

TO: HEARINGS OFFICER

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

SUBJECT: **CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW CASE NO. CU-SPR24-03**
870 ALVINA STREET SE – 97306
AMANDA NO. 24-106741-PLN

REQUEST

Summary: A Conditional Use Permit and Class 3 Site Plan Review for an Adult Day Care Center use.

Request: A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to establish a new Adult Day Care Center within an existing single family residence, on property zoned RS (Single Family Residential) and located at 870 Alvina Street SE (Marion County Assessors Map and Tax Lot number: 083W15AC0/6000).

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

APPLICANT: Natalie Rybakov

OWNER: Natalie Rybakov and Dimitry Rybakov

AGENT: Natalie Rybakov

APPLICATION PROCESSING

On March 20, 2024, Conditional Use Permit and Class 3 Site Plan Review applications were accepted for processing. After receiving additional information, the collective applications were deemed complete for processing on May 21, 2024. The 120-day state mandated decision deadline for this collective application is September 18, 2024.

The public hearing before the City of Salem Hearings Officer is scheduled for June 12, 2024, at 5:30 p.m. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on May 23, 2024. Public hearing notice was also posted on the property on June 2, 2024, pursuant to SRC requirements.

PROPOSAL

The applicant has submitted Conditional Use Permit and Class 3 Site Plan Review application for the establishment of an Adult Day Care Center in the RS zone, located at 870 Alvina Street SE. The site consists of one unit of land and an existing 1,714-square-foot residence. (**Attachment B**).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: 1) All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 2) any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public; and 3) all documents referenced in this report. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You can use the search function without registering and enter the permit number listed here: 24 106741.

APPLICANT'S MATERIALS

The applicant's site plan is included as **Attachment B**, and the applicant's statement addressing the applicable approval criteria for the consolidated applications can be found in the record, accessible online as indicated above.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The applications were submitted on March 21, 2024. At the time this application was submitted, the Salem Area Comprehensive Plan (SACP) map designation for the subject property was Single Family Residential.

2. Zoning and Surrounding Land Uses

The applications were submitted on March 21, 2024. The subject property is currently zoned RS (Single Family Residential). The zoning designation of surrounding properties is as follows:

North: RS (Single Family Residential)

South: RS (Single Family Residential)

East: RS (Single Family Residential)

West: RS (Single Family Residential)

3. Site Analysis

The proposal is part of a development site consisting of a single unit of land totaling 0.19 acres in size with 65 feet of frontage along Alvina Street SE, which is designated as a Local Street in the Salem Transportation System Plan (TSP). The subject property is located within the Urban Growth Boundary and Urban Service Area.

4. Neighborhood and Citizen Comments

The subject property is located within the boundaries of the South Gateway Neighborhood Association (SGNA).

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. On March 30, 2024, the applicant contacted SGNA informing them of the proposed project.

Neighborhood Association Comment: Notice of the application was provided to S 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 date of completion of this staff report, no comments have been received from the public.

5. City Department Comments

Public Works Department - Reviewed the proposal and provided a memo which is included as **Attachment D**.

Building and Safety Division - Reviewed the proposal and indicated no concerns.

Fire Department - Reviewed the proposal and indicated no concerns.

6. Public Agency Comments

As of the date of completion of this staff report, no comments have been received from a public agency.

DECISION CRITERIA FINDINGS

7. Analysis of Conditional Use Criteria

Salem Revised Code (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) provides that an application for a Conditional Use Permit shall be granted if the following criteria are met.

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

Finding: The proposal includes the establishment of an Adult Day Care Center within an

existing 1,714-square-foot dwelling. In the RS zone, *Adult Day Care Center* uses require a Conditional Use Permit; therefore, a Conditional Use Permit is required to establish the proposed use on the subject property.

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 applicant's written statement indicates that impacts will be minimized based on the proposed operational characteristics proposed in the application. The proposed Adult Day Care center will operate during weekdays for five hours a day serving a maximum of 18 adults with two to three employees at the site. The applicant indicates that customers will be dropped off at the facility around off-peak hours which is approximately 10am and 1pm with employees parking in the driveway or along the street.

