

*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT CASE NO. SPR-ADJ19-19

APPLICATION NO.: 19-107583-RP / 19-107585-ZO

NOTICE OF DECISION DATE: OCTOBER 3, 2019

SUMMARY: A proposal for a self-service storage facility.

REQUEST: Class 3 Site Plan Review for a self-service storage facility with a Class 2 Adjustment to reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet, for property approximately 2.72 acres in size, zoned IG (General Industrial) and located at the 1800 Block of 22nd Street SE (Marion County Assessor Map and Tax Lot 073W35BD / 2900).

APPLICANT: Brandi Dalton, Multi/Tech Engineering, on behalf of Storage for Less and Conkraft Construction, Inc.

LOCATION: 1805 22nd St E

CRITERIA: Salem Revised Code (SRC) 220.005(b)(3) and 220.005(b)(3)(F)

FINDINGS: The findings are in the attached Decision dated October 3, 2019.

DECISION: The **Planning Administrator APPROVED** Class 3 Site Plan Review and Class 2 Adjustment SPR-ADJ19-19 subject to the following:

Condition 1: Provide a 5-foot landscape strip adjacent to the vehicle use area abutting the eastern property line, where 3 feet is shown on the site plan.

Condition 2: Dedicate an open channel drainage easement along the portion of Pringle Creek adjacent to the western boundary of the subject property. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway.

Condition 3: All structures shall be built in compliance with the standards set forth in the Floodplain Overlay Zone Ordinance, SRC Chapter 601.

Condition 4: The building footprint for Building G shall be located entirely outside of the floodway boundary.

Condition 5: The adjusted vehicle use area setback standard, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the driveway development standards and vehicle use area

setback standards, unless adjusted through a future land use action.

The rights granted by the attached Class 3 Site Plan Review decision must be exercised, or an extension granted, by October 19, 2023 or this approval shall be null and void. The rights granted by the attached Class 2 Adjustment decision must be exercised, or an extension granted, by October 19, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>July 24, 2019</u>
Notice of Decision Mailing Date:	<u>October 3, 2019</u>
Decision Effective Date:	<u>October 19, 2019</u>
State Mandate Date:	<u>November 21, 2019</u>

Case Manager: Hayley Feightner, hfeightner@cityofsalem.net , 503.540.2315

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., October 18, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\SITE PLAN REVIEW - Type II\2019\Case Processing Documents\SPR-ADJ19-19 for 1805 22nd St SE\SPR-ADJ19-19 Notice of Decision.doc

*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**SITE PLAN REVIEW / ADJUSTMENT / CASE NO. SPR-ADJ19-19
DECISION**

IN THE MATTER OF APPROVAL OF)	CLASS 3 SITE PLAN REVIEW and
SITE PLAN REVIEW and ADJUSTMENT)	CLASS 2 ADJUSTMENT
CASE NO. 19-19)	
)	
1805 22ND STREET SE)	OCTOBER 3, 2019

In the matter of the application for a Class 3 Site Plan Review and Class 2 Adjustment submitted by Storage For Less, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A proposal for a self-service storage facility.

Request: Class 3 Site Plan Review for a self-service storage facility with a Class 2 Adjustment to reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet, for property approximately 2.72 acres in size, zoned IG (General Industrial) and located at 1805 22nd Street SE (Marion County Assessor Map and Tax Lot 073W35BD / 2900).

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

DECISION

APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, conformance with the approved site plans, and the following conditions of approval:

- Condition 1:** Provide a 5-foot landscape strip adjacent to the vehicle use area abutting the eastern property line, where 3 feet is shown on the site plan.
- Condition 2:** Dedicate an open channel drainage easement along the portion of Pringle Creek adjacent to the western boundary of the subject

property. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway.

Condition 3: All structures shall be built in compliance with the standards set forth in the Floodplain Overlay Zone Ordinance, SRC Chapter 601.

Condition 4: The building footprint for Building G shall be located entirely outside of the floodway boundary.

Condition 5: The adjusted vehicle use area setback standard, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the driveway development standards and vehicle use area setback standards, unless adjusted through a future land use action.

