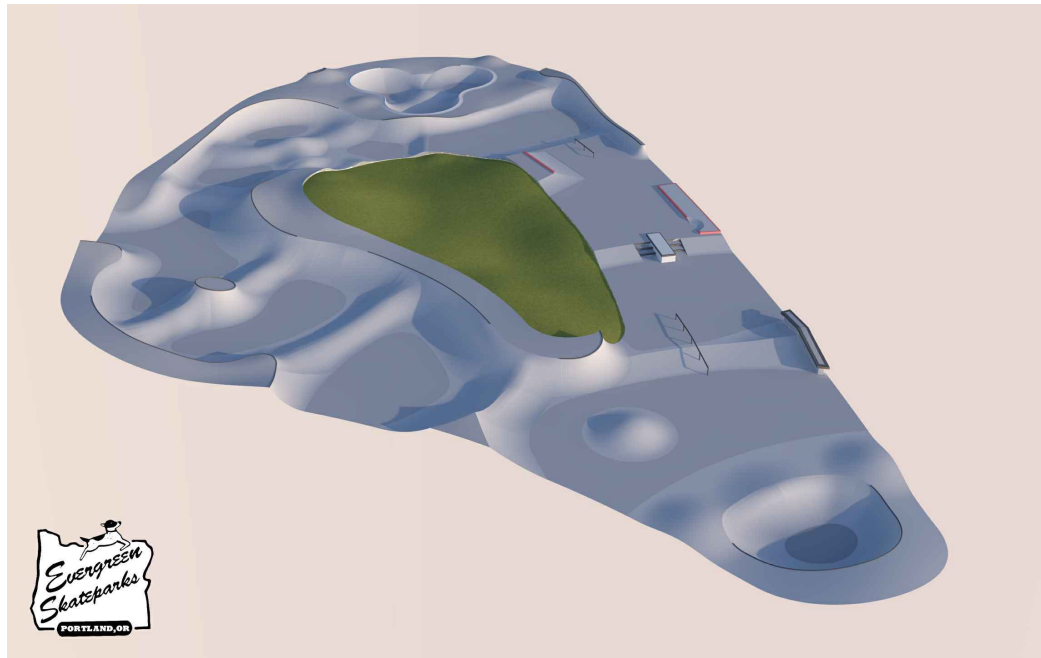


GEER PARK SKATEPARK PROJECT
City of Salem Site Plan Review



Prepared for:

GREENWORKS[™]
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October 2024

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Exhibits

- A. Site Context Plan (Sheet L1.0)
- B. Existing Conditions Plan (Sheet L2.0)
- C. Site Plan (Sheet L3.0)
- D. Landscaping Plan (Sheets L4.10 and L4.1)
- E. Tree Plan (Sheet L5.0)
- F. Grading & Drainage Plan (Sheet L6.0)
- G. Shelter Drawing and Product Cutsheets (Sheet L7.0)
- H. Skatepark Perspectives (Sheets SK1 and SK2)
- I. Trip Generation Estimate (Waiver)
- J. Property Tax Map, Deeds, Agreement for Boundary Adjustments and Easements
- K. Neighborhood Meeting Materials

Applicant & Land Use Information

Applicant:	City of Salem Engineering Division PO Box 14300 Salem, OR 97302
Representative:	Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 103
Owner:	State of Oregon* Department of Administrative Services 1225 Ferry Street SE Salem, OR 97301
Site Address:	241 Geer Drive NE Salem, Oregon 97301
Assessor's Map:	Map No. 07 3W 25
Legal:	Tax Lot 700, T7S R3W, Sec 25*
Zoning:	Public Health - PH
Review Type:	Type I Class 2 Site Plan Review
Project Proposal:	Build a skatepark at Geer Community Park (Geer Park), with new pathways, plaza and park furnishings, picnic shelter, interpretive features, native landscaping, and stormwater improvements.
	* Ongoing property line adjustments will consolidate the Geer Park Property into one lot, owned solely by the City of Salem.

