

**TO:** HEARINGS OFFICER

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

**SUBJECT:** CONDITIONAL USE CASE NO. CU23-07; FOR PROPERTY LOCATED AT 310  
23RD STREET SE

AMANDA NO. 23-121782-PLN

### **REQUEST**

Summary: A Conditional Use request for a short-term rental in a single-family dwelling.

Request: A Conditional Use application for a short-term rental within an existing three-bedroom single family residence, on property zoned RS (Single Family Residential) and located at 310 23rd Street SE (Marion County Assessors Map and Tax Lot number: 073W26DA/ 4700).

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

**APPLICANT:** Doug Vogel

**OWNER:** Doug Vogel

### **APPLICATION PROCESSING**

On November 2, 2023, a Conditional Use Permit application was accepted for processing. After receiving additional information, the collective applications were deemed complete for processing on December 19, 2023. The 120-day state mandated decision deadline for this collective application is April 14, 2024.

The public hearing before the City of Salem Hearings Officer is scheduled for January 10, 2023, at 5:30 p.m. in the Anderson Room, Room A, Salem Public Library, 585 Liberty Street SE. A request for comments was sent to surrounding property owners and residents on December 21, 2023. Public hearing notice was also posted on the property on December 28, 2023, 13 days prior to the hearing, pursuant to SRC requirements.

### **PROPOSAL**

The application under review by the Hearings Officer is a Conditional Use to allow a short-term rental for a property located at 310 23<sup>rd</sup> Street SE.

The Conditional Use Permit is required in order to allow the existing three-bedroom single family dwelling to be used as a non-owner-occupied short-term rental.

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 121782.

## **APPLICANT'S MATERIALS**

The proposed site plan submitted by the applicant is included as **Attachment B** and the written statement provided by the applicant addressing the applicable approval criteria is 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 "Single 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 RS (Single Family Residential). The zoning and uses of the surrounding properties include:

**North:** Across Trade Street SE, RS (Single Family Residential); single family dwellings.

**South:** RS (Single Family Residential); single family dwellings.

**East:** RS (Single Family Residential); single family dwellings.

**West:** Across 23<sup>rd</sup> Street SE, RS (Single Family Residential), single family dwellings.

### **3. Site Analysis**

The subject property at 310 23<sup>rd</sup> Street SE is approximately 0.14 acres (6,098 square feet) with frontage on 23<sup>rd</sup> and Trade Street SE. The property is improved with a 3,594 square-foot, three-bedroom, two-story home with a 1,200 square-foot basement. The site also includes an existing single car garage, and a driveway which connects to Trade Street SE.

A. Circulation & Access: The subject property is a corner lot that abuts 23<sup>rd</sup> Street SE along its eastern boundary and Trade Street SE along its northern boundary. Vehicular access to the property is provided by an existing driveway onto Trade Street SE.

Both Trade and 23<sup>rd</sup> Street SE are designated as a Local Streets under the City's Transportation System Plan (TSP), which requires a minimum right-of-way width of 60 feet. The existing right-of-way width of Trade Street SE is 60 feet and therefore meeting the minimum right-of-way width requirements. The existing right-of-way width of 23<sup>rd</sup> Street is 50-feet, which does not conform to minimum right-of-way width requirements. Pursuant to SRC 800.040, when the required public street right-of-way along the frontage of a property is not met, a special setback applies along the property's street frontage to reserve land for the eventual widening of the street without creating nonconforming structures.

Because the right-of-way of 23<sup>rd</sup> Street SE does not currently meet the minimum required 60-foot width under the TSP, a special setback of five feet applies along the property's 23<sup>rd</sup> Street SE frontage. No structures or paving are allowed within the special setback area, other than those allowed under SRC 800.040(d), and any other setbacks required elsewhere under the City's development code apply in addition to the special setback and are therefore measured from the special setback line.