FINDINGS

1. Class 3 Site Plan Review Applicability

Site plan review is intended to provide a unified, consistent, and efficient means to review proposed development that requires a building permit, other than single-family, duplex residential, and installation of signs, to ensure that such development meets all applicable requirements imposed by the Salem Revised Code (SRC). SRC 220.005(b)(3) requires Class 3 Site Plan Review for any development that requires a building permit, and that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

Class 3 Site Plan Review is required for this application pursuant to SRC 220.005(b)(3)(F) because a Class 2 Adjustment has been requested for the proposed development.

2. Background

On March 20, 2019, a Class 3 Site Plan Review and Class 2 Adjustment applications were filed for the proposed development. Additional information was requested from the applicant. After receiving additional information, the applications were deemed complete for processing on July 24, 2019.

The subject property consists of a single, undeveloped, 2.72-acre property. The property is an interior lot that has access to 22nd Street from a 60-foot wide roadway and utility easement provided on Tax Lot , 073W35AC / 1900 which abuts the easternmost portion of the subject property's southern property line. The lot was originally platted in 1974 and was later adjusted by Lot Line Adjustment Case no. 1997-29.

The applicant's proposed site plan is included as **Attachment B** and a written statement by the applicant addressing the approval criteria is included as **Attachment C**.

Previous land use applications on the subject property are listed below:

Lot Line Adjustment Case No. 97-29: To adjust the common lot line between two industrial zoned parcels for property owned by U.S. West Communications located at 1755 22nd Street SE.

Neighborhood and Citizen Comments:

Notice of the application was sent to the Southeast Salem Neighborhood Association (SENSA) and all property owners of record within 250 feet of the subject property. No comments were received from surrounding property owners or SENSA during the public comment period.

City Department Comments:

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

The Building and Safety Division reviewed the proposal and indicated that there are no site issues.

The Fire Department reviewed the proposal and commented the following: "Fire department access has been provided within the site. There was no indication of how fire department access was going to be provided from the public way to the site. No fire hydrants are shown on the plan. Fire hydrants will be required to be provided within 400 feet or all portions of the exterior of the buildings as measured along an approved route. Fire flow will be calculated at the time of building permit plan review."

Portland General Electric reviewed the proposal and commented "development cost per current tariff and service requirements. A 10' PUE is required on all front street lots."

3. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) states:

An application for Class 3 Site Plan Review shall be granted if:

- (1) The application meets all applicable standards of the UDC;
- (2) 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;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (4) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The project includes a proposal to develop a self-service storage facility, which includes the construction of seven self-storage buildings and an associated parking and vehicle use area. The following is a summary of applicable use and development standards for the subject property.

Development Standards – IG (General Industrial) Zone:

SRC 554.005(a) - Uses:

Except as otherwise provided in Chapter 554, the permitted, special, conditional and prohibited uses in the IG zone are set forth in Table 554-1.

Finding: The proposed development is for a self-service storage facility. Self-storage is classified under Wholesale Sales, Storage, and Distribution use category, and is listed as a permitted use in the IG zone.

SRC 554.010(a) – Lot Standards:

There are no minimum lot area or dimension requirements in the IG zone. All uses are required to have a minimum of 16 feet of street frontage.

Finding: The subject property is approximately 2.72-acres in size and is located on a lot with an existing flag lot accessway, which is legally nonconforming with respect to the street frontage standard.

SRC 554.010(b) – IG Zone Setbacks:

West: Adjacent to the west is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback.

South: Adjacent to the west is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback.

East: Adjacent to the west is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback.

North: Adjacent to the west is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback.

Finding: The proposed vehicle use area abuts the eastern property line and a portion of the southern property line adjacent to an IG zone. The site plan indicates that a 5-foot landscape strip will be provided to the south of the parking area abutting a portion of the southern property line. The site plan also shows a 3-foot vehicle use area setback

abutting the eastern property line where 5 feet is required. The applicant has not applied for an adjustment to the standard and has requested that the decision be conditioned to require a 5-foot setback in order to comply with the standard. To ensure the vehicle use area complies with the applicable standard, the following condition shall apply:

Condition 1: Provide a 5-foot landscape strip adjacent to the vehicle use area abutting the eastern property line, where 3 feet is shown on the site plan.

