

Turner Industrial

Site Plan Review / Validation of Unit of Land /
Urban Growth Preliminary Declaration / Class 2 Driveway
Approach/ Class 2 Adjustment / Tree Variance

NARRATIVE

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Turner Industrial

General: The project site is located at the intersection of Turner Rd. SE and 37th Ave. SE in the City of Salem, Oregon. The property is vacant and all vegetation on site has been removed. The property is bordered to the west by a Union Pacific rail line.

More specifically the project site is located on tax map 082W07C, tax lot #200. The project site is 10.08 acres.

The property is zoned IG – General Industrial and is surrounded by IG zones. There are no overlay zones.



Project Proposal: This project proposes the new construction of a single building of approximately 207,000 SF with associated site improvements.

The project will require the submittal of the following land use applications:

- Site Plan Review
- Validation of Unit of Land
- Urban Growth Preliminary Declaration
- Class 2 Driveway Approach
- Class 2 Adjustment
- Tree Variance

Applicable Code Sections:

CHAPTER 200 - URBAN GROWTH PRELIMINARY DECLARATION
CHAPTER 205 - VALIDATION OF UNIT OF LAND
CHAPTER 220. - SITE PLAN REVIEW
CHAPTER 250 – ADJUSTMENTS

CHAPTER 554. - IG GENERAL INDUSTRIAL
 CHAPTER 800. - GENERAL DEVELOPMENT STANDARDS
 CHAPTER 802 – PUBLIC IMPROVEMENTS
 CHAPTER 803 - STREETS and RIGHT-OF-WAY
 CHAPTER 804 - CLASS 2 DRIVEWAY APPROACH
 CHAPTER 805. - VISION CLEARANCE
 CHAPTER 806. - OFF-STREET PARKING, LOADING AND DRIVEWAYS
 CHAPTER 807 - LANDSCAPING AND SCREENING
 CHAPTER 808 – PRESERVATION OF TREES and VEGETATION
 CHAPTER 809 – WETLANDS
 CHAPTER 810 – LANDSLIDE HAZARDS

TITLE X UNIFIED DEVELOPMENT CODE

CHAPTER 200 - URBAN GROWTH PRELIMINARY DECLARATION

Sec. 200.020. - Urban Growth Preliminary Declaration required; term and fee.

(a) Prior to subdivision plat approval for a residential or commercial subdivision, or application for a building permit for any development where no subdivision is contemplated, a developer shall first obtain an Urban Growth Preliminary Declaration if the development is within the urban growth area (UGA), or is within the urban service area (USA), but precedes city construction of required facilities that are shown in the adopted capital improvement plan, public facilities plan or comparable plan for the area of the development.

Response: The City of Tualatin has identified a Urban Growth Preliminary Declaration application as required for this project as noted in the pre-application Conference notes below. These facilities have been/will be provided by this project.

1. The subject property is located outside of the Urban Service Area. A UGA permit will be required subject to the type of development. A UGA permit requires an applicant to provide linking and boundary facilities to their property as follows:
 - a. Pursuant to *Salem Revised Code* (SRC 200.035), the extent of required improvements includes the Turner Road SE frontage of the subject property and the adjacent parcel (4375 Turner Road SE). The applicant is required to construct a 23-foot-wide half-street improvement to Turner Road SE along the extent of required improvements.
 - b. Convey land for dedication to equal a half width right-of-way of up to 36 feet along the property frontage of Turner Road SE.

(b) Prior to issuance of a building permit for a single family residence or duplex in a subdivision subject to subsection (a) of this section, and prior to issuing a certificate of occupancy for any other development subject to subsection (a) of this section, the Building Official shall ascertain that all required facilities identified in the Urban Growth Preliminary Declaration have been provided consistent with the UDC.

Response: As designed and submitted, required facilities have been provided consistent with the UDC.

(c) It shall be unlawful for any person to construct or commence construction of any single family residence or duplex in a subdivision subject to subsection (a) of this section, or to occupy (except under a temporary occupancy certificate issued pursuant to UBC section 306(d) and subsection (d) of this section) any other development subject to subsection (a) of this section without first obtaining an Urban Growth Preliminary Declaration.

Response: An Urban Growth Preliminary Declaration application is included in this application package.

(d) Notwithstanding the provisions of subsection (b) of this section, the Building Official may issue a temporary occupancy certificate as provided in UBC section 306(d) if the required facilities identified in the applicable Urban Growth Preliminary Declaration have been provided consistent with the UDC.

Response: Required facilities have been provided as required to support this application.

(e) The fee for an Urban Growth Preliminary Declaration shall be as prescribed by resolution of the Council.

Response: This review fee has been paid.

CHAPTER 205 - VALIDATION OF UNIT OF LAND

Sec. 205.060. - Validation of unit of land.

(a) Applicability. The purpose of this section is to provide a process whereby a unit of land unlawfully created may be lawfully established. This section shall only be used to validate units of land created before January 1, 2007. For purposes of this section:

(1) A unit of land is unlawfully created if the unit of land was created through a sale that did not comply with the criteria applicable to the creation of the unit of land at the time of sale; and

(2) A unit of land does not include a unit of land created solely to establish a separate tax account, a unit of land created by gift, or a unit of land created through any other method that is not considered a sale.

(b) Procedure type. A validation of a unit of land is processed as a Type II procedure under SRC chapter 300.

(c) Submittal requirements. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for the validation of a unit of land shall include the following information:

(1) The recorded deed or land sales contract that created the unit of land;

(2) For a unit of land unlawfully created within the City, a copy of the land division and zoning regulations applicable to the property at the time the unit of land was created;

(3) For a unit of land unlawfully created outside the City, a written statement from the county identifying the zoning of the property at the time the unit of land was created and either:

(A) A written statement from the county confirming the unit of land could have complied with the applicable criteria for creation of the unit of land in effect when it was created; or

- (B) A copy of the land division and zoning regulations applicable to the property at the time the unit of land was created; and
- (4) A plat prepared in accordance with SRC 205.035 and ORS 92.
- (d) Criteria. The validation of a unit of land shall be approved if the following criteria are met:
- (1) The unit of land is not a lawfully established unit of land;
 - (2) The unit of land was created through sale by deed or land sales contract executed and recorded before January 1, 2007;
 - (3) The unit of land could have complied with applicable criteria for the creation of the unit of land in effect when the unit of land was sold; and
 - (4) The plat complies with SRC 205.035 and ORS 92.
- (e) Exception. Notwithstanding subsection (d)(3) of this section, the Review Authority may approve an application to validate a unit of land that was unlawfully created prior to January 1, 2007, if approval was issued for a permit to allow the construction or placement of a dwelling or other building on the unit of land after the sale.
- (f) Expiration; recording.
- (1) The validation of a unit of land shall expire as provided under SRC 300.850 unless the plat of the validated unit of land is recorded with the applicable county.
 - (2) A copy of the recorded plat shall be provided to the Director within 30 days of the date of recording with the county.
- (g) Effect of validation of unit of land. Development or improvement of a unit of land validated pursuant to this section must comply with all applicable requirements of the UDC in effect at the time a complete application for development or improvement of the unit of land is submitted.
- Response: Please refer to the Legal Lot Narrative and the Chain of Title documents, provided by KC Development, included in this application package.**

CHAPTER 220. - SITE PLAN REVIEW

Sec. 220.005. - Site plan review.