Staff concurs with the applicant's activities will limit the impact upon the neighboring properties. Though the proposed Adult Day Care Center will not be used as a single-family dwelling, the types of activities occurring in the building will be for a limited time during a workday when most residents of the neighborhood are not in the area. At the time of the writing of this staff report, no comments have been received from adjacent property owners or tenants indicating concern for any adverse impacts on the immediate neighborhood. Based on the applicant's proposal, the following conditions are recommended:

Condition 1: The operation shall be limited to the proposed 18 adults.

Condition 2: The operation of the center shall be limited to a maximum of eight hours between the hours of 7am and 6pm and no overnight stay is permitted.

As conditioned, staff finds that the proposed development will have a minimal impact on the immediate neighborhood.

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 two conditions of approval ensure that any impacts to the livability or appropriate development of the surrounding area will be minimal.

The subject property is located within an established residential neighborhood and adjacent to Alvina Street SE to the east, a Local Street in the Salem Transportation System Plan. Because the proposed use will occupy and not alter the appearance of an existing residence and will operate during weekday business hours, staff do not anticipate an impact on the development and livability of the surrounding property.

8. Analysis of Class 3 Site Plan Review Approval Criteria

Salem Revised Code (SRC) 220.005(f)(3) provides that an application for a Class 3 Site Plan Review shall be granted if the following criteria are met. The following subsections are

organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 220.005(f)(3)(A): The application meets all applicable standards of the UDC.

Finding: The applicant is requesting to establish a Adult Day Care Center within an existing 1,714-square-foot building. The proposed site plan complies with all applicable development standards of the Unified Development Code (UDC) as follows.

Use and Development Standards – RS (Single Family Residential) Zone:

SRC 511.005(a) – Uses:

Table 511-1 lists permitted uses in the RS Zone.

Finding: The proposal includes the establishment of Adult Day Care Center use within an existing 1,714-square-foot building. In the RS zone, Adult Day Care Center uses require a Conditional Use Permit; therefore, a Conditional Use Permit is required to establish the proposed use on the subject property.

SRC 511.010(b) – Lot Standards:

All uses, other than household uses, are required to have a minimum lot size of 6,000 square feet, width of 40 feet, depth of 80 feet, and street frontage of 40 feet.

Finding: The proposal is located on a lot 8,276 square feet in size with 65 feet of frontage and width along Alvina Street SE, exceeding the minimum standard of 40 feet. The lot depth is 139 feet. No changes are proposed to the existing development site's lot size or dimensions.

SRC 511.010(d) – Setbacks:

Setbacks within the RS zone shall be provided as set forth in Table 511-3.

Abutting Street

East: Adjacent to the east is right-of-way for Alvina Street SE. New buildings and accessory structures for uses other than multifamily require a minimum setback of 12 feet abutting a street. Vehicle use areas require a minimum 6-10-foot setback per Chapter 806 adjacent to a street.

Interior side and rear

North: Adjacent to the north is property zoned RS (Single Family Residential). There is a five-foot setback for buildings and accessory buildings. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

South: Adjacent to the south is property zoned RS (Single Family Residential). There is a five-foot setback for buildings and accessory buildings. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

West: Adjacent to the rear east property line, the abutting property is zoned RS (Single Family Residential). There is 12-foot setback for single story buildings and 20-foot setback for any portion above the first story. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

Finding: The proposed Adult Day Care Center use would be within an existing building; no expansion or changes to the existing building footprint, vehicle use areas, or setbacks are proposed, and the existing buildings and vehicle use areas comply with all applicable setback requirements of the RS zone; therefore, this standard does not apply.

SRC 511.010(e) – Lot Coverage, Height:

There is no maximum lot coverage requirement. The maximum height in the RS zone is 50 feet.

Finding: The lot coverage of the existing buildings is less than 60 percent of the development site, and the buildings are less than 50 feet in height. No changes are proposed to the height or footprint of the existing buildings; therefore, this standard does not apply.

General Development Standards SRC 800

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The proposal does not include the development of a new trash enclosure; therefore, this standard is not applicable.

SRC 800.065 – Pedestrian Access.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area.