Section 1: Project Overview

Project Summary

The City of Salem proposes to build a community skatepark in Geer Park, as envisioned in the *Geer Park Master Plan* (Figure 1). The Geer Park Skatepark project, located in the undeveloped northwest section of the park, will offer features for users of different types (skateboard, roller-skate, in-line skate, bicycle, scooter) and levels of experience. The project includes the following elements (Figure 2):

- Multi-featured skatepark with central planting area (approx. 19,500 sq. ft.)
- Picnic shelter (22 by 30 ft.)
- Pedestrian plaza with benches, bike racks, drinking fountains, and skateable features
- ADA-compliant pathway connecting the skatepark to other areas of Geer Park and to Park Avenue NE
- Interpretive features covering the local historic natural landscape, native plants and cultural uses
- Native tree, shrub, and groundcover plantings to add interest, biodiversity, and provide habitat wildlife
- Raingarden for stormwater management

This project is a priority for the City and for residents. Salem currently has one public skatepark. The *Salem Comprehensive Park System Master Plan* recommends development of two additional skateparks to meet current community needs, and two more by 2-35, based on a service level standard of one facility per 50,000 residents; the current service level for skate facilities in Salem is one per 182,726 residents¹. Public surveys and community outreach conducted as part of the 2021 *Geer Park Master Plan* listed a skatepark as a top priority. There was strong support for connecting and expanding pathways and adding new interpretive elements and passive recreational spaces. This proposal will help meet this priority park need and provide a more inclusive and integrated pedestrian and bicycle environment.

The City of Salem initiated the current design/build project in early 2024. The project team includes Paul Brothers (Design/Build Lead), GreenWorks (Landscape Architect), KPFF (Civil Engineer), Evergreen Skateparks (Skatepark Designer), and Winterbrook (Land Use Planner). Final design is anticipated by the end of 2024, with land use and building permits following in early 2025. Construction is scheduled to begin in winter 2025 and conclude by September 2025.

¹ Portland State University Population Research Center, 2023 Certified Population Estimates, December 15, 2023, available online at <https://www.pdx.edu/population-research/population-estimate-reports>

Site and Land Use Conditions

Zoning

The project site (and all of Geer Park) is zoned Public Health (PH) and does not contain any overlay zones (**Error! Reference source not found.**). Parks and open space uses are permitted outright in the PH zone

Figure 1. *Geer Park Master Plan* showing planned Skatepark (#3)