(a) Applicability.

(1) Except as provided in subsection (a)(2) of this section, site plan review approval is required:

Response: Site Plan Review is required for this project.

(b) Classes. The three classes of site plan review are:

(3) Class 3 site plan review. Class 3 site plan review is site plan review for any development under subsection (a)(1) of this section that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:

Response: This project requires a Class 3, Site Plan Review.

(c) Procedure type.

(3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.

Response: This Class 3, Site Plan application will be processed as a Type II.

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

(2) Class 3 site plan review. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:

(A) All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;

(B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;

(C) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;

(D) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;

(E) The location of drainage patterns and drainage courses, if applicable;

(F) A preliminary utility plan showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services;

(G) Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;

(H) A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and

(I) A Transportation Impact Analysis, if required by SRC chapter 803.

Response: This application includes all items listed above under a Class 2 Site Plan Review as well as the items listed for a Type 3 Site Plan review.

(f) *Criteria.*

(3) Class 3 site plan review. An application for Class 3 site plan review shall be granted if:

(A) The application meets all applicable standards of the UDC;

(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;

(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Response: As defined, this application meets these criteria.

CHAPTER 250 - Adjustments

250.005 Adjustments

(a) Applicability.

(1) Classes.

(B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

Response: A Class 2 Adjustment application is required to allow a decreased distance between the neighbor's driveway to the north and the northern most proposed driveway for this project. As proposed the distance between these two driveways is approximately 280-ft. which is a 24.3% change to the standard.

(d) Criteria.

(2) 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:

(ii) Equally or better met by the proposed development.

Response: The requested adjustment will equally or better meet the purpose of this development standard, as illustrated below.

This adjustment request is being made for the below reasons. We believe that allowing this adjustment will better meet the specific standard of which the adjustment is requested.

- **To provide accesses located to maximize usage of the property, i.e., size and location of building**
- **To provide project access on the straight section of roadway.**
- **To provide access separated from the awkward configuration of the 37th Street and the Riverbend driveway connection on the east side of the street.**

CHAPTER 554. – IG – GENERAL INDUSTRIAL

Sec. 554.005 Uses.

- a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG zone are set forth in Table 554-1.

TABLE 554-1. USES

Wholesale Sales, Storage, and Distribution		
General wholesaling	P	
Heavy wholesaling	S	Scrap and waste material wholesalers, subject to SRC 700.065 .
	C	Chemicals and allied products wholesalers.
	P	All other heavy wholesaling.
Warehousing and distribution	P	
Self-service storage	P	

Response: Warehousing and distribution is a permitted use in the IG zone, under the Wholesale Sales, Storage and Distribution category.

Sec. 554.010 Development Standards.

TABLE 554-3. SETBACKS

Abutting Street		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to all uses	Min. 5 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	

Interior Front		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	
Interior Side		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	

Interior Rear		
Buildings		
All uses	Zone-to-zone setback (Table 554-4)	
Accessory Structures		
Accessory to all uses	Zone-to-zone setback (Table 554-4)	
Vehicle Use Areas		
All uses	Zone-to-zone setback (Table 554-4)	

TABLE 554-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback ⁽¹⁾	Landscaping & Screening
Industrial and Employment Zone: IG and II	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft.	Type A
Limitations and Qualifications ⁽¹⁾ Zone-to-zone setbacks are not required abutting an alley.			

Response: As submitted, all required setbacks, for the building and the parking areas have been met.

TABLE 554-5. LOT COVERAGE; HEIGHT

Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Height		
Buildings		
All uses	Max. 70 ft.	
Accessory Structures		
Accessory to uses	Max. 70 ft.	

(e) Industrial performance standards. Within the IG zone no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

Response: The proposed building height is 42'-8", below the 70-foot limit.

Sec. 554.015. - Other provisions.

In addition to the standards set forth in this chapter, development within the IG zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

- (a) Trees and Shrubs: SRC chapter 86.
- (b) Wireless Communications Facilities: SRC chapter 703.
- (c) General Development Standards: SRC chapter 800.
- (d) Public Improvements: SRC chapter 802.
- (e) Streets and Right-of-Way Improvements: SRC chapter 803.
- (f) Driveway Approaches: SRC chapter 804.
- (g) Vision Clearance: SRC chapter 805.
- (h) Off-Street Parking, Loading and Driveways: SRC chapter 806.
- (i) Landscaping and Screening: SRC chapter 807.

(j) Preservation of Trees and Vegetation: SRC chapter 808.

(k) Wetlands: SRC chapter 809.

(l) Landslide Hazards: SRC chapter 810.

(m) Sign Code: SRC chapter 900.

Response: All applicable code sections are addressed within this narrative document.

CHAPTER 800. - GENERAL DEVELOPMENT STANDARDS

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

Unless otherwise provided under the UDC, the standards set forth in this section shall apply to fences, walls, hedges, gates, and retaining walls in all zones.

Response: No fences, walls, or gates are proposed.

Sec. 800.055. - Solid waste service areas.

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

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

Response: These standards and criteria apply to this project.

(b) *Solid waste receptacle placement standards.* All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of four inches thick, or on an asphalt pad that is a minimum of six inches thick. The pad shall have a slope of no more than a three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.

(1) *Pad area.* In determining the total concrete pad area for any solid waste service area:

(A) The pad area shall extend a minimum of one foot beyond the sides and rear of the receptacle; and

(B) The pad area shall extend a minimum three feet beyond the front of the receptacle.

(C) In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles.

(2) *Minimum separation.*

(A) A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.

(B) A minimum separation of five feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

(3) *Vertical clearance.*

(A) Receptacles two cubic yards or less in size shall be provided with a minimum of eight feet of unobstructed overhead or vertical clearance for servicing.

(B) Receptacles greater than two cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing.