As conditioned, the proposal meets the minimum setback standards of the IG zone and SRC Chapter 806.

SRC 554.010(c) - Lot Coverage, Height:

There is no maximum lot coverage standard. The maximum building height requirement in the IG zone is 70 feet.

Finding: The height of the proposed buildings are less than 70 feet.

SRC 554.010(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 Chapter 806 and SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with SRC 807 at the time of building permit review.

General Development Standards SRC 800

SRC 800.055 - Solid Waste Service Areas

SRC 800.055(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 1 cubic yard or larger is proposed; and
- (2) Any change to an existing solid waste service area for receptacles of 1 cubic yard or larger that requires a building permit.

Finding: The applicant is not proposing a solid waste service area, therefore the standard is not applicable.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity and for any change of use or activity, when such change of use or activity

results in a parking ratio requiring a greater number of spaces than the previous use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Required off-street parking shall be located on the same development site as the use or activity it serves, or within the IG zone, off-street parking for customers may be located within 500 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* The minimum off-street parking requirement for uses in the self-storage category is 1 space per 5,000 square feet of floor area for developments less than 50,000 square feet.
- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

Finding: No carpool or vanpool parking is required. The proposed buildings are approximately 41,436 square feet in size. A minimum of 8 off-street parking spaces ($41,436 / 5,000 = 8.3$) are required for the self-storage use. The proposed site plan indicates that a total of 9 off-street standard parking spaces will be provided, therefore this criterion is met.

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 the development of new off-street parking and vehicle use areas.
- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

West: Adjacent to the west is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback with Type A landscaping.

South: Adjacent to the south is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback with Type A landscaping.

East: Adjacent to the east is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback with Type A landscaping.

North: Adjacent to the north is an IG (General Industrial) zone. There is no minimum building setback adjacent to an IG zone, and vehicle use areas require a minimum 5-foot setback with Type A landscaping.

Adjacent to Buildings and Structures: The off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip or by a minimum 5 foot wide paved pedestrian walkway.

Finding: The proposed vehicle use areas complies with the minimum perimeter setback standards of SRC Chapter 806 as conditioned. The applicant has requested an Adjustment to setback adjacent to buildings and structures; findings are included in Section 4 of this decision.

- d) *Interior Landscaping.* Interior landscaping shall be provided for off-street parking areas 5,000 square feet in size or greater.

Finding: The proposed site plan shows the parking area to be less than 5,000 square feet in size, therefore no interior landscaping is required.

- e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed parking spaces, driveway and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

- f) *Additional Off-Street Parking Development Standards 806.035(f)-(m).*

Finding: The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Bumper guards and wheel barriers are not required for the parking area. The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806.

SRC 806.040 - Driveway Development Standards.

- a) *Access.* Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available or a loop to the single point of access.
- b) *Location.* Driveways shall not be located within required setbacks.

c) Additional Development Standards 806.040(c)-(g).

Finding: The interior driveways proposed for the off-street parking area conform to the driveway location and dimensional requirements of SRC 806.040.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for each proposed new use or activity, or any intensification, expansion, or enlargement of a 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 is serves.

SRC 806.055 - Amount of Bicycle Parking.

There is no minimum bicycle parking requirement for uses in the self-service storage category.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for intensification, expansion, or enlargement of a use or activity.

SRC 806.075 - Amount of Off-Street Loading.

A minimum of one off-street loading spaces are required for buildings between 5,000-100,000 square feet in floor area. The minimum dimensions for the off-street loading spaces are 12 feet in width, 19 feet in length and 12 feet in height.

Finding: The proposed buildings are approximately 41,436 square feet in size. The site plan indicates adequate loading spaces and meets the minimum required standards.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

SRC 601 – Floodplain: The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone “AE” floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that the 100-year base flood elevation for the proposed development is 179.5 feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation for all new development meeting the definition of a structure in SRC 601.005. An Elevation Certificate is required to verify the elevation of all new structures. The Elevation Certificates shall be submitted to the City to verify each structure’s elevation prior to pouring building foundations and again prior to final occupancy.