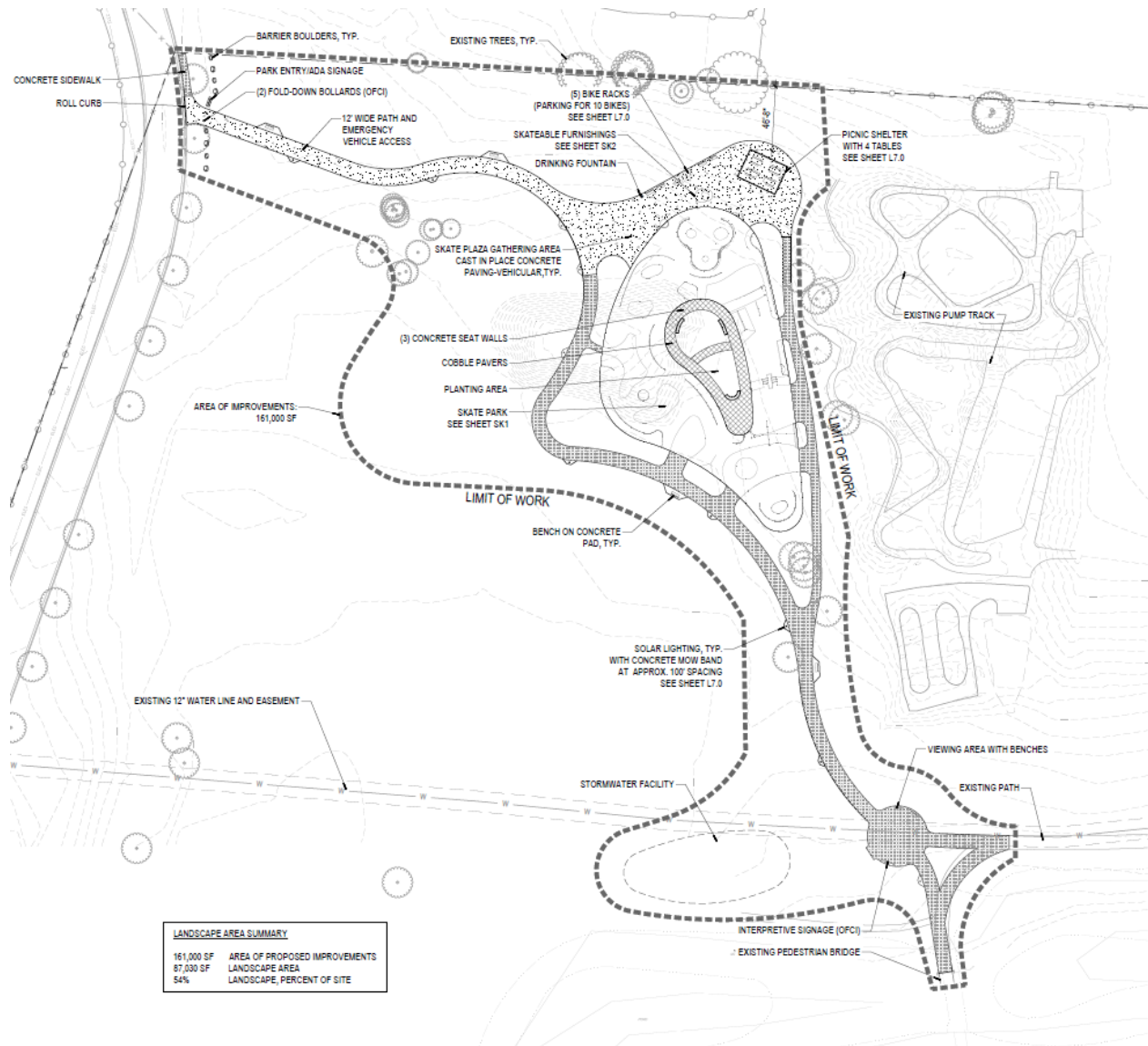


LEGEND

- | | |
|--|--|
| ① Baseball/Softball Field (300') | ⑨ Large Dog Park (~1 acre) |
| ② Soccer Field (250' x 180') | ⑩ Small Dog Park (~1/4 acre) |
| ③ Skate Park (~20,000 SF) | ⑪ Picnic Shelter (20' x 30') |
| ④ Playground (~10,000 SF) | ⑫ Restroom (4 stalls) |
| ⑤ Splash Pad (~1,800 SF) | ⑬ Parking Lot (40 stalls) |
| ⑥ Single Track Bike Trails | ⑭ Viewing Area |
| ⑦ Flexible Open Space (300' x 180') | Ⓐ Possible Location for Art - and - Interpretive Signage |
| ⑧ Soft-Surface Pedestrian Trail (~1/2mi) | |

Because new paving is proposed, the project requires a Site Plan Review (SRC 220.005(a)). This is a Class 2 Site Plan Review because the applicable standards are clear and objective, the application does not require adjustments to meet standards, and no design or other land use reviews are triggered. As will be demonstrated in Section 2, this application does not necessitate a Trip Generation Estimate (TGE) because the use is a public park, and no additional acreage is proposed. Further, no Traffic Impact Analysis (TIA) is required. While this application does not require a tree removal permit – because city projects are exempt – the application complies with the relevant Public Works Design Standards (PWDS) and the City’s Urban Forester has been consulted throughout the project design process. Finally, a geologic assessment is not required because all proposed development avoids mapped geologic hazard areas at the site.

Figure 1. Project Site: Skatepark and Pathway Improvements



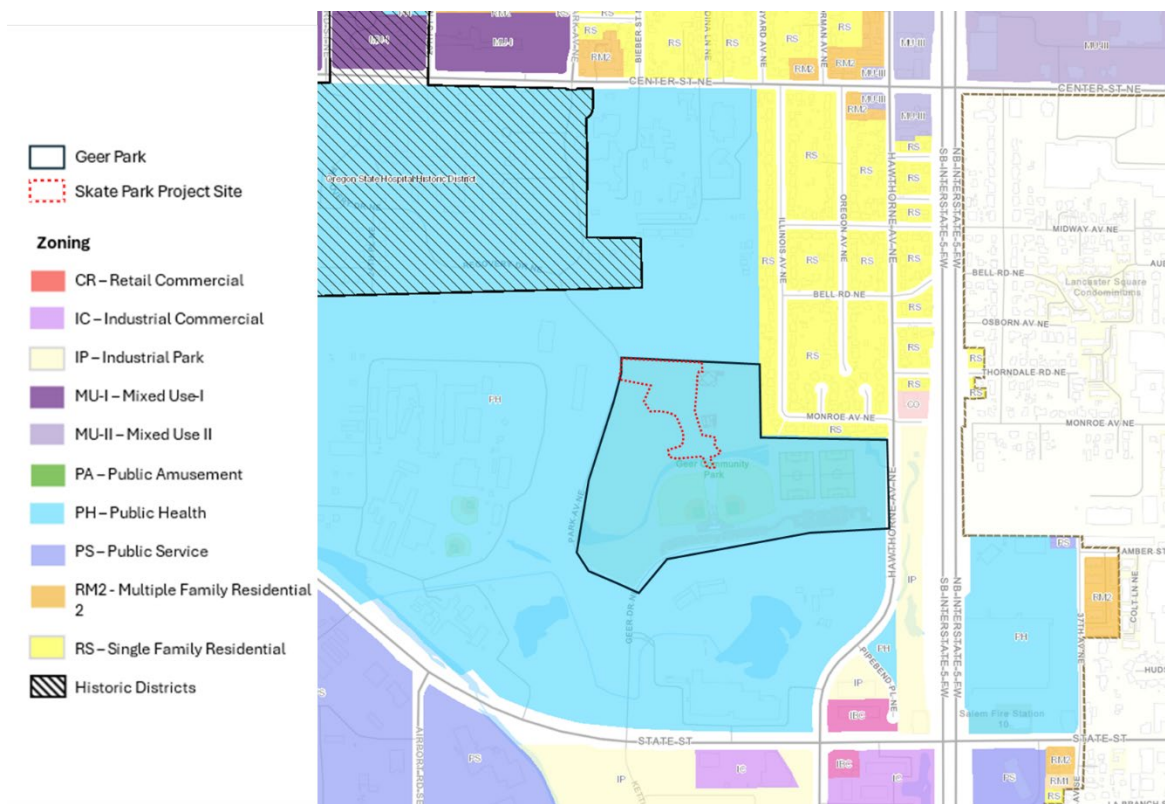
A Class 2 Site Plan Review is a Type I land use application. This is an administrative (staff-level) review with no required public notice. Land use review procedures and timelines applicable to this project were confirmed with Salem Planning staff in September 2024.²