#### B. Natural Features:

*Trees:* The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (including Oregon white oaks with diameter-at-breast-height (*dbh*) of 20 inches or greater and any other tree with a *dbh* of 30 inches or greater, with the exception of tree of heaven, empress tree, black cottonwood, and black locust), trees and native vegetation in riparian corridors, and trees on lots and parcels 20,000 square feet or greater. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more *dbh*, and possesses an upright arrangement of branches and leaves."

No trees have been identified for removal by the applicant as part of this Conditional Use Permit. Any removal of trees from the property must comply with the requirements of the City's tree preservation ordinance (SRC Chapter 808).

*Wetland:* The Salem-Keizer Local Wetland Inventory (LWI) shows that there are no hydric soils and/or linear wetland area(s) mapped on the property.

*Floodplain:* An existing "AE" floodplain and floodway is located on the subject property as designated on the Federal Emergency Management Agency (FEMA) floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. The applicant is advised that major structural changes to existing buildings may be required if the interior renovations meet the definition of substantial improvement pursuant to SRC 601.005(f).

*Landslide Hazards:* City records show there are no landslide hazard areas mapped on the subject property.

#### 4. **Neighborhood and Citizen Comments**

The subject property is located within the Southeast Salem Neighborhood Association (SESNA).

Applicant Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. Notice was provided on September 9, 2023, to the neighborhood associations via email.

Neighborhood Association Comment: Notice of the application was provided to SESNA pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, no comments have been received from the neighborhood association.

Homeowners Association: The subject property is not located within a Homeowners Association.

Public Comment: Notice was also provided, pursuant to SRC 300.520(b)(1)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the completion of this staff report, one comment was received and has been included as **Attachment D**. The comment received expresses concerns and opposition to the proposal which can be summarized as falling into the following main categories:

- A. Parking Impacts. The comment received expressed concern about the potential parking impacts of the proposed use and that the three parking spaces shall not be adequate for the guests and that on-street parking will have an impact on traffic and safety in the area, specifically along Trade Street SE.

**Staff Response:** Per Salem Revised Code (SRC) 806.015, there are no minimum off-street parking requirements for any use which includes short-term rentals. Furthermore, SRC 806.015(a) limits the amount of off-street parking dedicated to a short-term rental use to a maximum of 1.5 per guest room or suite. With three guest rooms, a maximum of five off-street parking spaces would be allowed at the property. The site plan submitted for the proposed short-term rental shows two parking spaces within the driveway and an additional parking space to be provided within a detached garage. The applicant's proposal meets this requirement and the SRC does not require additional spaces be provided.

Separately, per the applicant's materials, it is the intention of the applicant to not allow on-street parking for guests which is indicated to be a part of the rules enforced by the operator of the short-term rental. However, 23rd Street SE abutting the development site allows for on-street parking on one side of the street and Trade Street SE allows for on-street parking on both sides of the street. On-street parking in this area is not reserved and available for public use.

According to the Institute of Traffic Engineers (ITE) Trip Generation Manual, a detached single-family dwelling generates 9.43 Average Daily Vehicle Trips (ADTs). The ITE Trip Generation Manual does not include an ADT rate for short-term rentals within single-family dwellings. The most similar use would be a hotel, which generates 4.4 ADTs per room. The proposed short-term rental will have three bedrooms and a maximum of eight occupants. It is not anticipated that the proposal to convert an existing single-family dwelling would have a significant impact on the existing transportation system. In addition, based on the scope

of the development, boundary street improvements or off-site mitigation are not required pursuant to SRC 803.015 and SRC 803.040.

Lastly, as indicated earlier in this report, because the right-of-way of 23<sup>rd</sup> Street SE does not currently meet the minimum required 60-foot width under the TSP, a special setback of 5 feet applies along the property's 23<sup>rd</sup> Street SE frontage. Within the special setback area, no structures or paving are allowed, other than those allowed under SRC 800.040(d).