When a development site is comprised of lots under separate ownership, the pedestrian access standards set forth in this section shall apply only to the lot, or lots, proposed for development, together with any additional contiguous lots within the development site that are under the same ownership as those proposed for development.

Finding: The proposal does not meet the definition of development, as defined in this chapter; therefore, this section is not applicable to the proposal.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.015 – Amount Off-Street Parking.

(a) *Maximum Off-Street Parking.* Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Finding: The proposed building is for interior tenant improvement for an *Adult Day Care Center* use, which is allowed a maximum of one parking space per 250 square feet of gross building floor area. The building on the development site is 1,714 square feet, allowing a maximum of seven parking spaces ($1,714 / 250 = 6.8$). The existing site contains a two-car garage, meeting the allowed maximum.

(b) *Compact Parking.* Up to 75 percent of the off-street parking spaces provided on a development site may be compact parking spaces.

Finding: The proposal includes two existing parking spaces in the vehicle use area, meeting the standard.

(c) *Carpool and Vanpool Parking.* New developments with 60 or more off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

Finding: The proposal is not for development of a new Public Services or Industrial use with 60 or more parking spaces; therefore, this standard is not applicable.

(d) *Required electric vehicle charging spaces.* For any newly constructed building with five or more dwelling units on the same lot, including buildings with a mix of residential and nonresidential uses, a minimum of 40 percent of the off-street parking spaces provided on the site for the building shall be designated as spaces to serve electrical vehicle charging. In order to comply with this subsection, such spaces shall include provisions for electrical service capacity, as defined in ORS 455.417.

Finding: The proposed development does not include any dwelling units; therefore, this standard is not applicable.

SRC 806.035 – Off-Street Parking and Vehicle Use Area Development Standards.

(a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:

1. The development of new off-street parking and vehicle use areas;
2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;
3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
4. The paving of an unpaved area.

Finding: The development does not include a new off-street parking and vehicle use area; therefore, these standards are not applicable.

Bicycle Parking

SRC 806.045 – General Applicability.

Bicycle parking shall be provided and maintained for each proposed new use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 – Amount of Bicycle Parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Finding: The proposal includes a 1,714-square-foot building for *Adult Day Care Center* use. An *Adult Day Care Center* use requires the greater of four bicycle parking spaces or one space per 3,500 square feet for the first 50,000 square feet. Therefore, four bicycle parking spaces are required on the development. The applicant's written statement indicates there will be four bicycle spaces installed on site. As such the following is conditioned to bring the site into conformance with the standard:

Condition 3: At the time of building permit, the applicant shall show a minimum of four bicycle parking spaces to be installed on the development site in conformance with the requirements of SRC 806.060.

SRC 806.060 – Bicycle Parking Development Standards.

Bicycle parking areas shall be developed and maintained as set forth in this section.

- (a) *Location.* Short-term bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.
- (b) *Access.* Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area
- (c) *Dimensions.* Except as provided for bicycle lockers, bicycle parking spaces shall be a minimum of 6 feet in length and 2 feet in width, with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side. Bicycle parking spaces shall be served by a minimum 4-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.
- (d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.
- (e) *Bicycle Racks.* Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards:
 - (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.

- (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
- (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
- (4) Racks shall be securely anchored.
- (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Finding: The applicant's written statement indicates there will be four bicycle parking spaces installed on site and is conditioned to install four bicycle parking spaces meeting the development standards of SRC 808.060.

Off-Street Loading Areas

SRC 806.065 – General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 – Amount of Off-Street Loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Finding: The proposed *Adult Day Care Center* use is 1,714 square feet in size. Per Table 806-11, an *Adult Day Care Center* use with a floor area less than 5,000 square feet requires no loading space. The applicant is not proposing to add a loading area; therefore, this standard is met.

Natural Resources

SRC 601 – Floodplain: Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

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 20 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.

Finding: There are no protected trees identified on the subject property.

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 wetland 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.

Finding: According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

SRC 810 – Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area.