Response: Trash enclosures have been designed to meet these requirements.

(c) *Permanent drop box and compactor placement standards.*

(1) All permanent drop boxes shall be placed on a concrete pad that is a minimum of six inches thick. The pad shall have a slope of no more than one percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.

(2) All permanent compactors shall be placed on a concrete pad that is structurally engineered or in compliance with the manufacturer specifications. The pad shall have a slope of no more than three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.

(3) Pad area. The pad area shall be a minimum of 12 feet in width. The pad area shall extend a minimum of five feet beyond the rear of the permanent drop box or compactor.

(4) Minimum separation. A minimum separation of five feet shall be provided between the permanent drop box or compactor and any combustible walls, combustible roof eave lines, or building or structure openings.

Response: No drop box or compactor will be utilized with this project.

(d) *Solid waste service area screening standards.*

(1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum six-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property shall also include any residentially zoned property located across an alley from the property.

(2) Existing screening at the property line shall satisfy screening requirements if it includes a six-foot-tall sight-obscuring fence or wall.

Response: Trash/recycling enclosures with 6' high screen walls will be provided.

(e) *Solid waste service area enclosure standards.* When enclosures are used for required screening or aesthetics, such enclosures shall conform to the following standards:

(1) *Front opening of enclosure.* The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

(2) *Measures to prevent damage to enclosure.*

(A) Enclosures constructed of wood or chain-link fencing material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacle impacts.

(B) Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.

(C) The requirements under subsections (e)(2)(A) and (B) of this section shall not apply if the enclosure is designed to be separated:

(i) A minimum distance of two feet from the sides of the container or receptacles; and

(ii) A minimum of three feet from the rear of the container or receptacles.

(3) *Enclosure gates.* Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is less than 15 feet in width, the gates shall open a minimum of 120 degrees. For any opening that is 15 feet or greater in width, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.

(4) *Prohibited enclosures.* Receptacles shall not be stored in buildings or entirely enclosed structures unless the receptacles are:

(A) Stored in areas protected by an automatic sprinkler system approved by the City Fire Marshal; or

(B) Stored in a building or structure of a fire resistive Type I or Type IIA construction that is located not less than ten feet from other buildings and used exclusively for solid waste receptacle storage.

Response: The solid waste and recycling area will have two, front opening, 10' wide metal gates which will open 120 degrees.

(f) *Solid waste service area vehicle access.*

(1) Vehicle operation area.

(A) A vehicle operation area shall be provided for solid waste collection service vehicles that is free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle, or, in the case of multiple receptacles within an enclosure, in front of every enclosure opening.

Response: Trash/recycling enclosures are in locations with more than the required operation area stated above.

(4) Signs. "No Parking" signs shall be placed in a prominent location on the enclosure, or painted on the pavement in front of the enclosure or receptacle, to ensure unobstructed and safe access for the servicing of receptacles.

Response: The solid waste and recycling enclosure is located in the truck court which will provide generous access.

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.

Response: Exterior lighting will be provided from the building which will have cut offs so as not to shine 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: Exterior lighting will be provided around 25' above finished grade and will have cut offs so as not to shine onto adjacent properties or cast glare onto the public right of way.

Sec. 800.065. - Pedestrian access.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section.

(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) 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 800-6).

Response: A pedestrian connection of a concrete sidewalk is provided from the main building entry to the Turner Rd. right-of-way, as shown on the Site Plan.

(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 800-7).

Response: The closest transit stop to the subject property is at 32nd and Litchfield, which is approximately 1.3 miles from the site. (There is no transit stop within 20-feet of this property.)

(3) *Connection through off-street parking areas.*

(A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance as provided in this subsection.

Response: Off-street parking is located just south of the building with a sidewalk adjacent connecting the main entries and parking.

(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:

Response: No such path or trail has been identified in association with this project.

(5) *Connection to abutting properties.* Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided. A pedestrian connection is not required, however:

Response: There is not a vehicular connection to an abutting property.

(b) *Design and materials.* Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza.

(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.

Response: All proposed walkways are paved and a minimum of 5-feet in width.

(B) Where a walkway crosses driveway, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

Response: Walkways which cross the asphalt parking areas will be constructed of concrete.

(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

Response: Where a pedestrian connection of a concrete sidewalk is provided adjacent to parking or drive, it will be separated by a raised curb a minimum of 4”.

(2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Response: Where a pedestrian connection of a concrete sidewalk is provided adjacent to parking the sidewalk has been increased to 7’ in width to allow for vehicle overhang.

(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: Pedestrian site lighting will be provided via building mounted fixtures. An Exterior lighting plan will be submitted for approval with the building permit.

CHAPTER 802. - PUBLIC IMPROVEMENTS

Sec. 802.015. - Development to be served by city utilities.

Except as provided under SRC 802.035 and 802.040, all development shall be served by city utilities designed and constructed according to all applicable provisions of the Salem Revised Code and the Public Works Design Standards.

Sec. 802.020. - Easements.

Subject to any constitutional limitations, the conveyance or dedication of easements for city utilities may be required as conditions of development approval. Easements may be required that are necessary for the development of adjacent properties. Easements shall, where possible, be centered on, or abut property lines, and shall be not less than ten feet in width. No building, structure, tree, or other obstruction other than landscaping shall be located within an easement required by this section.

Response: This project will be served by Public Utilities as illustrated on the Preliminary Utility Plan.

Sec. 802.025. - Utilities to be placed underground.

(a) Except as otherwise provided in this section, all utility service shall be provided by underground facilities.

- (b) In industrial and employment and commercial zones, electrical service may be provided by overhead wires where underground utility service is unavailable.
- (c) Stormwater management shall be provided by above ground and below ground facilities.

Response: All utilities are placed underground.

Sec. 802.030. - Watercourses.

- (a) Any modification to a watercourse shall conform to SRC chapter 601 and the Public Works Design Standards.
- (b) Public improvement and maintenance easements for watercourses may be required. The easements shall, at a minimum, extend 15 feet in each direction from the waterway centerline, ten feet from the top of a recognizable bank, or a sufficient width to pass ten-year flood flows or to accommodate the 100-year floodway on a FEMA regulated stream, whichever is greater. Such easements shall be of a width sufficient to allow both initial improvements and future maintenance and operations. Larger widths may be required.

Response: No modification to watercourses are proposed.

Sec. 802.040. - Private stormwater, wastewater, and water systems.