B. Impact on residential character of neighborhood. The comment submitted expressed additional concerns about the conversion of this existing single family into a commercial use accommodating a non-owner-occupied short-term rental and the negative effects it will have on the character of the surrounding neighborhood thereby precluding the proposed use from conforming with the applicable conditional use permit. Specific concerns raised regarding the proposal and its potential impacts to the neighborhood include the following:

- The potential for absentee/out-of-state or long-distance landlords to be non-responsive, the property not being adequately monitored and maintained, and the associated impact on the quality of the neighborhood;
- The use of the property as a short-term rental will remove one more family home from the neighborhood and replace it with short-term renters who won't be involved, or have a vested interest, in the neighborhood. Unlike homeowners or tenants in a long-term rental, there is no chance to develop a relationship or to work out problems with renters in a short-term rental;
- The removal of housing stock from the neighborhood and the potential for rising rents.

**Staff Response:** While the proposed short-term rental is not a residential use where individuals reside on the property as their primary place of living, it is similar to a residential use in that it provides a place where living and sleeping accommodations are provided, albeit on a temporary basis, to guests for periods of less than 30 days. Guests within short-term rentals will go about their days similar to other families in the neighborhood and eat, sleep, work, visit various destinations, and dine at restaurants.

Because this type of use shares similarities with residential uses, both short-term rentals and accessory short-term rentals are allowed within the RS zone. However, because short-term rentals are not required to be owner-occupied, they must go through the conditional use review process and obtain a conditional use permit. The conditional use permit review process is intended to provide neighboring property owners with an ability to provide comments and identify additional conditions of approval to help the use conform to the character of a particular area and minimize potential impacts. Conditions of approval are recommended to limit the maximum number of guests allowed in the rental, the type of activities the rental may be used for, and the number of bookings that may be made at any one time. These conditions help to ensure that the number of guests within the dwelling and the types of activities occurring the property will be consistent with that of other single-family dwellings in the neighborhood and therefore ensure the compatibility of the use and the preservation of livability for surrounding properties.

## 5. City Department and Public Agency Comments

Notice of the proposal was provided to City Departments, public agencies, and to public & private service providers. The following comments were received:

- A. The City of Salem Building and Safety Division reviewed the proposal and indicated no objections.
- B. The Public Works Department reviewed the proposal and provided a memo which is included as **Attachment E**.

## 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.

Salem Revised Code (SRC) 240.005(d) sets forth the following criteria that must be met before approval can be granted to an application for a Conditional Use Permit. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the proposal's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Conditional Use Permit application, or for the issuance of certain conditions to ensure the criteria are met.

***SRC 240.005(d)(1): The proposed use is allowed as a conditional use in the zone.***

**Finding:** The subject property at 310 23<sup>rd</sup> Street SE is zoned RS (Single Family Residential). Within the RS zone, short-term rentals are allowed as a conditional use pursuant to SRC 511.005(a), Table 511-1. Because short-term rentals are specifically identified as being allowed as a conditional use within the RS zone, this criterion is met.

***SRC 240.005(d)(2): The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.***

**Finding:** The written statement provided by the applicant (**Attachment C**) identifies the "house rules" for the short-term rental which are to be the proposed conditions of approval intended to minimize any reasonably likely adverse impacts of the use on the immediate neighborhood. They include limiting the maximum number of occupants within the short-term rental; restricting the rental of the home to only one group of guests at a time; establishing a quiet period between 10pm to 8am; and limiting the rental to the provision of lodging and prohibiting non-lodging activities such as events, parties, gatherings, etc.

Staff concurs with the applicant's findings and proposed conditions will limit the impact upon the neighboring properties. Though the proposed short-term rental will not be used as a single-family dwelling, the types of activities occurring in the dwelling will be similar to that of a single-family dwelling, but on a short-term basis and without the owner residing on-site. Although the applicants/owners of the short-term rental will not live on-site, there will be a local representative who will be managing the rental, as required by the license standards for short-

term rentals under SRC 30.1105(b), and will be the point of contact for neighbors, respond to any issues that arise, and ensure the proper maintenance of the property.