Finding: There are 2-point landslide hazards mapped on the subject property. The proposal does not include new structures. SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

SRC 802 – Public Improvements, SRC 803 – Streets and Right-of-Way Improvements, SRC 804 – Driveway Approaches, and SRC 805 – Vision Clearance: With completion of the conditions of approval, the subject property meets all applicable standards of the following chapters of the UDC.

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 subject property abuts Alvina Street SE which is classified as a local street according to the Salem Transportation System Plan. Alvina Street SE is fully developed and meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

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 subject property is served by an existing driveway approach onto Alvina Street SE. The driveway access onto Alvina Street SE provides for safe turning movements into and out of the property.

SRC 220.005(f)(3)(D): 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 subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required. The Public Works Department has

reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The existing structure on the subject property is connected to City utilities and additional services are not proposed or necessary to serve the proposed development.

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 and Site Plan Review consolidated application for the proposed establishment of an *Adult Day Care Center Use* and associated development, located at 870 Alvina Street SE, subject to the following conditions of approval:

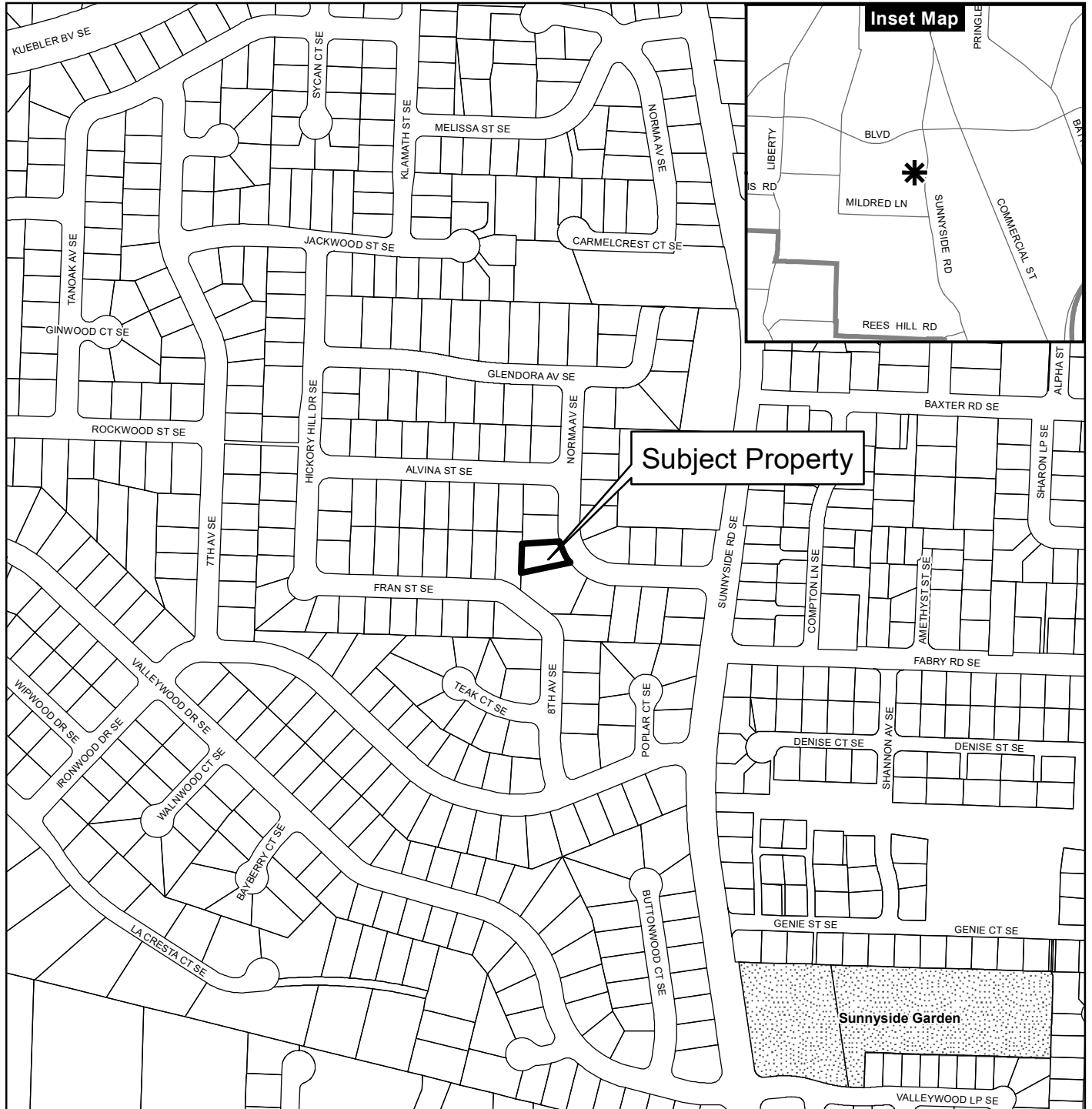
CONDITIONS OF APPROVAL:

