

Salem Take 5 Written Statement for Class 2 Adjustment

April 29th 2025

Cole Valley Partners
2188 SW Park Pl suite 100
Portland, OR 97205

Description of Proposal - The subject site is currently undeveloped with no existing structures, landscaping, or parking and is one tax lot totaling approximately 0.64 acres in size. The property is currently zoned as CR.

1st Adjustment

Five parking stalls have been proposed versus 3 allowed as shown on Sheet A1.3.

The application is a class 2 adjustment since the increase in parking stalls is more than 20% of the numerical development standard in the unified development code.

3 parking stalls $\times 1.2 = 3.6$ parking stalls which is less than the 5 parking stalls proposed. So, it is categorized as a Class 2 adjustment.

Criteria. An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

Response - Five parking stalls have been proposed for the project, and three parking stalls are allowed per Table 806-1. The client will have 5-6 employees per shift and thus require at least 5 parking stalls for the project. Customers stay in their vehicles since it's a drive-thru oil change facility. Additional stalls will help reduce on-site congestion. Please note that the increase in the number of parking stalls doesn't disrupt the flow of vehicular traffic inside the proposed site or doesn't impact any other requirements, such as Landscaping or Trash Enclosure requirements.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Response - This is not applicable to the project.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Response - Although we have two adjustments, we don't think that reducing the Trash Enclosure opening and increasing the parking stalls would disrupt the overall flow of the regular vehicular traffic and the Garbage Truck.

2nd Adjustment

Per Salem Revised Code Section 800.055(e)(1) front opening of the enclosure shall be a min. 12 ft in width. We have proposed a 9 feet wide front opening for the Trash Enclosure.

The application is a class 2 adjustment since the decrease in the front opening is more than 20% of the numerical development standard in the unified development code.

12 feet wide Trash Enclosure opening x 0.75 (25% decrease) = 9 feet wide Trash Enclosure opening. So, it is categorized as a Class 2 adjustment.

Criteria. An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

Response - The 9 feet wide Trash Enclosure opening has been approved by Pacific Sanitation. Please note that the decrease in the length of the Trash Enclosure doesn't disrupt the operation of the Garbage Truck inside the proposed site.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Response - This is not applicable to the project.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Response - Although we have two adjustments, we don't think that reducing the Trash Enclosure opening and increasing the parking stalls would disrupt the overall flow of the regular vehicular traffic and the Garbage Truck.