As previously identified in this report, both short-term rentals and accessory short-term rentals are allowed in the RS zone. Unlike short-term rentals, however, accessory short-term rentals are allowed outright in the RS zone as a Special Use without the need for a conditional use permit but must conform to the additional special use standards included under SRC 700.006. The special use standards under SRC 700.006 were established to help ensure that accessory short-term rentals operate in a manner that is compatible with the residential neighborhoods they are located within.

In order to ensure the proposed short-term rental operates in a manner that will not impact the immediate neighborhood, the following conditions of approval are recommended which are derived from the standards applicable to non-hosted accessory short-term rentals under SRC 700.006:

- Condition 1:** The maximum number of occupants in the short-term rental shall not exceed eight persons. For purposes of this condition of approval, children under 12 years of age do not count towards the maximum number of occupants.
- Condition 2:** The short-term rental shall be rented to only one group of guests at a time. Bookings of the rental by more than one group of guests at any given time is prohibited.
- Condition 3:** Use of the short-term rental shall be limited to the provision of lodging. Activities other than lodging, such as events, parties, gatherings, luncheons, banquets, weddings, meetings, fundraising, or commercial or advertising activities are prohibited.
- Condition 4:** Use of the short-term rental that generates noise beyond the property shall be limited to hours between 10pm to 8am.

Development standards are included within the Salem Revised Code to ensure that the use and development of land within the City occurs in a manner that implements the City's Comprehensive Plan, provides for the orderly growth and development of the City, and minimizes any reasonably likely adverse impacts of uses on other properties as required under this approval criterion.

To ensure that adequate bicycle parking is provided to serve proposed uses, in addition to off-street vehicle parking, SRC 806.055 establishes minimum bicycle parking requirements. Pursuant to SRC 806.055 - Table 806-9, the minimum off-street bicycle parking for short-term rentals is the greater of four spaces or one space per 50 rooms. Because the proposed short-term rental includes three guestrooms, the minimum required bicycle parking for the use is four spaces. The site plan provided by the applicant (**Attachment B**) indicates that three of the required bicycle parking spaces will be located inside the garage utilizing wall racks and that the remaining one bike space will be accommodated by a proposed bike rack in a staple-style configuration. To ensure that the bicycle parking spaces provided conform to the applicable standards of SRC Chapter 806, the following condition of approval is recommended:

**Condition 5:** All bicycle parking spaces provided for the short-term rental use shall be developed in conformance with the applicable bicycle parking development standards included under SRC 806.060.

As identified in the applicant's written statement and discussed in the associated findings in response to this approval criterion, the reasonably likely adverse impacts of the proposed short-term rental on the immediate neighborhood are minimized through the recommended conditions of approval and conformance with the applicable licensing requirements for short-term rentals included under SRC Chapter 30. This criterion is met.

***SRC 240.005(d)(3): The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.***

**Finding:** The written statement provided by the applicant (**Attachment C**) indicates that the proposed use is reasonably compatible with surrounding properties and the four conditions of approval ensure that any impacts to the livability or appropriate development of the surrounding area will be minimal.

While the proposed short-term rental is not a residential use where individuals reside on the property as their primary place of living, it is similar to a residential use in that it provides a place where living and sleeping accommodations are provided, albeit on a temporary basis, to guests for periods of less than 30 days.

Because this type of use shares similarities with residential uses, both short-term rentals and accessory short-term rentals are allowed within the RS zone. However, because short-term rentals are not required to be owner occupied, they must go through the Conditional Use review process and obtain a Conditional Use Permit. The Conditional Use Permit review process is intended to provide neighboring property owners with an ability to provide comments and identify additional conditions of approval to help the use conform to the character of a particular area and minimize potential impacts.

As identified in this report, conditions of approval have been recommended limiting the maximum number of guests allowed in the rental, limiting the type of activities the rental may be used for, limiting the number of bookings that may be made at any one time, and requiring certain modifications to existing site improvements to ensure compliance with applicable development standards of the Salem Revised Code. These conditions help to ensure that the number of guests within the dwelling and the types of activities occurring the property will be consistent with that of other single-family dwellings in the neighborhood and therefore ensure the compatibility of the use and the preservation of livability for surrounding properties.