Land Use History

Historically, Geer Park was part of one large tax lot (700), owned by the State of Oregon. Over the past year, the City of Salem and the State have initiated a series of Property Line Adjustments (PLAs) which ultimately will result in the park contained within its own tax lot under City of Salem ownership (Figure 3) (see Exhibit J).

At the time of this application submittal, two of the seven planned PLAs have been completed and three others have been approved by the City of Salem and are expected to be recorded by the end of October 2024³. The project team working on that process estimates that the final PLA may be completed in early 2025.

Figure 2. Geer Park and Project Site Zoning



Public Outreach

Geer Park is located within the boundary of the North East Salem Community Association (NESCA). The Salem Parks and Recreation Division attended a NESCA meeting on August

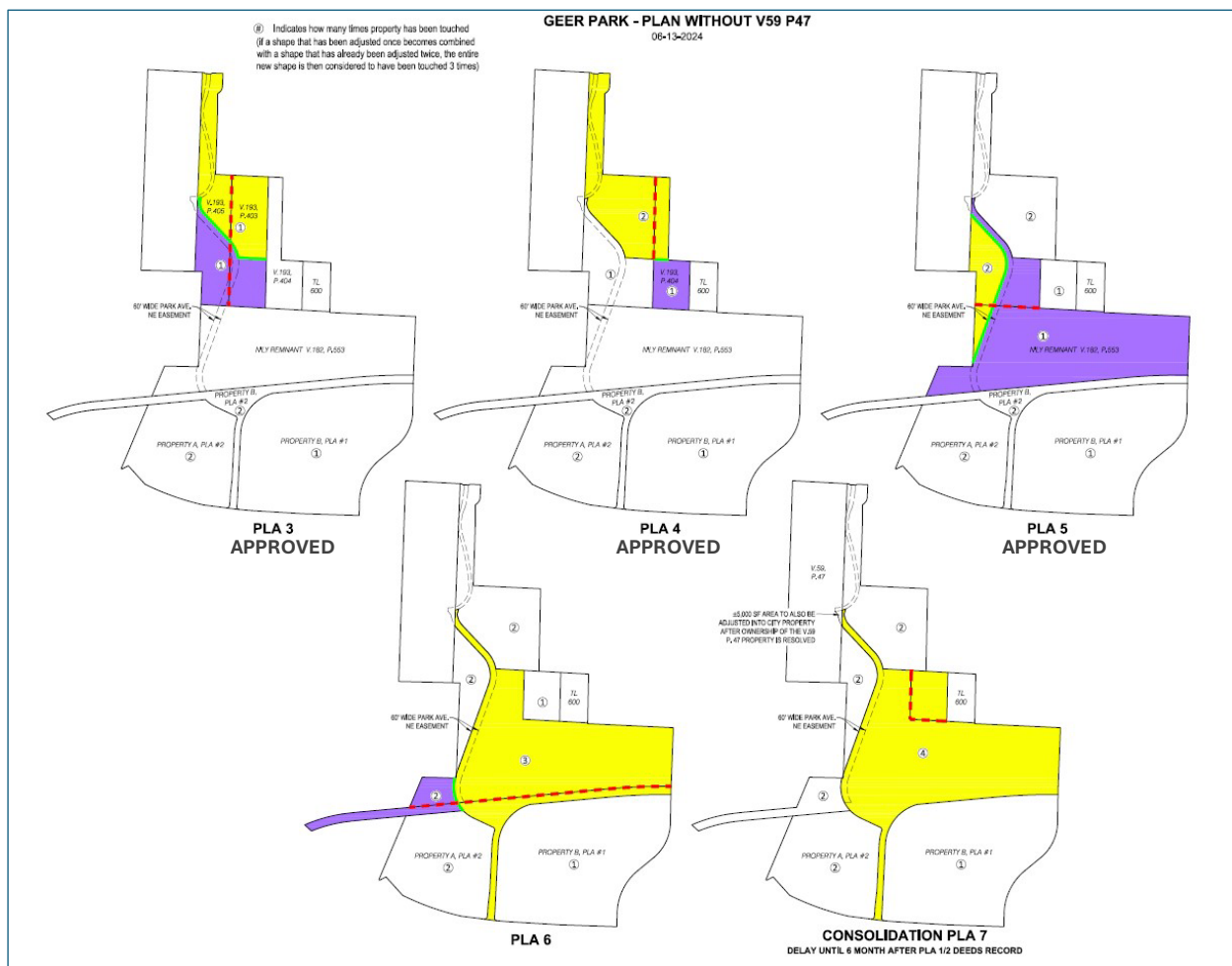
² Email communications with City of Salem Planning staff on September 16, 2024.