A private stormwater, wastewater, or water system may be approved by the Director if each of the following conditions are met:

- (a) City utilities necessary to serve adjacent properties and to provide needed links in the overall collection and distribution system are provided.
- (b) If the system is a water system:
 - (1) The water system conforms to the water distribution standards of the City;
 - (2) Except as authorized by state law, water from the system is not sub metered or resold to other parties;
 - (3) Each building under separate ownership has a separate water meter; and
 - (4) The properties served are located within a commercial or an industrial and employment zone.
- (c) If the system serves multiple properties under separate ownership:
 - (1) If the system is a wastewater system, the properties served are located within a commercial or an industrial and employment zone, and each building under separate ownership must have a separate wastewater monitoring manhole. Exceptions to the requirement for monitoring manholes may be granted by the Director if the owner of the system shows that no proposed use has any likelihood of discharging hazardous or illegal materials into the City's wastewater system.
 - (2) An agreement is executed by the utility owner and the owner of the property served by the system. The agreement shall be recorded in the deed records of the applicable county and provide that:
 - (A) The system serving the property is private;
 - (B) The City has no responsibility to maintain the system;
 - (C) The system will not be accepted by the City unless the system was constructed in a manner that conforms to the Public Works Design Standards;
 - (D) A perpetual right of access to read and maintain the meters and inspect the system is granted to the City; and

(E) Persons served by the system assume responsibility for any repairs required for the City.

Response: Water, sewer, and storm systems are private and comply with the City of Salem standards.

CHAPTER 803- STREETS and RIGHT-Of-WAY IMPROVEMENTS

Sec. 803.015. - Traffic impact analysis.

(a) *Purpose.* The purpose of a traffic impact analysis is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.

Response: Please refer to the Traffic Report included in this application package.

Sec. 803.020. - Public and private streets.

(a) *Public streets.* Except as provided in subsection (b) of this section, all streets shall be public streets.

(b) Except as otherwise provided in this chapter, streets shall have an improved curb-to-curb pavement width as set forth in Table 803-2.

(c) Additional right-of-way, easements, and improvements may be required to accommodate the design and construction of street improvement projects due to steep slopes, soils, water features, wetlands, transit bus bays, and other physical constraints.

(d) Additional right-of-way and roadway improvements at the intersections of parkways, major arterial, minor arterial, and collector streets, and at intersections and access points for high traffic generators, including, but not limited to, shopping centers, schools, major recreational sites, and office complexes, may be required. The design of all intersections shall conform to the Public Works Design Standards.

(e) When an area within a subdivision is set aside for commercial or industrial uses, or where probable future conditions warrant, dedication and improvement of streets to greater widths than those provided in subsection (a) of this section may be required.

Response: Public improvements provided on streets adjacent to the site as required.

CHAPTER 804. – DRIVEWAY APPROACHES

Sec. 804.001. - Purpose.

Sec. 804.015. - Driveway approach permit required.

Except as otherwise provided in this chapter, a driveway approach permit shall be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.

Sec. 804.025. - Class 2 driveway approach permit.

(a) Required. A Class 2 driveway approach permit is required for:

Response: This project requires a Class 2 Driveway Approach permit.

(b) Procedure type. A Class 2 driveway approach permit is processed as a Type II procedure under SRC chapter 300.

Response: The Class 2 Driveway Approach application is included in this package for concurrent review.

(c) Submittal requirements. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 2 driveway approach permit shall include the following:

- (1) A completed application form.
- (2) A site plan, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
 - (A) The location and dimensions of the proposed driveway approach;
 - (B) The relationship to nearest street intersection and adjacent driveway approaches;
 - (C) Topographic conditions;
 - (D) The location of all utilities;
 - (E) The location of any existing or proposed buildings, structures, or vehicular use areas;
 - (F) The location of any trees and vegetation adjacent to the location of the proposed driveway approach that are required to be protected pursuant to SRC chapter 808; and
 - (G) The location of any street trees adjacent to the location of the proposed driveway approach.

Response: All of these items and information have been included in this application package.

(3) Identification of the uses or activities served, or proposed to be served, by the driveway approach.

Response: This project proposes the new construction of a single building of approximately 208,000 SF with associated site improvements.

(d) Criteria. A Class 2 driveway approach permit shall be granted if:

(1) The proposed driveway approach meets the standards of this chapter and the Public Works Design Standards;

Response: As designed and proposed, the driveway approach meets the standards of this chapter and the Public Works Design Standards.

(2) No site conditions prevent placing the driveway approach in the required location;

Response: No Site conditions prevent the placing the driveway in the proposed location.

(3) The number of driveway approaches onto an arterial are minimized;

Response: This project proposes a single driveway from Turner Rd., into the site.

(4) The proposed driveway approach, where possible:

- (A) Is shared with an adjacent property; or
- (B) Takes access from the lowest classification of street abutting the property;

Response: The proposed driveway takes access from Turner Rd., which is classified as a Minor Arterial. No other streets abut the site. A shared access is not feasible.

(5) The proposed driveway approach meets vision clearance standards;

Response: The proposed driveway access meets all of the Vision Requirements as discussed in Chapter 805 of this narrative document.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Response: As discussed in the traffic report, included in this application submittal, the proposed driveway location facilitates safe turning movements and does not create traffic hazards.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Response: As proposed, the driveway approach does not result in significant adverse impacts to the vicinity.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Response: As discussed in the traffic report, included in this application submittal, the proposed driveway location will have the minimal impact available.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Response: As proposed, the driveway approach will not impact residentially zoned property, as the area is primarily industrial in nature. Furthermore, the functionality of adjacent streets will not be adversely impacted.

Sec. 804.050. - Driveway approach development standards.

Driveway approaches shall conform to the following development standards:

- (a) Design and construction. Driveway approaches shall be designed and constructed in conformance with this chapter and the Public Works Design Standards.

Response: The proposed driveway is designed in compliance with all applicable Public Works Standards.

CHAPTER 805. - VISION CLEARANCE

Sec. 805.005. - Vision clearance areas.

(b) *Intersections with driveways, flag lot accessways, and alleys.* Vision clearance areas at intersections of streets and driveways, streets and flag lot accessways, streets and alleys, and alleys and driveways shall comply with the following:

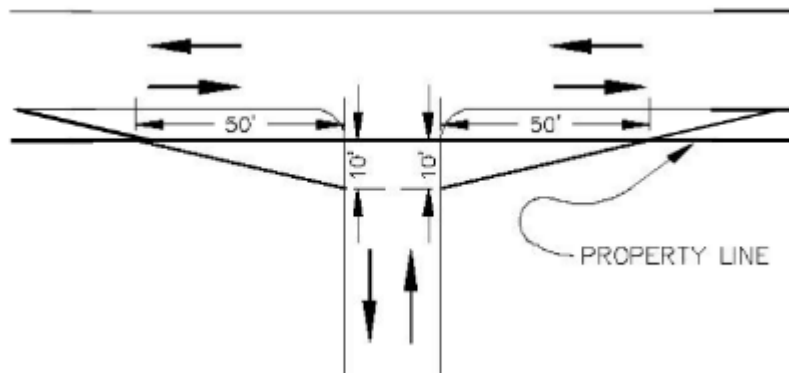
- (1) *Driveways.*

(B) Driveways serving uses other than single family and two family.

