

BRAND

Incomplete Application Response

24-111280 | 211 and 215 Boone Road SE

This letter shall serve as the applicant's response to an incomplete application notice received on June 26, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Application Signature

Applicant's Response: *The signed application has been submitted. This item is resolved.*

Item 2: Recorded Deed

Applicant's Response: *The current deeds for the properties have been submitted. This item is resolved.*

Item 3: Title Report

Applicant's Response: *A title report dated July 30, 2024, has been submitted. This item is resolved.*

Item 4: Proposed Use

Applicant's Response: *The applicant would like to apply for a second Conditional Use permit to allow the maximum allowed persons to be served under a conditional use permit. In addition to the maximum persons allowed to be served under the conditional use permit from the City of Salem, the site is regulated by the State of Oregon in the number of persons the applicant is able to serve in each structure. This item is resolved.*

Item 5: Property Line Adjustment Site Plan

Applicant's Response: *A new existing conditions plan has been submitted. This item is resolved.*

Item 6: Site Plan Review Required

Applicant's Response: The applicant is aware that a Class 1 Site Plan Review is required for a change of use. Please condition the conditional use permit to obtain a site plan review approval prior to issuance of building permits. This allows the applicant to obtain the necessary site plan review approval and pay the appropriate fee rather than forcing them into a Class 3 Site Plan Review due to application consolidation and incurring additional unnecessary fees. Additionally, two Class 1 Site Plan Review applications have been submitted for concurrent review to satisfy this item. This item is resolved.

Item 7: RS Zone Maximum Lot Coverage

Applicant's Response: The applicant would like to apply for an adjustment to the maximum lot coverage. Due to the required lot configuration to ensure the back property has street frontage, and the required access easement configuration, the existing conditions on the site make achieving this lot standard infeasible. With the requested adjustment, this item is resolved.

Item 8: Solid Waste Service Areas

Applicant's Response: The solid waste service for this site is not proposed to change and will continue to use bins for trash collection similar to residential collection. This item is resolved.

Item 7: Maximum Off-Street Parking

Applicant's Response: Each site has four off-street parking spaces provided as there are two two-car garages and the spaces leading to the garages. This item is resolved.

Item 8: Bicycle Parking

Applicant's Response: The applicant will install the required four (4) bicycle parking spaces at each of the facilities within 50 feet of the main building entrances. Please condition for details to be provided at the time of building permit. This item is resolved.