³ Case file numbers: PLA24-07 and PLA24-08 completed; PLA 24-25, PLA 24-26, and PLA 24-27 approved and awaiting deed recording.

20, 2024. At the meeting, Parks Planning Manager, Rob Romanek, presented upcoming park improvements, including the Geer Park Skatepark Project. The schematic plans, substantially the same as those in the land use application, received positive feedback from participants, leaving them better informed about the proposed park improvements. The NESCA agenda is included in Appendix K.

The engagement initiatives for the *Geer Park Master Plan* included user group interviews, virtual open houses, online surveys, and meetings with community/neighborhood associations. From the Master Plan engagement, the need and desire for a skatepark was clear. In 2022, the skatepark design concept was further informed by outreach activities including online surveys and virtual community events.

Figure 3. Ongoing Property Line Adjustments relating to Geer Park (City of Salem CDS)



Section 2: Land Use Review Findings

Introduction

As a Type I, Class 2 Site Plan Review application, this project must meet applicable development standards and must not trigger adjustments or other discretionary reviews. The applicable chapters of the Salem Revised Code (SRC) - in the order reviewed in this section - include:

- Chapter 220 – Site Plan Review
- Chapter 543 – Public Health and Private Health Services (PH)
- Chapter 800 – General Development Standards
- Chapter 806 – Off-street Parking, Loading, and Driveways
- Chapter 807 – Landscaping and Screening
- Chapter 808 – Preservation of Trees and Vegetation
- Chapter 810 – Landslide Hazards

As a Type I Review process, no neighborhood meetings or public notices are required for this application. Nevertheless, throughout the *Geer Park Master Plan* process and during the current design phase, City staff conducted public outreach to community groups, as described in the Public Outreach section above.

Review of applicable standards and criteria

Chapter 220 – Site Plan Review

Sec. 220.005. Site plan review.

[...]

(e) *Submittal requirements for Class 2 and Class 3 site plan review...*

Response: Class 2 site plan review submittal requirements are addressed in this application narrative and plans. These documents include:

- A. A site plan meeting the requirements of (1)(A) is provided in Exhibits A and C. The plan includes pedestrian and bicycle facilities but no driveways, parking, or loading areas are proposed in this project.
- B. An existing conditions plan meeting the requirements of (1)(B) is provided in Exhibit B. There are no floodplains within the project area.
- C. A tree plan meeting the requirements of (1)(C) is provided in Exhibit E. Again, there are no parking and vehicle use areas.
- D. A grading plan meeting the requirements of (1)(D) is provided in Exhibit F.

- E. As described above, this application does not necessitate a Trip Generation Estimate per Standard (1)(E), as confirmed by the Assistant City Traffic Engineer in Exhibit I.
- F. Building elevation drawings meeting the requirements of (1)(F) are provided in Exhibit G.

Standards(1)(G) and (1)(H) do not apply to this proposal, since the project is in the PH zone and does not include parking.

In addition to these submittal requirements, the application also meets the general submittal requirements of SRC 300.210. The application includes a complete and signed application form, a recorded deed (Exhibit J), and this narrative provides the written statement addressing each applicable approval criterion and standard. Further, there are no known actual or potential conflicts of interest, and no pre-application or neighborhood meetings are required under SRC Chapter 900 (Table 300-2).