Driveways serving uses other than single family and two family shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley (see Figure 805-5).

Response: Vision clearance standards are respected at the driveway as depicted in Figure 805-5, below.

FIGURE 805-5. DRIVEWAYS SERVING USES OTHER THAN SINGLE FAMILY AND TWO FAMILY



Sec. 805.010. - Obstructions to vision prohibited.

Except as otherwise provided in this section, vision clearance areas shall be kept free of temporary or permanent obstructions to vision from 30 inches above curb level to 8.5 feet above curb level; provided, however, where there is no curb, the height shall be measured from the street shoulder. As used in this section, temporary or permanent obstruction includes any obstruction located in the right-of-way adjacent to the vision clearance area.

Response: These areas are clear of all visual obstructions. Please refer to the Site Plan, Landscape Plan and the TIS.

CHAPTER 806. - OFF-STREET PARKING, LOADING AND DRIVEWAYS

Sec. 806.015. - Amount off-street parking.

(a) *Minimum required off-street parking.* Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those in Table 806-1.

Table 806-1. Minimum Off-Street Parking

Use	Minimum Number of Spaces Required ⁽¹⁾
General wholesaling	1 per 1,500 sq. ft.
Heavy wholesaling	
Warehousing and distribution	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)
Self-service storage	1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)
	1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)

Response: This project proposes a 206,975 SF. Warehouse and Distribution use building with accessory office. As such, the project will require:
1 parking space per 15,000 SF for warehouse and distribution use. 1 parking space per 350 SF for office use.

197,975/15,000 = 13.2 (14) spaces required for warehouse and distribution.

9,000/350=25.7 (26) spaces required for office.

40 total spaces required.

(b) *Compact parking.* Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.

Response: No compact spaces are proposed.

(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 the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

Response: 4 carpool/vanpool spaces will be provided.

(d) *Maximum off-street parking.*

(1) Maximum off-street parking is based upon the minimum number of required off-street parking spaces. Except as otherwise provided in this section, and otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A.

Table 806-2A.

TABLE 806-2A. MAXIMUM OFF-STREET PARKING	
Minimum Number of Off-Street Parking Spaces Required (From Table 806-1)	Maximum Number of Off-Street Parking Spaces Allowed
20 spaces or less	2.5 times minimum number of spaces required.
More than 20 spaces	1.75 times minimum number of spaces required.

Response: 40 off-street parking spaces are required. Therefore, a maximum of 70 spaces are allowed.

Sec. 806.035. - Off-street parking and vehicle use area development standards for uses or activities other than single family and two family.

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than single family and two family shall be developed and maintained as provided in this section.

(a) *General applicability.* The off-street parking and vehicle use area development standards set forth in this section shall apply to:

Response: These standards apply to this project and the subject parking areas
(b) *Location.*

(1) *Generally.* Off-street parking and vehicle use areas shall not be located within required setbacks.

Response: None of the proposed parking is located within a setback.

(c) *Perimeter setbacks and landscaping.*

(1) *Perimeter setbacks and landscaping, generally.*

(A) *Perimeter setbacks.* Perimeter setbacks, as set forth in this subsection, 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. Perimeter setbacks for parking garages are set forth under subsection (c)(5) of this section. Perimeter setbacks are not required for:

Response; This code section applies to this project.

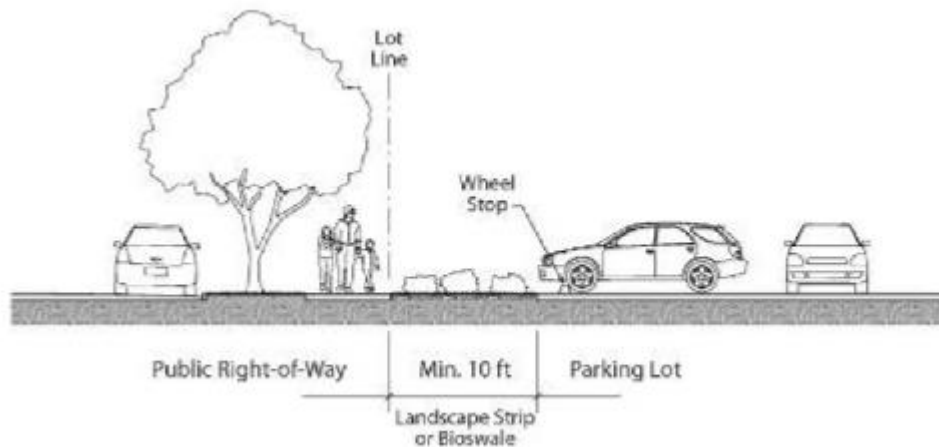
(B) *Perimeter landscaping.* Required perimeter setbacks for off-street parking and vehicle use areas shall be landscaped as set forth in this subsection.

(2) *Perimeter setbacks and landscaping abutting streets.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting a street shall be setback and landscaped according to one the methods set forth in this subsection. Street trees located along an arterial street may be counted towards meeting the minimum required number of plant units.

(A) *Method A.* The off-street parking and vehicle use area shall be setback a minimum of ten feet (see Figure 806-1). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Response: A ten-foot buffer is planted via method A. Please see landscape plans.

FIGURE 806-1. PERIMETER SETBACKS AND LANDSCAPING ABUTTING STREETS - METHOD A



(3) *Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Response: A five-foot side and rear buffer is planted to type A landscape standard. Please see the landscape plans.

(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 five-foot-wide landscape strip, planted to the Type A standard set forth in SRC chapter 807, or by a minimum five-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.

Response: A minimum five-foot buffer between the building, parking, and vehicular use area is planted to a type A landscape standard. Please see the landscape plans.

(d) *Interior landscaping.*

(1) *Interior landscaping, generally.* Interior landscaping, as set forth in this subsection, shall be required for off-street parking areas 5,000 square feet or greater in size; provided, however, interior landscaping is not required for:

Response: 5% Interior parking lot landscaping is required and has been provided. Please see the landscape plans.