- Condition 1:** The operation shall be limited to the proposed 18 Adults.
- Condition 2:** The operation of the center shall be limited to a maximum of eight hours between the hours of 7am and 6pm and no overnight stay is permitted.
- Condition 3:** At the time of building permit, the applicant shall show a minimum of four bicycle parking spaces to be installed on the development site in conformance with the requirements of SRC 806.060.







Prepared by Jacob Brown, Planner I

- Attachments: A. Vicinity Map
B. Applicant's Site Plan
C. City of Salem Development Services Memo

Vicinity Map 870 Alvina Street SE



Legend

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

 Parks



0 100 200 400 Feet



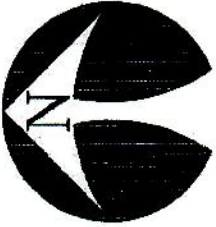
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

ADDRESS: _____
ASBUILT # _____
STORM DRAINAGE: _____
WATER SERVICE LEVEL: _____
SIDEWALK: _____

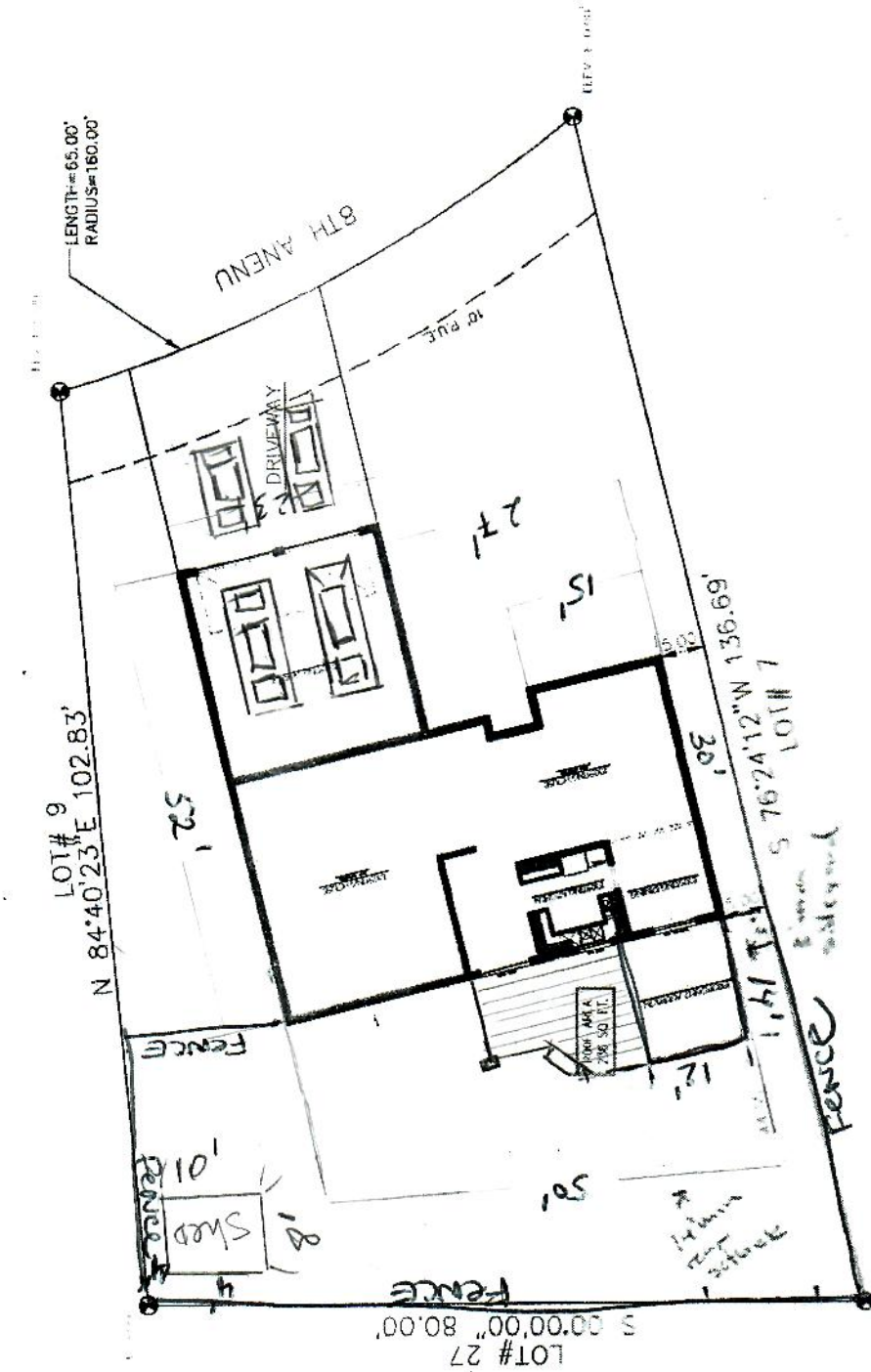
APPR

CR
PUBLIC WORK
APPROVED:
BY *[Signature]*

PLANNING
APPROVAL
DEVELOPMENT
NOTES
10/13/17
Date and Sign



1" = 20'



SITE PLAN
LOT 8, 890 ALVINA ST. S.E.
SALEM, OREGON
SCALE: 1" = 20.00'

OR:
NATALIE RYBAKOV
9-3024

LOT 8
7997 SF



MEMO

TO: Jacob Brown, Planner II
Community Planning and Development Department

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

DATE: June 4, 2024

SUBJECT: **Infrastructure Memo**
CU-SPR24-03 (24-106741-PLN)
870 Alvina Street SE
Adult Day Care Center

PROPOSAL

A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to establish a new Adult Day Care Center within an existing single-family residence, on property zoned RS (Single Family Residential) and located at 870 Alvina Street SE (Marion County Assessors Map and Tax Lot number: 083W15AC0/6000).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to public infrastructure.

FACTS

Streets

1. Alvina 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 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A 10-inch storm main is located in Alvina Street SE.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

Water

1. Existing Conditions

- a. The subject property is located in the S-2 water service level.
- b. A 16-inch water main is located in Alvina Street SE.
- c. A 6-inch water main is located in Alvina Street SE