(f) Criteria.

(2) Class 2 site plan review. An application for a Class 2 site plan review shall be granted if:

(A) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

(B) The application meets all the applicable standards of the UDC.

Response: As demonstrated in this narrative, the proposed application is not subject to standards which require the exercise of discretion or legal judgment. City Planning Staff have confirmed that as proposed, this application meets the clear and objective (2)(A) test as a Type 1, Class 2 site plan review.⁴ As evidenced by the response to the relevant standards and criteria below, and by the attached exhibits, the application meets the applicable standards identified in (2)(B).

Chapter 543 – Public and Private Health Services (PH)

Sec. 543.005. Uses.

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the PH zone are set forth in Table 543-1.

Response: Geer Park is a publicly owned park classified as a “parks and open space” use under SRC 400.060(e). All of Geer Park is within Salem’s Public Health (PH) zone. As provided in Chapter 543, Table 543-1, parks and open space uses are permitted outright in the PH zone.

Sec. 543.010. Development standards.

⁴ Email communications with City of Salem Planning staff on September 16, 2024.

Development within the PH zone must comply with the development standards set forth in this section.

(a) Lot standards. Lots within the PH zone shall conform to the standards set forth in Table 543-2.

Response: This application does not include the creation of new lots or change of existing lot lines. Therefore, these standards do not apply.

(b) Setbacks. Setbacks within the PH zone shall be provided as set forth in Tables 543-3 and 543-4. [...]

(c) Lot coverage; height. Buildings and accessory structures within the PH zone shall conform to the lot coverage and height standards set forth in Table 543-5. [...]

Response: Setbacks, lot coverage, and height standards, and project compliance with these standards, are reviewed in the following table. As shown in Table 543-4, no zone-to-zone setbacks apply to this site. Table 1 shows that applicable setback, lot coverage, and height standards are met.

Table 1. Review of PH Zone Setback, Lot Coverage, and Height Standards

Requirement	Standard	GPSP Project
Table 543-3 Setbacks		
<i>Abutting Street, Buildings Accessory Structures</i>	<i>Min. 20 ft. (structures equal to or under 35 ft. tall)</i>	Picnic shelter is approximately 300 feet from Park Ave NE. Standard met.
Table 543-5 Lot Coverage; Height		
<i>Lot Coverage, Buildings and Accessory Structures</i>	<i>Max. 60%</i>	Lot coverage with picnic shelter is 0.4%* Standard met.
<i>Height, Accessory Structures</i>	<i>Max. 70 ft.</i>	Picnic shelter is 12 feet high. Standard met.
*Picnic shelter is 660 sq. ft. in area. Total project site area is 161,000 sq. ft.		

(d) 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 chapters 806 and 807.

Response: In the PH zone, required setbacks must be landscaped. As shown in the table above, the only required setback is a 20-foot minimum for the proposed shelter in relation to the adjacent street, Park Ave NE. The shelter will be located approximately 300 feet from

Park Ave NE and future work will occur between the street and the skatepark. Planning staff confirmed that no setback landscaping is required⁵.

Nevertheless, the Salem Parks and Recreation Division proposes to landscape approximately 60 feet of the Park Ave NE frontage adjacent to the proposed path, a location where no future improvements are planned. Setback landscape standards are addressed under Chapter 807, below.

Standard (d)(2) does not apply since no vehicle use areas are proposed.

(e) Outdoor storage. Within the PH zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Response: No outdoor storage is proposed. Therefore, this standard is not applicable.

Chapter 800 – General Development Standards

Sec. 800.005. Applicability.

The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.

Response: This project includes construction of a structure and improvements to the land and therefore meets the definition of development in the UDC. The standards of Chapter 800 therefore apply.

Sec. 800.015. Lot standards, generally.

[...]

(b) Buildings to be on a lot. Every building or structure shall be entirely located on an individual lot. Buildings that are attached at a common property line, but which otherwise meet all requirements of SRC chapter 56 as separate buildings shall be considered as separate buildings for purposes of this subsection.

Response: The proposed picnic shelter structure is located entirely on Lot 700, and will continue to be entirely “on a lot” when the series of PLAs has been completed (Exhibit A).

Sec. 800.050. Fences, walls, hedges, gates, and retaining walls.

Response: No fences, hedges, gates, or retaining walls are proposed in this project. These standards do not apply. To the extent that the landscape seating wall proposed in the plaza applies, it is less than two feet in height and therefore meets the standards of SRC 800.050(a)(1)(B).