As proposed, and recommended to be conditioned, the short-term rental will have a minimal impact on the livability or development of the surrounding property. This criterion is met.

## **CONCLUSION**

Based on the facts and findings presented herein, staff concludes that the proposed Conditional Use Permit, as recommended to be conditioned, satisfy the applicable criteria contained under SRC 240.005(d) for approval.



## **RECOMMENDATION**

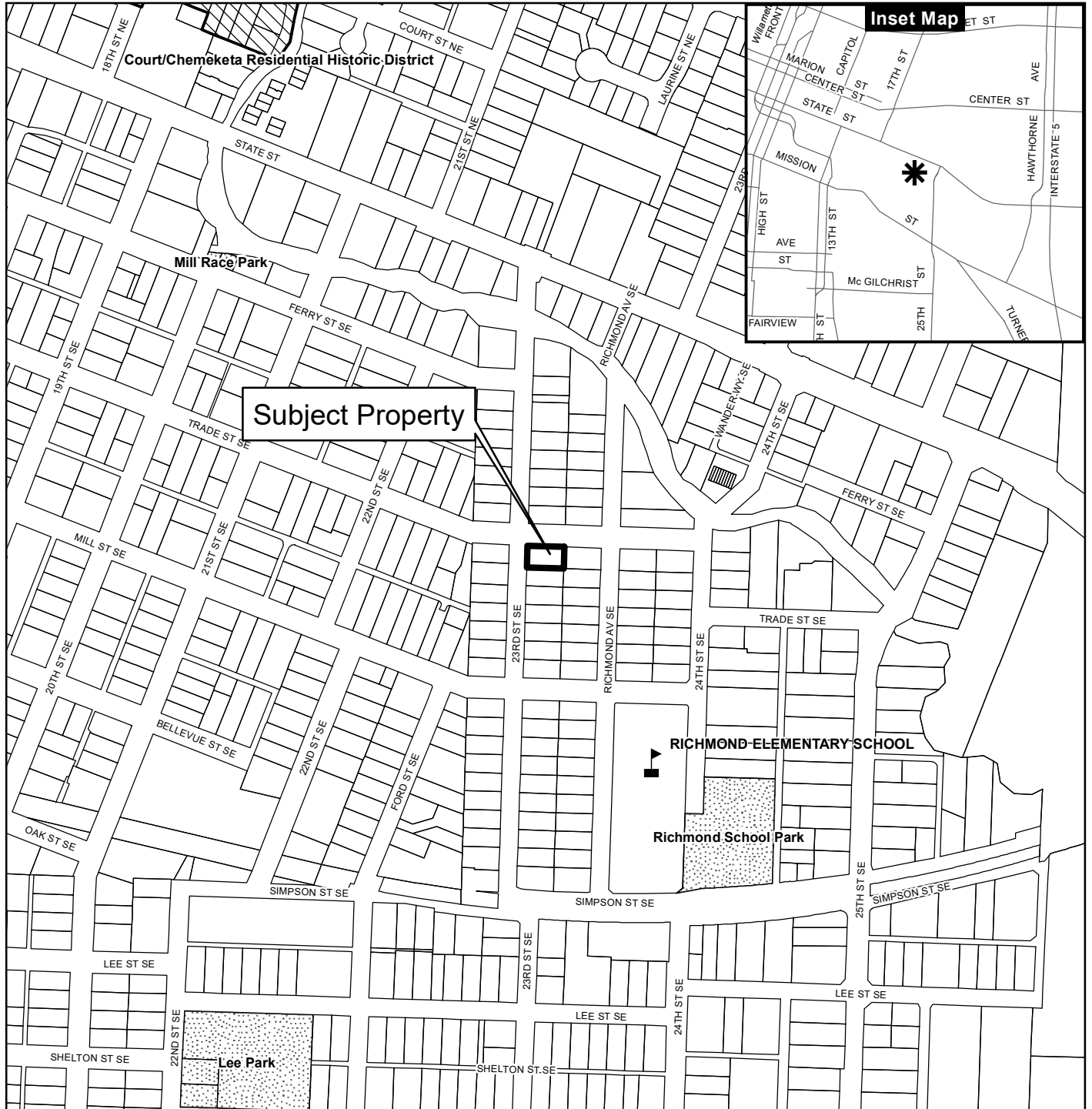
Based on the facts and findings contained in this staff report, staff recommends that the Hearings Officer **APPROVE** the requested Conditional Use to allow a short-term rental within an existing three-bedroom single family dwelling located at 310 23<sup>rd</sup> Street SE, subject to the following conditions of approval:

