

East Park Estates-Pump Station

Adjustment Class-2 Application

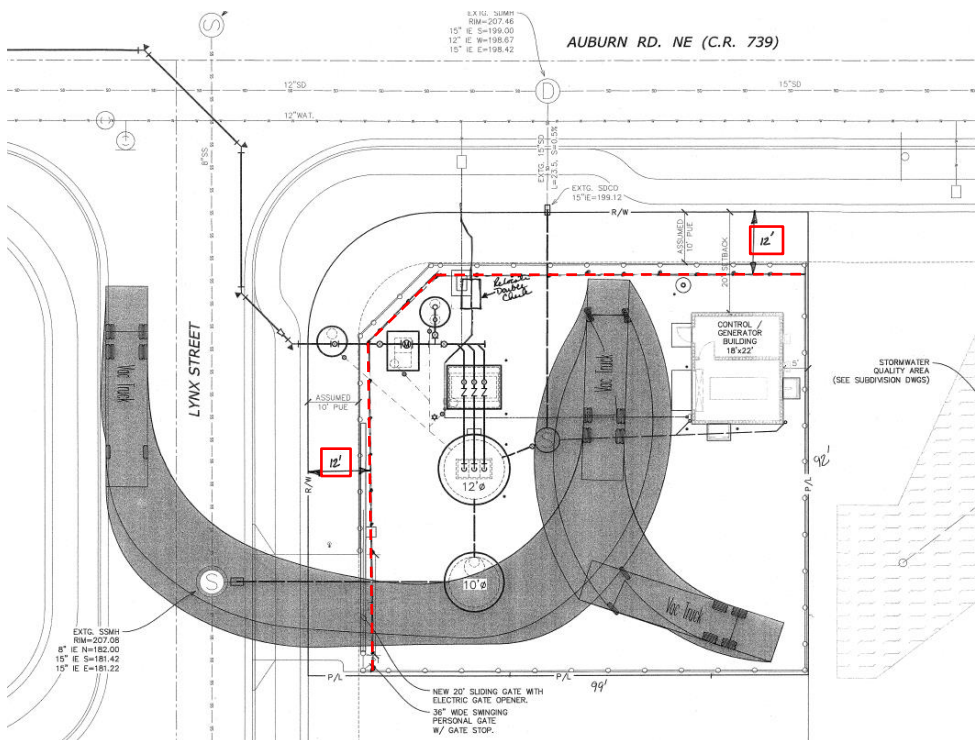
Proposal:

The proposal is for a pump station located on Lot 558 of approved PUD (CPC-ZC-PUD-SUB-ADJ19-08). The proposed lot will have access onto Lynx Street that runs north/south through the property. Lynx Street is designated as a 'local' street on the Salem Transportation System Plan.

The applicant is requesting an adjustment greater than 20% adjustment to SRC 800.050(a)(1)(A)(i):

- (i) **Front yard abutting street. Fences and walls within a front yard abutting a street shall not exceed a maximum height of four feet when located within 20 feet of the property line abutting the street; provided, however, within ten feet of the property line abutting the street any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.**

The proposal is for a pump station located on Lot 558. The proposed fence along Lynx Street is 7 feet in height and setback 12 feet from the property line.



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) SRC 800.050(a)(1)(A)(i) requires that, "Fences and walls within a front yard abutting a street shall not exceed a maximum height of four feet when located within 20 feet of the property line abutting the street; provided, however, within ten feet of the property line abutting the street any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall."

The proposal is for a pump station located on Lot 558. The proposed fence along Lynx Street is 7 feet in height where a maximum of 4 feet is allowed, and setback 12 feet from the property line where 25 feet is required.

The purpose of this requirement is to provide safe and pedestrian friendly areas along street frontages. The proposal is for a pump station and will not be occupied or accessed on a daily bases.

The higher fence height along with the reduced setback help to provide a safer and a visual buffer for residents from the pump station. Therefore, providing a better proposal for the development.

See attached site plan.

- (B) The proposed pump station will be screen and landscaped as required by Code. The higher fence height along with the reduced setback help to provide a safer and a visual buffer for residents from the pump station. Therefore, the proposal will not distract from the residential development.

- (C) There are two adjustments being requested for this proposal. There is one adjustment being requested to SRC 800.050(a)(1)(A)(i).