. The proposed use would provide shelter for youth ages 11-18, none of whom would own or drive a car. Therefore, the user groups that would generate parking demand would be staff and visitors. The nonprofit shelter would have 9 staff on a rotating schedule. The day demand for parking would be a maximum of 6 staff during the work week.

Additionally, a parking adjustment has been granted previously for the property from 11 to 4 spaces for a residential care facility in variance 98-3.

We are requesting a reduction in the number of parking spaces from 10 to 4. The reduction in parking spaces will meet the on-site parking needs for the proposed shelter.

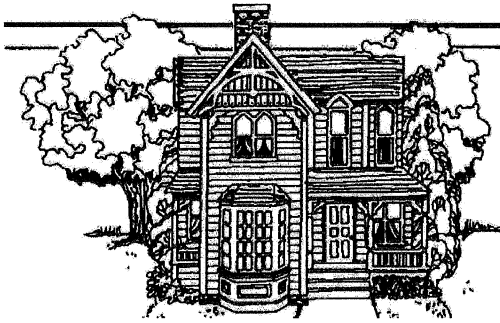
(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant Response:

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Site Plan Review, Class 3

An existing conditions site plan and proposed improvements site plan are included for reference.



SESNA

South East Salem Neighborhood Association
555 Liberty St SE Salem, Oregon 97301 (503) 588-6261

June 21, 2018

Aaron Panko, Case Manager
City of Salem Planning Division
555 Liberty Street SE, Room 305
Salem, OR 97301

RE: CU-SPR18-06, 220 15th Street SE

Dear Mr. Panko:

The South East Salem Neighborhood Association is in full support of the above-referenced conditional use permit. Facilities to aid homeless youth are lacking in Salem, and we are happy to see this facility come to our neighborhood. We are also glad to see that the project has solid backing from the United Way and Mid-Willamette Valley Community Action Agency.

The proposed renovations will turn this dated building into an asset to the neighborhood. We anticipate that full-time adult staffing of the facility will ensure that noise and related issues do not become a problem for residents in the immediate vicinity.

Thank you for the opportunity to comment on this case.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Priem".

Shannon Priem, Chair



MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: *FOR* Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department *CPenick*

DATE: July 3, 2018

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CU-SPR18-06 (18-110565-RP)
220 15TH STREET SE
NON-PROFIT YOUTH SHELTER

PROPOSAL

A Conditional Use Permit and Class 3 Site Plan Review to change the use of an existing residential care facility to a non-profit youth shelter serving up to ten individuals ranging from 11-18 years of age, for property approximately 0.19 acres in size, zoned RM-II (Multi-Family Residential), and located at 220 15th Street SE (Marion County Assessors Map and Tax Lot Number: 073W26BD / 12000).

RECOMMENDED CONDITIONS OF APPROVAL

The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

FACTS

Streets

1. 15th Street SE
 - a. Standard—This street is designated as a Local street in the *Salem Transportation System Plan*. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Ferry Street SE

- a. Standard—This street is designated as a Local street in the *Salem Transportation System Plan*. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 30-foot improvement within a 66-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Condition

- a. A 10-inch storm main is located in Ferry Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 4-inch water main is located in 15th Street SE.
- c. An 8-inch water main is located in Ferry Street SE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer line is located in 15th Street SE.
- b. An 8-inch sewer line is located in Ferry Street SE.

CRITERIA AND FINDINGS

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding: The subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain, 802 – Public Improvements, 803 – Streets and Right-of-Way Improvements, 804 – Driveway Approaches, 805 – Vision Clearance, 809 – Wetlands, and 810 - Landslides.

The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone "AE" floodway. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding: The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required.

No special setback is required along the abutting streets because the existing right-of-way meets the standard for a local street.

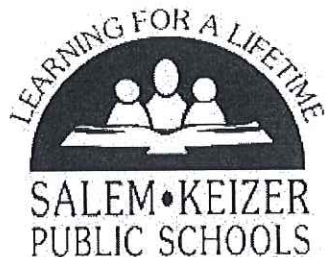
Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding: The driveway access onto the abutting Local street system provides for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructures are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities water, sewer, and storm drainage according to the Public Works Design Standards and to the satisfaction of the Public Works Director.

Prepared by: Jennifer Scott, Project Coordinator
cc: File



DAVID FRIDENMAKER, Manager
 Facility Rental, Planning, Property Services
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Christy Perry, Superintendent

June 27, 2018

Aaron Panko, Case Manager
 Planning Division, City of Salem
 555 Liberty Street SE, Room 305
 Salem OR 97301

RE: Land Use Activity Case No. CU-SPR18-06, 220 15th St SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Bush	Elementary	K thru 5
Leslie	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Bush	Elementary	329	300	110%
Leslie	Middle	806	969	83%
South Salem	High	1,948	1,797	108%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary			0	0
Middle		Shelter	4	4
High		Shelter	6	6

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Bush	Elem.	329	34	0	34	300	121%
Leslie	Mid.	806	38	4	42	969	88%
South Salem	High	1,948	104	6	110	1,797	115%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be

provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Bush	Elementary	Walk Zone
Leslie	Middle	Eligible for school transportation
South Salem	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	0	\$51,123	\$0
Middle	4	\$60,232	\$240,928
High	6	\$69,342	\$416,052
TOTAL			\$656,980

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2017 Fourth Quarter.

Sincerely,



David Fridenmaker, Manager
 Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Manager – Custodial, Property and Auxiliary Services, Katie Vorderstrasse, Risk Manager, Michael Shields, Director of Transportation