The applicant’s engineer has submitted information indicating that the proposed storage buildings will be comprised of one exterior rigid wall with an affixed roof. Buildings with two or more exterior rigid walls and a roof must be elevated to a minimum of one foot above the base flood elevation. The proposed site plan does not provide sufficient details to demonstrate that the proposed self-storage structures do not encroach within the existing floodway. The applicant shall modify Building G, if necessary, to remove the proposed encroachment in the floodway pursuant to SRC 601.040(b)(5).

Pringle Creek flows adjacent to the subject property. An open channel drainage easement shall be dedicated along the portion of Pringle Creek adjacent to the western boundary of the subject property to allow for access and maintenance. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway. To ensure that the proposed development complies with the applicable standards, the following condition shall apply:

Condition 2: Dedicate an open channel drainage easement along the portion of Pringle Creek adjacent to the western boundary of the subject property. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway.

Condition 3: All structures shall be built in compliance with the standards set forth in the Floodplain Overlay Zone Ordinance, SRC Chapter 601.

Condition 4: The building footprint for Building G shall be located entirely outside of the floodway boundary.

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 24 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.

No protected trees have been identified on the site plan for removal.

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.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are wetland channels and/or hydric soils mapped on the subject property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s).

SRC 810 - Landslide Hazards: The subject property does not contain mapped landslide hazards.

With completion of the conditions of approval, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain, 802 – Public Improvements, 803 – Streets and Right-of-Way Improvements, 804 – Driveway Approaches, 805 – Vision Clearance, 809 – Wetlands, and 810 - Landslides.

Criterion 2:

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 existing street system is adequate to serve the proposed development and the development does not abut a public street; therefore, no right-of-way dedication or street improvements are required pursuant to SRC 803.040. The proposed development takes access from an existing private access way and driveway on 22nd Street SE. No changes are proposed to the existing access or driveway.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The driveway access onto 22nd Street SE provides for safe turning movements into and out of the property.

Criterion 4:

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 Public Works Department has reviewed the applicant's preliminary plan for this site. The subject property is located outside of the Urban Service Area; however, the proposed dry storage facility does not result in an increased usage of a public

facility. The applicant does not show any new connections to public infrastructure or propose additional impervious surfaces.

4. Analysis of Class 2 Adjustment Approval Criteria

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

Criterion 1:

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.

Finding: The applicant is requesting a Class 2 Adjustment for the proposed development to:

- 1) Reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet.

Reduce the Setback Required for a Vehicle Use Area Adjacent to a Building: The applicant states that the use of the property is self-storage facility where there is very limited pedestrian activity. The purpose of the setback is to provide a safe means of pedestrian movement and for the protection of the building from damage. Most patrons access the development by vehicles. A 1.5-foot separation would provide adequate means for pedestrian to access the units while still providing adequate protection for the buildings.

Condition 5: The adjusted vehicle use area setback standard, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the driveway development standards and vehicle use area setback standards, unless adjusted through a future land use action.

Criterion 2:

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

Finding: The subject property is not located within a residential zone.

Criterion 3:

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.

Finding: One adjustment has been requested with this application, this approval criterion is not applicable to the applicant's request.

ORDER

Final approval of Class 3 Site Plan Review and Class 2 Adjustment, Case No. 19-19 is hereby **APPROVED** subject to SRC Chapter 220 and 250, the applicable standards of the Salem Revised Code, conformance with the approved site plan included as Attachment B, and the following conditions of approval:

- Condition 1:** Provide a 5-foot landscape strip adjacent to the vehicle use area abutting the eastern property line, where 3 feet is shown on the site plan.
- Condition 2:** Dedicate an open channel drainage easement along the portion of Pringle Creek adjacent to the western boundary of the subject property. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway.
- Condition 3:** All structures shall be built in compliance with the standards set forth in the Floodplain Overlay Zone Ordinance, SRC Chapter 601.
- Condition 4:** The building footprint for Building G shall be located entirely outside of the floodway boundary.
- Condition 5:** The adjusted vehicle use area setback standard, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the driveway development standards and vehicle use area setback standards, unless adjusted through a future land use action.