- Condition 1:** The maximum number of occupants in the short-term rental shall not exceed eight persons. For purposes of this condition of approval, children under 12 years of age do not count towards the maximum number of occupants.
- Condition 2:** The short-term rental shall be rented to only one group of guests at a time. Bookings of the rental by more than one group of guests at any given time is prohibited.
- Condition 3:** Use of the short-term rental shall be limited to the provision of lodging. Activities other than lodging, such as events, parties, gatherings, luncheons, banquets, weddings, meetings, fundraising, or commercial or advertising activities are prohibited.
- Condition 4:** Use of the short-term rental that generates noise beyond the property shall be limited to hours between 10pm to 8am.
- Condition 5:** The bicycle parking spaces provided for the short-term rental use shall be developed in conformance with the applicable bicycle parking development standards included under SRC 806.060.








- Attachments:
- A. Vicinity Map
  - B. Applicant's Proposed Site Plan
  - C. Applicant's Written Statement
  - D. Public Comments
  - E. Public Works Memo

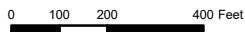
Prepared by Jacob Brown, Planner I

# Vicinity Map 310 23rd Street SE



**Legend**

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

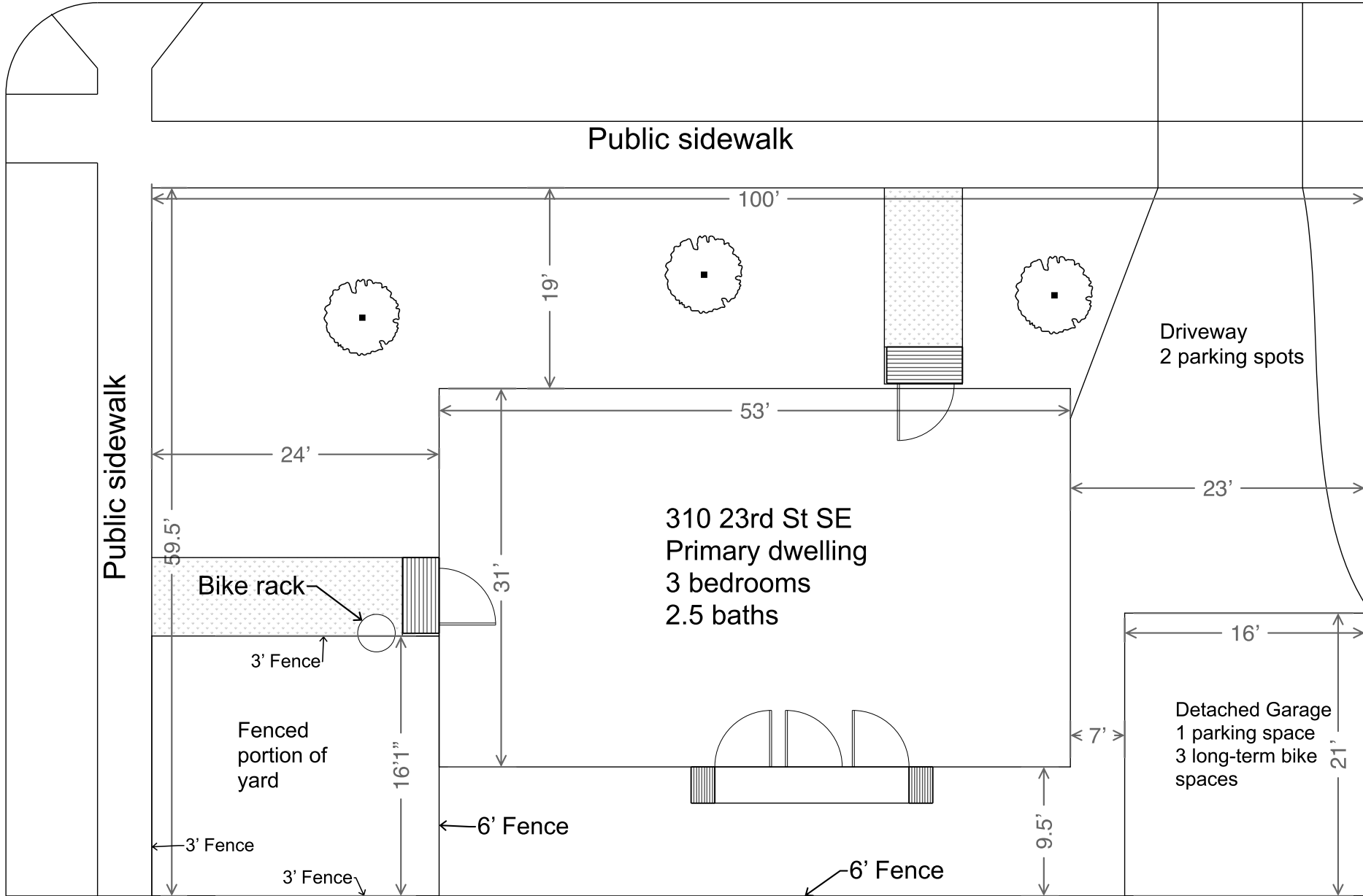


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# Trade Street SE



23rd Street SE



DOUG VOGEL  
310 23<sup>rd</sup> Street  
Salem, OR 92651

SHORT TERM RENTAL PROPOSAL: 310 23rd Street

Dear Mr. Brown,

The short term rental property at 310 23<sup>rd</sup> Street is designed as a upscale property for traveling professionals and their families, families visiting kids at colleges, and those looking to support the local wine industry. It can accommodate 8 guests and allows pets that must be accompanied by their owners at all times.