⁵ Email communications with City of Salem Planning staff on September 16, 2024.

Sec. 800.055. Solid waste service areas.

(a) Applicability. Solid waste service area design standards shall apply to:

(1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; [...]

Response: Small waste/recycling receptacles are proposed at the project site. All receptacles are smaller than one cubic yard; therefore, these standards do not apply. Geer Park does not contain a waste service area; Salem Parks and Recreation Division staff currently transport waste to the Salem Public Works Waste Processing Facility located on Airway Drive SE in Salem.

Sec. 800.060. Exterior lighting.

(a) Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

(b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:

(1) Completely shielded from direct view; or

(2) No greater than five foot-candles in illumination.

Response: Pathway lighting is designed to be directed downward so that it will not shine or reflect onto adjacent properties or cast glare onto the public right-of-way. The lighting will be completely shielded from direct view Exhibit G.

Sec. 800.065. Pedestrian access.

(a) Pedestrian connections required. The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:

(1) Connection between building entrances and streets.

(A) Except as otherwise provided in this subsection, a pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11).

(B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop (see Figure 800-12).

[...]

Response: The only building proposed with this application is the picnic shelter which has a 660 sq. ft. floor area. Therefore, this standard applies. The site is adjacent to Park Ave NE and the design features extensive pathway connections between the skatepark, the street, and existing and planned future Geer Park improvements (Exhibit A). As an open-air structure, there is no primary building entrance; the shelter is located in a paved plaza and will be accessible to pedestrians from all sides.

(4) Connection to existing or planned paths and trails. Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:

- (A) Be constructed, and a public access easement or dedication provided; or*
- (B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.*

Response: The TSP identifies the Geer Park to Hoover Elementary School Bike Corridor and the Future Geer Line Trail⁶. However, the TSP does not show these trails within the park itself. The Salem Comprehensive Park System Master Plan identifies a potential off-street trail running through Geer Park but it does not run through the project site⁷. Project pathways will connect to an existing bike trail identified within the park just south of the project site. As the project site is public land, an easement is not necessary.

(b) Design and materials. Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza. Where a path or trail identified in the Salem Transportation System Plan (TSP) or Salem Comprehensive Parks System Master Plan is required, the path or trail shall conform to the applicable standards of the TSP or Salem Comprehensive Parks System Master Plan in-lieu of the standards in this subsection.

(1) Walkways shall conform to the following:

- (A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards, and shall be a minimum of five feet in width.*

[...]

⁶ Geer Park to Hoover Elementary School Bike Corridor (p.7-27), Future Geer Line Trail (p. 7-33 & 8-33). Salem Transportation System Plan amended 2023, available online at <https://www.cityofsalem.net/home/showpublisheddocument/5158/638602661053630000>.

⁷ Map 4: Proposed Trail System, p. 76. Salem Comprehensive Parks System Master Plan, May 2013, available online at <https://www.cityofsalem.net/home/showpublisheddocument/5144/637798386490270000>.

(c) Lighting. The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Response: The proposed pathways are hard-surfaced and vary between 8 and 12 feet in width. The main path and plaza will be illuminated by solar lighting, at a level that will allow visitors and employees to navigate at night (Exhibit C). The proposed pathways and plaza provide pedestrian connections to the established park pathway network and to Park Avenue NE.

Chapter 806 – Off-street Parking, Loading, and Driveways

Sec. 806.045. - Bicycle parking; when required.

(a) General applicability. Bicycle parking shall be provided as required under this chapter for:

(1) Each proposed new use or activity.

[...]

Response: This project proposes a skatepark within an established park. It may therefore be considered a new public park activity.

Sec. 806.050. - Proximity of bicycle parking to use or activity served.

Except as otherwise provided in this chapter, bicycle parking shall be located on the same development site as the use or activity it serves.

Response: The proposed bicycle parking is centrally located within the project site, as shown in Exhibit C.

Sec. 806.055. - Amount of bicycle parking.

(a) Minimum required 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.

Response: As provided in Chapter 806, Table 806-9, parks and open space uses require the greater of four short term bicycle parking spaces, or one space per 30 vehicle parking spaces. As there are no vehicle parking spaces proposed in this project, the minimum requirement is four spaces. This project includes installation of 10 short term bicycle parking spaces (Exhibit C), thus exceeding the standard.

Sec. 806.060. - Bicycle parking development standards.

Unless otherwise provided under the UDC, bicycle parking shall be developed and maintained as set forth in this section. The standards set forth in this section shall not apply to City approved bike share stations which utilize bike docking stations.

(a) Location.