Hayley Feightner
Planning Administrator Designee

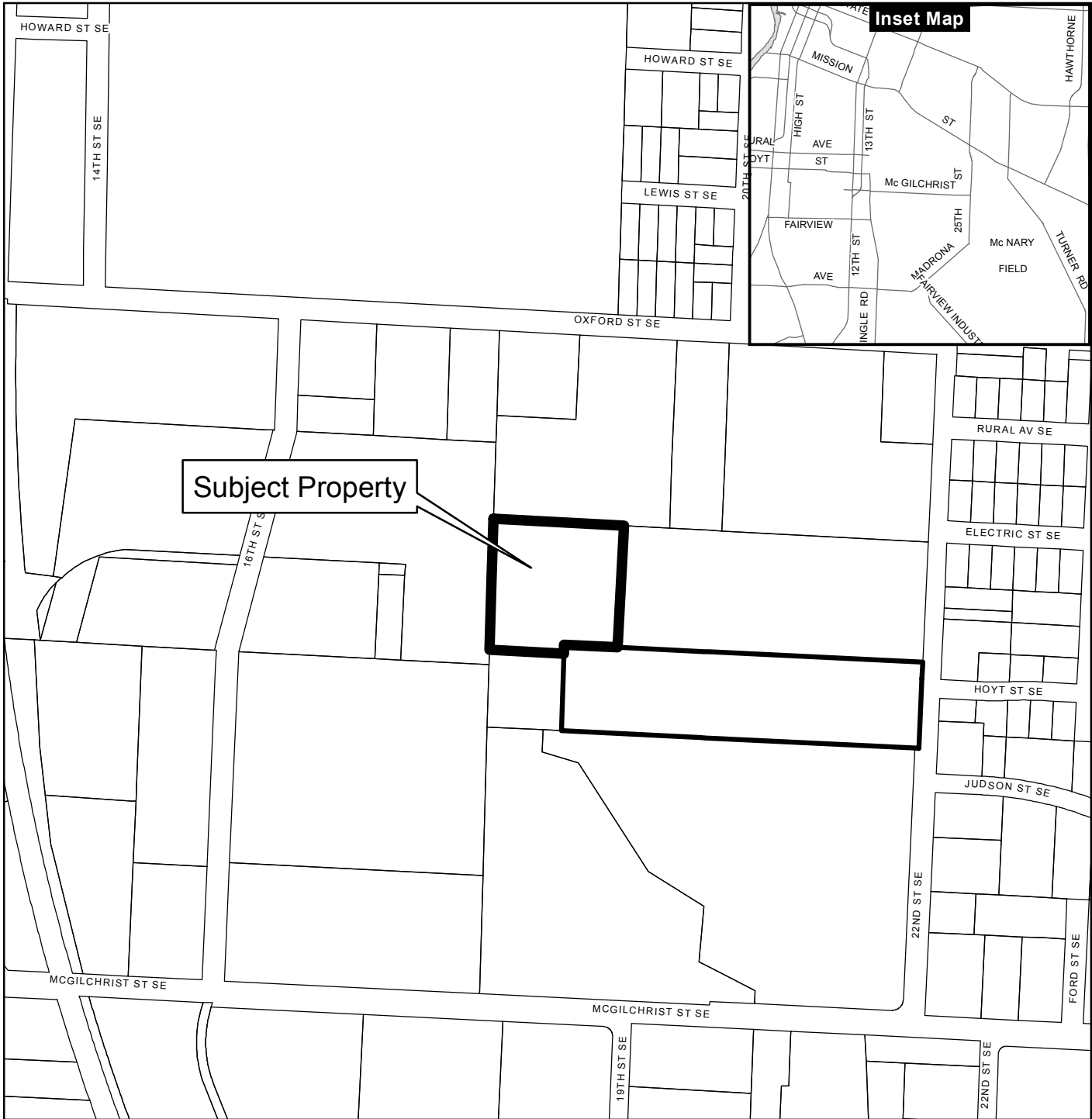
Prepared by Hayley Feightner, Planner I

Attachments: A. Vicinity Map
B. Proposed Site Plan
C. Applicant's Written Statement
D. Public Works Memo