(2) *Minimum percentage of interior landscaping required.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For purposes of this subsection, the total interior area of an off-street parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways. Perimeter landscaped setbacks and required landscape strips separating off-street parking areas from buildings and structures shall not count towards satisfying minimum interior landscaping requirements.

Response: Interior parking lot area = 12,505 sf.

TABLE 806-5. INTERIOR OFF-STREET PARKING AREA LANDSCAPING

Total Interior Area of Off-Street Parking Area	Percentage Required to be Landscaped
Less than 50,000 sq. ft.	Min. 5%
50,000 sq. ft. and greater	Min. 8%

(3) *Trees.* A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays, and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

Response: There are (6) interior parking lot trees required based on the 70 proposed parking spaces. There are (9) shade trees proposed throughout the parking lot.

(4) *Landscape islands and planter bays.* Landscape islands and planter bays shall have a minimum planting area of 25 square feet, and shall have a minimum width of five feet (see Figure 806-7).

Response: Planting islands located between parking stalls are 80 SF or larger and a minimum of 5'-0" wide.

(e) *Off-street parking area dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6; provided, however, minimum off-street parking area dimensions shall not apply to:

Response: All proposed off-street parking areas conform to minimum dimensional standards.

(f) *Grade.* Off-street parking and vehicle use areas shall not exceed a maximum grade of ten percent. Ramps shall not exceed a maximum grade of 15 percent.

Response: As proposed, maximum grades within the parking and maneuvering areas do not exceed 15%.

(g) *Surfacing.* Off-street parking and vehicle use areas shall be paved with a hard surface material meeting the Public Works Design Standards; provided, however, up to two feet of the front of a parking space may be landscaped with ground cover plants (see Figure 806-9). Such two-foot landscaped area counts towards meeting interior off-street parking area landscaping requirements, but shall not count towards meeting perimeter setbacks and landscaping requirements. Paving is not required for:

(1) Vehicle storage areas within the IG zone.

Response: Parking and vehicle areas will be paved either with asphalt or concrete.

(h) *Drainage.* Off-street parking and vehicle use areas shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Response: Storm drainage for the parking and vehicle areas has been designed in conformance with City of Salem design standards.

(i) *Bumper guards or wheel barriers.* Off-street parking and vehicle use areas shall include bumper guards or wheel barriers so that no portion of a vehicle will overhang or project into required setbacks and landscaped areas, pedestrian accessways, streets or alleys, or abutting property; provided, however, bumper guards or wheel barriers are not required for:

Response: The project proposes 6" curbs as wheel barriers from landscaped areas and pedestrian access ways.

(j) *Off-street parking area striping.* Off-street parking areas shall be striped in conformance with the off-street parking area dimension standards set forth in Table 806-6; provided, however, off-street parking area striping shall not be required for:

Response: All off-street parking has been striped as required.

(k) *Marking and signage.*

(1) *Off-street parking and vehicle use area circulation.* Where directional signs and pavement markings are included within an off-street parking or vehicle use area to control vehicle movement, such signs and marking shall conform to the Manual of Uniform Traffic Control Devices.

Response: Directional signs and pavement markings will conform to the required standards.

(l) *Lighting.* Lighting for off-street parking and vehicle use areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses or activities falling under household living, or cast glare onto the street.

Response: Exterior lighting will be provided around 25' above finished grade and will have cut offs so as not to cast glare onto the public right of way.

(m) *Off-street parking area screening.* Off-street parking areas with more than six spaces shall be screened from abutting residentially zoned property, or property used for uses or activities falling under household living, by a minimum six-foot-tall sight-obscuring fence, wall, or hedge; provided, however, screening is not required for vehicle storage areas within the IG zone.

Response: The property does not abut residentially zoned property or property used for household living activities. Therefore, this criterion does not apply.

Sec. 806.040. - Driveway development standards for uses or activities other than single family or two family.

Unless otherwise provided under the UDC, driveways for uses or activities other than single family or two family shall be developed and maintained as provided in this section.

(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. The driveway approaches to the driveways shall conform to SRC chapter 804.

Response: Driveways will be ingress and egress, with adequate turnaround. A Class 2 Adjustment has been to this application to address the spacing of the driveways.

(b) *Location.* Driveways shall not be located within required setbacks except where:

(1) The driveway provides direct access to the street, alley, or abutting property.

(2) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.

Response: The driveway does not encroach on setbacks except to access rights-of-way.

(c) *Setbacks and landscaping.*

(1) *Perimeter setbacks and landscaping, generally.* Perimeter setbacks and landscaping as set forth in this subsection shall be required for driveways abutting streets and abutting interior front, side, and rear property lines; provided, however, perimeter setbacks and landscaping are not required where:

(A) The driveway provides direct access to the street, alley, or abutting property.

(B) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.

(2) *Perimeter setbacks and landscaping abutting streets.* Unless a greater setback is required elsewhere within the UDC, driveways abutting a street shall be setback and landscaped according to the off-street parking and vehicle use area perimeter setbacks and landscaping standards set forth under SRC 806.035(c)(2).

(3) *Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.* Unless a greater setback is required elsewhere within the UDC, driveways abutting an interior front, side, or rear property line shall be setback a minimum of five feet. The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Response: Perimeter landscaping abutting interior, front, side, and rear property lines are landscaped to type A landscape standard. Please see the landscape plans.

(d) *Dimensions.* Driveways shall conform to minimum width set forth in Table 806-7.

Response: The proposed access meets the minimum width and radius requirements.

TABLE 806-7. MINIMUM DRIVEWAY WIDTH		
Type of Driveway	Width	Inside Radius of Curves & Corners
One-way driveway	12 ft.	25 ft., measured at curb or pavement edge
Two-way driveway	22 ft.	25 ft., measured at curb or pavement edge

(e) *Surfacing.* All driveways shall be paved with a hard surface material meeting the Public Works Design Standards.

Response: All vehicular maneuvering areas including the parking areas are paved.

(f) *Drainage.* Driveways shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Response: Driveway design conforms to City of Salem Drainage Design Standards.

(g) *"No Parking" signs.* Driveways shall be posted with one "no parking" sign for every 60 feet of driveway length, but in no event shall less than two signs be posted.

Response: No Parking signage is provided at driveways and along fire lanes and at the trash enclosure. (This will be detailed in the construction documents).

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.

(2) Any change of use or activity, when such change of use or activity results in a bicycle parking ratio requiring a greater number of spaces than the previous use or activity.

(3) Any intensification, expansion, or enlargement of a use or activity.

Response: Bicycle parking is required.

Sec. 806.055. - Amount of bicycle parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-8.