(1) Short-term bicycle parking. Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.

[...]

(b) Access. All 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.

Response: Proposed bicycle parking spaces are located outdoors, at-grade, and approximately 20 feet from the picnic shelter. The proposed pathway will provide direct and unobstructed access to Park Ave NE.

(c) Dimensions. All bicycle parking areas shall meet the following dimension requirements:

(1) Bicycle parking spaces. Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-10.

(2) Access aisles. Bicycle parking spaces shall be served by access aisles conforming to the minimum widths set forth in Table 806-10. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Response: The bicycle parking space and access dimensions meet the standards set forth in Table 806-10, as demonstrated in Exhibits C and G. The bicycle racks are located in the open plaza area (Exhibit C). The width of each bicycle space is approximately three feet, the length six feet, and the height four feet, thereby meeting the standard.

(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 horizontal or vertical racks mounted to the ground, floor, or wall. Bicycle racks shall meet the following standards:

(1) Racks must support the bicycle in a stable position.

(A) For horizontal racks, the rack must support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the 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.

[...]

Response: The five bicycle racks proposed will be located at the skatepark plaza area. The surface material will be cast in place concrete paving meeting Public Works Design Standards. The racks will be horizontal and mounted to the ground. As shown in Exhibit G the racks will meet the standards detailed in 806.060(e).

Chapter 807 – Landscaping and Screening

Sec. 807.010. Applicability.

The provisions of this chapter apply to all required landscaping and screening under the UDC.

Response: No required landscaping and screening apply to this project. Planning Staff confirmed that the setback abutting the street applies to buildings and vehicle use areas, and since no such areas are proposed near the street, there is no landscape requirement.⁸

While not required, Salem Parks and Recreation Division proposes to include approximately 60 feet of landscaping adjacent to Park Avenue NE where the proposed pedestrian path meets the road (Exhibit D).

Chapter 808 – Preservation of Trees and Vegetation

Sec. 808.030. Tree and vegetation removal permits.

(a) Applicability.

[...]

(2) Exceptions. A tree and vegetation removal permit is not required for the removal of trees or native vegetation protected under SRC 808.015, SRC 808.020, or SRC 808.025 when the removal is:

[...]

(C) Removal of a City tree, as defined under SRC 86.010, that is subject to the requirements of SRC chapter 86;

Response: As confirmed in communications with City Planning staff, a tree permit is not required for this project because City projects are exempt under SRC 86.050(b). However, consultation with the City Urban Forester is required and that consultation is ongoing.

The Urban Forester, a key member of the project team within the Salem Parks and Recreation Division, is fully informed of the plans for tree removal and planting. The Urban Forester will oversee City Urban Forestry staff in carrying out the tree removals.

⁸ Email communications with City of Salem Planning staff on September 16, 2024.

Additionally, the Urban Forester or their designee will inspect all trees planted as part of the project.

Chapter 810 – Landslide Hazards

Sec. 810.005. Applicability.

This chapter applies to all areas of land designated as Moderate Landslide Hazard Risk or High Landslide Hazard Risk pursuant to this chapter.

Sec. 810.020. Landslide hazard construction permit.

(a) Applicability.

(1) Except as provided in subsection (a)(2) of this section, no person shall engage in any of the following activities in areas designated as moderate or high total landslide hazard risk without first obtaining a landslide hazard construction permit.

(A) Excavation or fill, as independent activity, exceeding two feet in depth or 25 cubic yards of volume;

(B) Installation or construction of any structure greater than 500 square feet in area;

(C) Alteration, enlargement, reconstruction, or relocation of a structure greater than 500 square feet in area that requires any modification to the foundation;

(D) Land division, planned unit development, or manufactured dwelling park; or

(E) Tree removal, as an independent activity, on regulated slopes greater than 60 percent.

Response: There is one landslide hazard area identified within the project site, at the northern boundary of the site. As shown in Figure 4 and Exhibit F, none of the regulated activities in SRC 810.020(a)(1) and 810.025(a)(3) are proposed in the landslide hazard area: there is no excavation or fill, no installation or alteration of any structure, no tree removal, and no land division, planned unit development, or manufactured dwelling park is proposed. Thus, no geologic assessment or landslide hazard construction permit is required for this project.

The proposed Geer Park Skatepark satisfies a long-standing community need. The skatepark is supported by a proposed pedestrian plaza with picnic shelter, benches, bike racks, drinking fountain, skateable features, and interpretive features. A proposed pathway system connects to the larger park trail network and to future phases of the *Geer Park Master Plan*.

City of Salem, Geer Park Skatepark Project Application Narrative
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