<http://www.cityofsalem.net/planning>

Vicinity Map

1805 22nd Street SE



Legend

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

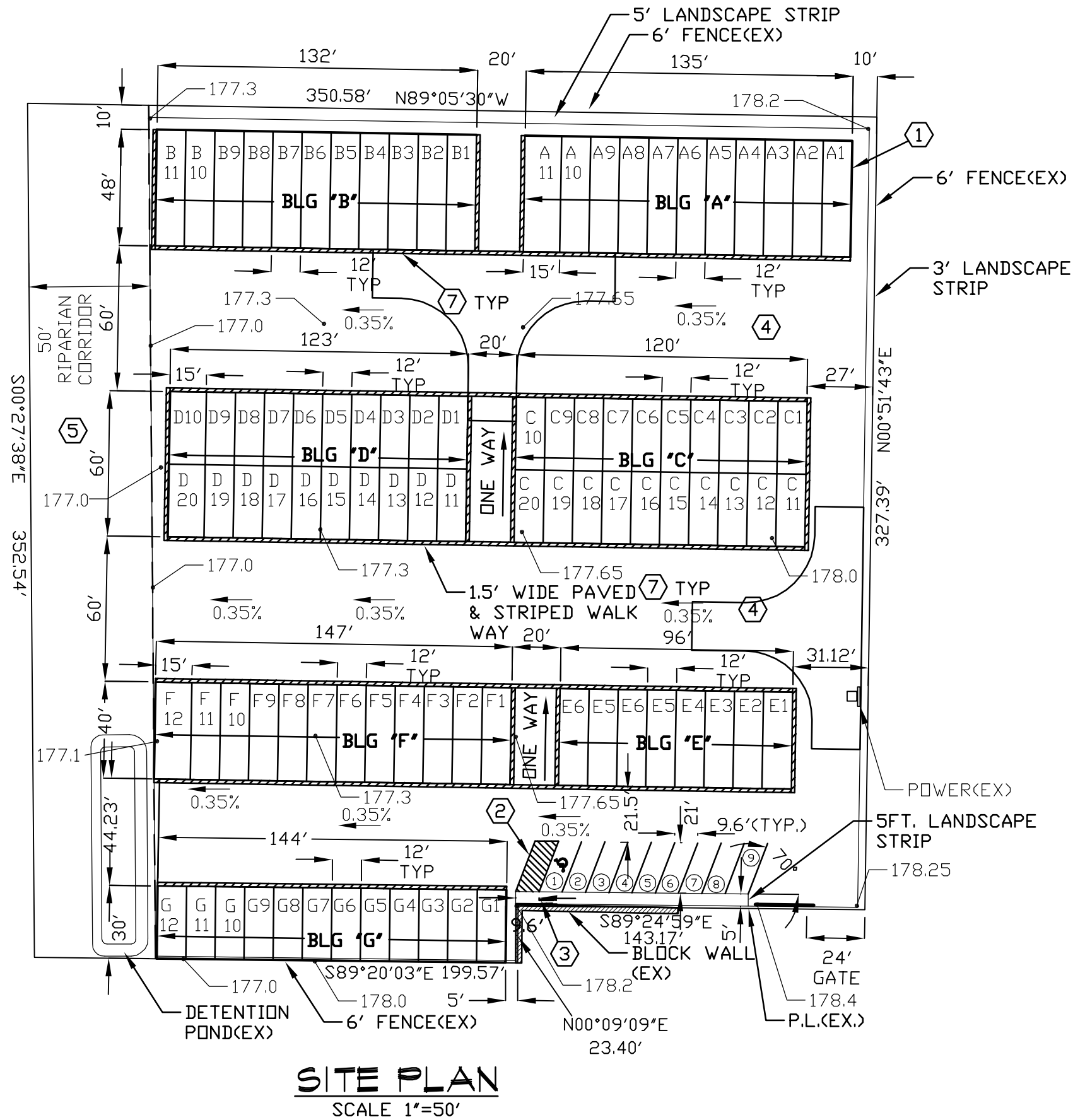
Parks



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.