Table 806-8. Minimum Bicycle Parking

TABLE 806-9. BICYCLE PARKING			
Use	Minimum Number of Spaces Required ^{(1), (2)}	Maximum Percentage of Long-Term Spaces Allowed ⁽³⁾	Limitations & Qualifications
Business and Professional Services			
Office	The greater of the following: 4 spaces; or 1 per 3,500 sq. ft. for first 50,000 sq. ft.; plus 1 per 7,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 14,000 sq. ft. for remaining square footage over 100,000 sq. ft.	25%	
Laboratory research and testing			
Office complex			

Wholesale Sales, Storage, and Distribution			
General wholesaling	1 per 15,000 sq. ft.	100%	
Heavy wholesaling			
Warehousing and distribution	The greater of the following: 4 spaces; or: 1 per 10,000 sq. ft. for first 50,000 sq. ft.; plus 1 per 20,000 sq. ft. for 50,000 to 100,000 sq. ft.; plus 1 per 30,000 sq. ft. for remaining square footage over 100,000 sq. ft.	100%	

Response: This project proposes 197,975 SF warehouse and distribution and 9,000 SF of accessory office.

Ware house and distribution requires 4 spaces or 1 per 10,000 SF for the first 50,000 SF plus 1 space per 20,000 SF for 50,000 – 100,000 SF, plus 1 space per 30,000 SF for the remaining balance.

Offices requires 4 spaces or 1 space per 3,500 SF for the first 50,000 SF.

$197,975/10,000 = 5$ spaces plus 2.5 spaces, plus 3.3 spaces = 11 spaces required for warehouse and distribution.

$9,000/3500 = 4$ spaces required for office.

The proposed 206,975 SF building requires 15 bicycle parking spaces. A bicycle rack that serves (5) bicycle parking spaces. (3) bicycle racks have been provided, (1) at each entry, to allow for a total of (15) spaces. Details have been added; refer to detail 4/A-5

Sec. 806.060. - Bicycle parking development standards.

Unless otherwise provided under the UDC, bicycle parking shall be provided in racks or lockers 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.* Except as otherwise provided in this section, bicycle parking shall be located outside a building.

(1) Bicycle parking located outside a building shall be located within a convenient distance of, and be 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.

(2) Where bicycle parking cannot be located outside a building, it may be located inside a building within a convenient distance of, and accessible from, the primary building entrance.

Response: Bicycle parking is located directly adjacent to main building entries.

(b) *Access.* 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: Bicycle parking is located along the accessible path of travel from public right-of-way to building entrances in a location free of obstructions and barriers.

(c) *Dimensions.* Except as provided in subsection (f) of this section, bicycle parking areas shall meet the following dimension requirements:

(1) *Bicycle parking spaces.* Bicycle parking spaces shall be a minimum of six feet in length and two feet in width with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side.

(2) *Access aisles.* Bicycle parking spaces shall be served by a minimum four-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Response: The above dimensions are met.

(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.

Response: Bicycle parking is located on concrete.

(e) *Bicycle racks.* Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards.

(1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to 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.

(5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Response: Exterior bike parking spaces are provided at secured loops allowing for secure anchorage.

(f) *Bicycle lockers*. Where bicycle parking is provided in lockers, the lockers shall meet the following standards:

Response: No bicycle lockers are proposed.

Sec. 806.065. - Off-street loading areas; when required.

(a) *General applicability*. Off-street loading shall be provided and maintained as required under this chapter for:

(1) Each proposed new use or activity.

Response: Off-street loading is required for a new use, however, Wholesale sales, storage and distribution does not.

Sec. 806.075. - Amount of off-street loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-9.

Response: Per Table 806-9, Wholesale sales, storage and distribution does not require off-street loading. Warehouse and Freight Movement falls within this category. Therefore, this project does not require off-street loading.

Table 806-9

Use Category/Use	Minimum Number of Spaces Required ⁽¹⁾		Dimensions			Limitations & Qualifications
			Width	Length	Height	
<u>Use Category:</u> ■ Wholesale sales, storage, and distribution	None	Less than 5,000 sq. ft.	N/A	N/A	N/A	

⁽¹⁾ Unless otherwise provided, when required loading is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.

CHAPTER 807. - LANDSCAPING AND SCREENING

Sec. 807.015. - Landscaping and screening.

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

(a) *Landscaping types.* Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.

Response: A Type A standard has been used to determine the required landscape standards.

TABLE 807-1. LANDSCAPING TYPES		
Landscaping Type	Required Plant Units (PU)	Required Screening
A	Min. 1 PU per 20 sq. ft. of landscaped area	None
B	Min. 1 PU per 20 sq. ft. of landscaped area	Min. 6-foot-tall fence, wall, or hedge
C	Min. 1 PU per 20 sq. ft. of landscaped area	Min. 6-foot-tall fence or wall
D	Min. 1 PU per 16 sq. ft. of landscaped area	Min. 6-foot-tall sight-obscuring landscaping or wall
E	Min. 1 PU per 16 sq. ft. of landscaped area	Min. 6-foot-tall wall

(b) *Plant materials and corresponding plant unit values.* Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. 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 shall provide for a minimum 75 percent coverage of required landscaped areas within five years.

Response: Plant unit values and type (evergreen or deciduous; shade tree or ornamental tree) are listed in the planting schedule. Plant spacing is based on growth rate to ensure a minimum 75% coverage of landscaped areas within five years.

TABLE 807-2. PLANT MATERIALS AND MINIMUM PLANT UNIT VALUES

Plant Material	Plant Unit (PU) Value	Size at Planting
1 mature tree	15 PU	
1 shade tree	10 PU	1.5 in. to 2 in. caliper
1 evergreen/conifer tree	5 PU	6 ft. to 8 ft. height
1 ornamental tree	2 PU	1 in. to 1.5 in. caliper
1 large deciduous or evergreen shrub (at maturity: over 4 ft. wide; 4 ft. high)	2 PU	Min. 3 gallon or balled and burlapped
1 small to medium shrub (at maturity: maximum 4 ft. wide; 4 ft. high)	1 PU	Min. 1 gallon
Lawn or other ground cover	1 PU per 50 sq. ft.	

(c) *Preservation of existing trees and vegetation.* The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

Response: Existing trees and vegetation is not utilized to satisfy landscaping requirements.

(d) *Tree replanting requirements.* In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.

(1) *Removal of trees within required setbacks.* When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper.

(2) *Removal of trees from development site.* When more than 75 percent of the existing trees, as defined under SRC chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Response: Existing trees proposed to be removed are within areas to be cleared for required roads, utilities, sidewalks, trails, and stormwater facilities. Therefore, these trees are not included in the total percentage of trees removed from the development area.