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Alvina Street SE.

CRITERIA AND FINDINGS—SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

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 Unified Development Code (UDC): 200 – Urban Growth Management; 601 – Floodplain Development; 802 – Public Improvements; 803 - Street and Right-of-way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; 810 – Landslide Hazards.

SRC Chapter 200 (Urban Growth Management): SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

SRC Chapter 601 (Floodplain): The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC 804 (Driveway Approaches): The development site is served by an existing driveway approach onto Alvina Street SE. The existing driveway approach serving the site meets applicable sections of SRC Chapter 804 and does not warrant modification.

SRC 805 (Vision Clearance): No new structures are proposed as part of the proposal.

The existing structure does not cause a vision clearance obstruction per SRC Chapter 805.

SRC Chapter 809 (Wetlands): According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

SRC Chapter 810 (Landslide Hazards): SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. There are 2-point landslide hazards mapped on the subject property. The proposal does not include new structures. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

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 subject property abuts Alvina Street SE which is classified as a local street according to the Salem Transportation System Plan. Alvina Street SE is fully developed and meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

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 subject property is served by an existing driveway approach onto Alvina Street SE. The driveway access onto Alvina Street SE 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 subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required. The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The existing structure on the subject property is connected to City utilities and additional services are not proposed or necessary to serve the proposed development.

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