We plan on using Airbnb to list our rental, which we have had good luck with at our other property in Orange, California because guests are reviewed and typically have to keep a five-star review. We will only permit guests with multi-reviews that have 5 start reviews. If there are any problems with guests or they break the rules, they typically do not get rented to again by other hosts. While we will have a property manager in Salem, we will manage the bookings ourself.

Typically, the house will rent for 15 days out of the month and most guests do not spend much time in the house as they are here for other purposes. There is a guide book with rules for the house online and on the property as well as a guest log. The rules state that guests shall not hold any parties, disturb neighbors, and observe the quiet-time period of 10pm to 8am. All cars must be parked in the driveway and not on the street. We will install decibel readers as well that can alert us if there are any loud noises. Should guests violate any of these rules, guests will forfeit their right to stay and will immediately leave the property.

Lastly, we will provide discounts for friends and family of this neighborhood should they be visiting and need a place to stay.

Best regards,

Doug Vogel

**From:** Lisha Conner <lishaconner@gmail.com>  
**Sent:** Sunday, December 31, 2023 3:40 PM  
**To:** Jacob Brown  
**Subject:** 310 23rd St Land Use Request

Attention Jacob Brown,

My name is Linda Conner, owner of 2258 Trade St SE Salem, OR for 30 years. We are vehemently opposed to the request for short term rental at 310 23rd St SE Salem, Oregon for the following reasons:

- Residents on Trade Street have very little or no off street parking causing limited parking on the street. 2258 is a flag lot and car access to the house is through the back alley. Because of new fencing installed this summer it has limited the ability to park more than one car in the driveway which prior two cars were able to park.
- Access to 2258 and 2274 Trade Street is by way of a small sidewalk between two small driveways. Therefore, there is no frontage parking for residents at both houses.
- Sanitary services are a nightmare situation as there is little room to put out cans and have space to park, creating a very difficult scenario for service workers and residents.