SITE PLAN
SCALE 1"=50'

ATTACHEMENT B

SHEET NOTES

1. PROPOSED NEW STORAGE BUILDING (7 TOTAL).
2. NEW ADA UNLOAD LANE.
3. NEW ADA PARKING STALL.
4. EXISTING PAVEMENT TO REMAIN. POLE STRUCTURE BUILDINGS WILL CONSTRUCTED OVER THE EXISTING ASPHALT PAVEMENT.
5. THE RIPARIAN CORRIDOR IS A GRASSY LANDSCAPE AREA.
6. 9 NEW PARKING STALLS.
7. 1.5' WIDE PAVED AND STRIPED WALKWAY.

FOR CLASS 3 SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

PROPOSED
SELF SERVICE STORAGE
SITE PLAN

STORAGE 4 LESS
CLASS 3 SITE PLAN REVIEW
TAXLOT 2400
MAP 75 3N 35BD

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 03-12-19
JOB NO. 2019-17
CLIENT NO.
DRAWING NO. REV.

C2 0

22nd Storage

Adjustment Class-2 Application

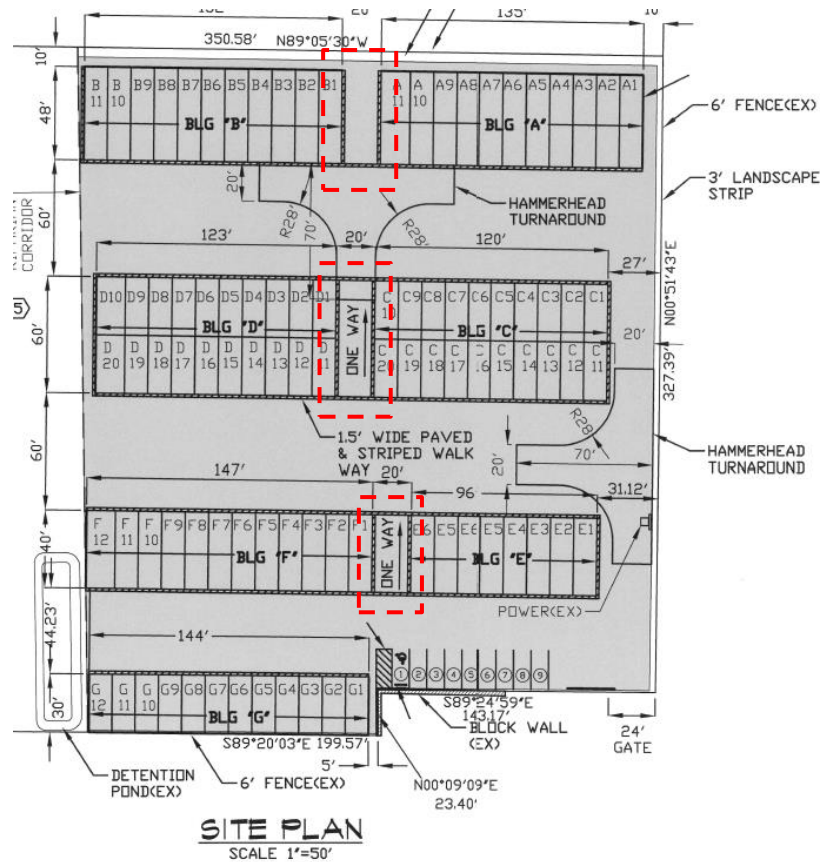
Proposal:

The site is located at 1805 22nd Street SE (073W35BD/Tax Lot 2900). The proposal is for a mini-storage facility on approximately 2.72 acres.

The applicant is requesting an adjustment greater than 20% adjustment to SRC 806.035(C)(4):

(4) Setback Adjacent to Buildings and Structures. Except for drive-through lanes, where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip, planted to the Type A standard set forth in SRC Chapter 807, or by a minimum 5-foot-wide paved pedestrian walkway (see Figure 806-6). A landscape strip or paved pedestrian walkway is not required for drive-through lanes located adjacent to a building or structure.

The applicant is providing three 20-foot one-way drive-through lanes within the mini-storage development. Per the Code above, it has determined that 5-foot wide landscape strips or a 5-foot wide paved pedestrian walkway are required along the drive-through lanes. Therefore, the adjustment will allow the applicant to provide 17-foot wide one-way driveways with a 1.5-foot wide paved pedestrian walkway on both sides of the driveway.



