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July 29, 2024

Kimberly Powers (Applicant/Contact)
222 E Eufaula Street Suite 140, Norman, Oklahoma, 73069
kimberly.powers@nv5.com

Safe Stor Inc. (Owner)
2517 River Road S, Salem, Oregon, 97302,
storeman101@aol.com

Re: Land Use Verification Letter, 24-115385-PLN, Located at 350 Glen Creek Rd NW

The following is information regarding the property is addressed as 350 Glen Creek Rd NW (also identified by Polk County Tax Assessor's map and tax lot number 073W22CB00102) and a response to your request received July 19, 2024.

Comprehensive Plan Designation:

The subject property is designated as CB – “Central Business District” on the Salem Area Comprehensive Plan map.

Zoning District:

The subject property is zoned WSCB – “West Salem Central Business District”. The use and development standards of the WSCB zone are found in Salem Revised Code (SRC) Chapter 525.

Overlay Zone:

The subject property is not located in an Overlay Zone.

Land Use:

The property is currently used as a mini storage (Safe Stor). A mini storage is classified as a Self-Service Storage use within the Wholesale Sales, Storage and Distribution category of Salem Revised Code SRC 400, Subsection 400.095. Self- service storage is characterized by facilities that lease space to individuals, usually storing household or personal goods, or to businesses, usually storing excess inventory, supplies, or archived records. The storage areas are designed to allow private access by the tenant for storing or removing personal property. Generally, few, if any, employees work at the site.

Polk County Assessor's records show the buildings were constructed in 1992. Between 1992 and 2013, multiple building permits were issued for self-service storage buildings on the site. Self-service storage is not a permitted use in the WSCB zone. Per SRC 525.005(c), any land use existing within

the WSCB zone prior to June 13, 2018, which would otherwise be made non-conforming by SRC Chapter 525, are deemed a Continued Use.

Adjacent Property Zoning Designations and Uses:

North: Across Glen Creek Rd NW – WSCB (West Salem Central Business District)
South: WSCB (West Salem Central Business District)
East: WSCB (West Salem Central Business District)
West: WSCB (West Salem Central Business District)

Land Use History, Variances, Special Permits, etc.:

- PAR92-32: In 1992, a partition was granted to divide a 7.31-acre lot into two lots of 2.48 acres and 4.83 acres in size.
- ORD No. 03-18 / CA18-01 (WSCB) - 05-21-2018: In May of 2018, the City Council adopted Ordinance No. 03-18, which included Comprehensive Plan Map amendments, Neighborhood Plan Map amendments, Zoning Map amendments, and Salem Revised Code amendments.

Code Violations:

There are no known outstanding building code, fire or zoning code violations on record for this property.

Nonconforming development (Salem Revised Code Chapter 270.010):

The existing Self-service storage use is not an allowed use in the West Salem Central Business District, but is considered a 'Continued Use' pursuant to SRC 535.005(c), therefore is not a non-conforming use.

The development is considered Nonconforming, which is development which met the applicable City of county development standards imposed at the time the development was constructed, but which no longer complies with development standards due to the adoption of, or amendment to, the City's land use regulations, or annexation of the property into the City.

Conclusion:

This information is based on our review of zoning regulations and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property.

You may access the Salem Revised Code on the internet at:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

To request copies of building permits, certificates of occupancy, or development standards in effect at the time of development, please submit a public records request through the City's Legal Department at: <https://www.cityofsalem.net/government/public-records-request>.

Please contact me at 503.540.2326 or agraves@cityofsalem.net if you have additional questions.

Sincerely,



Arthur Graves
City Planner