The point being that residents have very limited parking spaces on the street and are forced to park across the street, down the street and on side streets. This neighborhood is relatively old and most houses have a single garage or no garage. Most driveways are single which produces very limited parking so overflow is on the street. This is an increasing problem as most households have multiple vehicles.

The other extremely important issue is the improvement of the local community neighborhood. A large short term rental has little interest in a strong community between neighbors. Studies have shown if there is a strong community neighborhood connection it lessens crime, increases positive communication among residents and encourages more responsibility of residents to take pride in their neighborhood. Neighbors who know each other tend to look out for one another. Non residents in short term rentals have no investment in the neighborhood.

It is self-evident the city of Salem has a huge shortage of long term affordable rentals. This neighborhood is in an area where there is more possibility for long term affordable renting.

School bus access is difficult with cars lining the street and less safe for children boarding.

Lastly,

310 23rd Street was sold this year to an owner living out of state. I suspect it was a business purchase as opposed to a residence and feel this person has little investment in how a short term rental will affect the neighborhood. The house is large and can expect groups of many people and possibly many cars. The three parking spaces designated at 310 23rd Street are all in a line being back to back and therefore most likely for ease renters will choose to park on the street.

Thank you,  
Linda Conner  
4354 Sunland St SE  
Salem, OR 97302



# MEMO

**TO:** Jacob Brown, Planner I  
Community Planning and Development Department

**FROM:** Laurel Christian, Infrastructure Planner II  
Community Planning and Development Department

**DATE:** December 29, 2023

**SUBJECT:** **Infrastructure Memo**  
**Conditional Use Permit CU23-07 (23-121782-PLN)**  
**310 23<sup>rd</sup> Street SE**

## **PURPOSE**

Identify availability of public infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed a Conditional Use application for a short-term rental within an existing three-bedroom single family residence, on property zoned RS (Single Family Residential) and located at 310 23rd Street SE (Marion County Assessors Map and Tax Lot number: 073W26DA/ 4700).

## **INFRASTRUCTURE SUMMARY**

No public improvements are required for the proposed short term rental. The following information explains the condition of existing public infrastructure in the vicinity of the subject property.

### **Urban Growth Area Development Permit**

1. The subject property is located inside the Urban Service Area and adequate facilities are available. No UGA permit is required.

### **Streets**

1. 23<sup>rd</sup> Street SE
  - a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
  - b. Existing Conditions—This street has an approximate 25-foot improvement within a 50-foot-wide right-of-way abutting the subject property.

- c. Special Setback—The frontage of the subject property has a special setback equal to 30 feet from centerline of 23<sup>rd</sup> Street SE.

## 2. Trade Street SE

- a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

## **Storm Drainage**

### 1. Existing Conditions

- a. A 21-inch storm main is located in Trade Street SE.

## **Water**

### 1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 4-inch public water main is located in 23<sup>rd</sup> Street SE.
- c. A 24-inch public water main is located in Trade Street SE.

## **Sanitary Sewer**

### 1. Existing Sewer

- a. An 8-inch sewer main is located in 23<sup>rd</sup> Street SE.
- b. A 10-inch sewer main is located in Trade Street SE.

## **Parks**

The proposed development is served by Richmond School Park approximately .15 miles southeast of the subject property.

## **Natural Resources**

1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are no hydric soils and/or linear wetland area(s) mapped on the property.

2. Floodplain—An existing “AE” floodplain and floodway is located on the subject property as designated on the Federal Emergency Management Agency (FEMA) floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. The applicant is advised that major structural changes to existing buildings may be required if the interior renovations meet the definition of substantial improvement pursuant to SRC 601.005(ff).
3. Landslide Hazards—City records show there are no landslide hazard areas mapped on the subject property.

Prepared by: Laurel Christian, Infrastructure Planner II  
cc: File