Adjustment Criteria-SRC 250.005(d)(2) Criteria

(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.**

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

(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.

Applicant Findings:

- (A) The applicant is requesting a greater than 20% zoning adjustment to SRC 806.035(C)(4), which will allow the applicant to provide wider one-way driveways (17-feet in width) with 1.5-foot wide paved pedestrian walkways on both sides of the driveway.

The purpose of this requirement is to provide a visible and separated pathway for pedestrian safety and circulation.

The applicant is proposing the development of a mini-storage facility. This kind of use is not intended for pedestrian access and/or pedestrian circulation. Therefore, the purpose of the standard is inapplicable to this proposal. However, the applicant is still proposing to provide 1.5-foot wide paths instead of the 5-foot wide required by code.

- (B) The proposed storage facility will generate vehicle traffic not pedestrian traffic. The reduction in the pathways will have no effect on the proposed use or surrounding uses.



MEMO

TO: Hayley Feightner, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: September 30, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ 19-19 (19-107583-RP)
1805 22ND STREET SE
STORAGE BUILDINGS**

PROPOSAL

Class 3 Site Plan Review for a self-service storage facility with a Class 2 Adjustment to reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet, for property approximately 2.72 acres in size, zoned IG (General Industrial) and located at the 1800 block of 22nd Street SE (Marion County Assessor Map and Tax Lot Number 073W35BD / 2900).

RECOMMENDED CONDITIONS OF APPROVAL

1. Dedicate an open channel drainage easement along the portion of Pringle Creek adjacent to the western boundary of the subject property. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway.
2. All new structures shall be built in compliance with the standards set forth in the Floodplain Overlay Zone Ordinance, SRC Chapter 601.
3. The building footprint for Building G shall be located entirely outside of the floodway boundary.

FACTS

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in 22nd Street SE.
- b. The subject property has a private discharge to Pringle Creek and a private discharge to Walling Pond.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in 22nd Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Condition

- a. A 15-inch sewer line is located in 22nd Street SE.

CRITERIA AND FINDINGS

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—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 200—Urban Growth Area; 601—Floodplain; 802—Public Improvements; 803—Streets and Right-of-Way Improvements; 804—Driveway Approaches; 805—Vision Clearance; 809—Wetlands; and 810—Landslides.

The subject property is located outside of the Urban Service Area; however, the proposed dry storage facility does not meet the definition of development pursuant to SRC 200.005 because the project does not result in an increased usage of a public

facility.

The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone "AE" floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the 100-year base flood elevation for the subject development is 179.5 feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation to a minimum of one foot above the base flood elevation for all new development meeting the definition of a structure in SRC 601.005. The applicant's engineer has submitted information indicating that the proposed storage buildings will be comprised of one exterior rigid wall with an affixed roof. Buildings with two or more exterior rigid walls and a roof must be elevated to a minimum of one foot above the base flood elevation.

The proposed site plan does not provide sufficient details to demonstrate that the proposed self-storage structures do not encroach within the existing floodway. The applicant shall modify Building G, if necessary, to remove the proposed encroachment in the floodway pursuant to SRC 601.040(b)(5).

Pringle Creek flows adjacent to the subject property. An open channel drainage easement shall be dedicated along the portion of Pringle Creek adjacent to the western boundary of the subject property to allow for access and maintenance. The appropriate easement is the greater of 10 feet from the top of the bank, 15 feet from the centerline of the creek, or the 100-year floodway (SRC 601.110(a)(4), PWDS- General 1.8(d)).

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s).

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

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 existing street system is adequate to serve the proposed development and the development does not abut a public street; therefore, no right-of-way dedication or street improvements are required (SRC 803.040). The proposed development takes access from an existing private access way and driveway on 22nd Street SE. No changes are proposed to the existing access or driveway.

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 existing driveway access onto 22nd 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 Public Works Department has reviewed the applicant's preliminary plan for this site. The applicant does not show any new connections to public infrastructure or propose additional impervious surfaces.

Prepared by: Robin Dalke, Program Manager
cc: File