(e) *Screening standards.* Unless otherwise provided under the UDC, where screening is required in the form of a fence, wall, or landscaping, it shall conform to the following standards:

(1) *Height.* Fences and walls shall be a minimum of six feet in height. Landscaping shall be of a species that will attain a height of at least six feet within three years after planting.

(2) *Opacity.* Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping. Landscaping shall be of an evergreen species that will attain required opacity within three years after planting.

(3) *Maintenance.* Fences and walls shall be maintained in safe condition, and shall be maintained as opaque. Landscaping shall be replaced within six months after dying or becoming diseased to the point that required opacity can no longer be maintained.

Response: Proposed screening measures are designed to comply with these standards.

(g) *Street trees.* Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.

(Prior Code, § 807.015; Ord. No. 31-13)

Response: Street trees are proposed as set forth in SRC chapter 86. Please see the landscape plans.

Sec. 807.020. - Landscaping plan.

(a) All building permit applications for development subject to the landscaping requirements of this chapter shall include a landscaping plan.

(b) Landscaping plans shall be of a size and form established by the Planning Administrator, and shall include the following:

(1) Scale and north arrow.

(2) Lot dimensions and footprint of structure(s).

(3) A legend indicating the linear footage of perimeter setbacks abutting a street or right-of-way; the linear footage of perimeter setbacks not abutting a street or right-of-way; total building square footage; total square footage of the interior area of the off-street parking area, calculated per SRC 806.035(d)(2); and total number of parking spaces.

(4) The location and size of plant materials, identified by common and botanical names, and their expected coverage within five years.

(5) The type and location of landscaping features other than plant materials, including, but not limited to, wetlands, creeks, ponds, sculpture, and benches.

(6) Fence or wall materials, when screening is required under the UDC.

(7) Abutting land uses.

(8) The type, size, and location of:

(A) Existing trees, as defined under SRC chapter 808, existing trees less than ten inches dbh, and vegetation that will be retained to satisfy landscaping requirements of this chapter.

(B) Existing trees, as defined under SRC chapter 808, proposed for removal.

(9) Notwithstanding subsection (b)(8) of this section, where the development site is heavily wooded, only those trees that will be affected by the proposed development need to be sited accurately. The remaining trees may be shown on the plan in the general area of their distribution.

(10) An irrigation plan identifying the materials, size, and location of all components of the irrigation system.

(11) A two-year plant establishment schedule for:

(A) Landscaped areas where a permanent underground or drip irrigation system is not required because of the use of drought resistant vegetation; or

(B) New vegetation located within stormwater facilities.

Response: A Landscape Plan and Design Build Irrigation Specification have been prepared in accordance with the standards of this section.

Sec. 807.025. - Plant material standards.

All plant materials shall be, upon installation, vigorous and well-branched, with healthy and well-furnished root systems free of disease, insects, pests, and injuries.

(Prior Code, § 807.025; Ord. No. 31-13)

Response: All plant materials will be specified to industry standard.

Sec. 807.030. - Tree protection measures during construction.

Trees used to meet the landscaping requirements set forth in this chapter shall be protected during construction as provided under SRC chapter 808.

Response: Tree protection location and details are located on the landscape plans. Please see L1.0 for tree removal and tree protection detail.

Sec. 807.040. - Irrigation.

(a) A permanent underground or drip irrigation system with an approved backflow prevention device shall be provided for all landscaped areas required under the UDC; provided, however, a permanent underground or drip irrigation system is not required for:

(1) Existing healthy vegetation that has been established for at least two years and that is being preserved to meet the landscaping requirements under this chapter;

(2) New vegetation that is drought resistant, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material; and

(3) New vegetation located within stormwater facilities as required by the Public Works Design Standards, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material.

Response: An automatic irrigation system is proposed.

(b) Wherever feasible, sprinkler heads irrigating lawns or other high-water-demand landscape areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubbery, or other reduced-water-requirement areas.

Response: The irrigation system will be zoned according to plant community and water requirements.

CHAPTER 808. - PRESERVATION OF TREES AND VEGETATION

Sec. 808.001. - Purpose.

The purpose of this chapter is to provide for the protection of heritage trees, significant trees, and trees and native vegetation in riparian corridors, as natural resources for the city, and to increase tree canopy over time by requiring tree preservation and planting of trees in all areas of the city.

Response: There are no heritage trees or riparian corridors on the project site. There are however, 4 significant trees.

Sec. 808.025. - Trees on lots or parcels 20,000 square feet or greater.

No person shall, prior to site plan review or building permit approval, remove a tree on a lot or parcel that is 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Nothing in this section shall be construed to require the retention of trees, other than heritage trees, significant trees, and trees and vegetation in riparian corridors, beyond the date of site plan review or building permit approval, if the proposed development is other than single family residential, two family residential, three family residential, four family residential, or a cottage cluster.

Response: The project site is larger than 20,000 SF. None of the surrounding lots are under the same ownership. A Tree Variance will be submitted for this project.

Sec. 808.045

Sec. 808.045. - Tree variances.

(a) Applicability. Tree variances may be granted to allow deviation from the requirements of this chapter where the deviation is reasonably necessary to permit the otherwise lawful development of a property.

(b) Procedure type. A tree variance is processed as a Type II procedure under SRC chapter 300.

Response: The Tree Variance application will be processed concurrently with the Site Plan Review / Validation of Unit of Land, Urban Growth Preliminary Declaration, Class 2 Driveway Approach, and Class 2 Adjustment.

(c) Submittal requirements. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a tree variance shall include the following:

(1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

(A) The total site area, dimensions, and orientation relative to north;

Response: Please see sheet L1.0 Tree Removal & Protection Plan

(B) The location of any existing structures on the site;

Response: Please see sheet C02 Existing Conditions

(C) Identification of the type, size, and location of all existing trees on the property;

Response: Please see sheet L1.0 Tree Removal & Protection Plan

(D) Identification of those trees proposed for preservation and those designated for removal; and

Response: Please see sheet L1.0 Tree Removal & Protection Plan

(E) The location of roads, bridges, utilities, and other improvements;

Response: Please see sheet L1.1 Landscape Plan & C10 Hardscape Plan

(2) In addition to the information required by subsection (c)(1) of this section, when a riparian corridor is located on the property, an application for a tree variance shall include:

Response: There are no riparian corridors located on the property.

(d) Approval criteria. A tree variance shall be granted if either of the following criteria is met:

(1) Hardship.

Response: Hardship (1) applies to this variance request. There are 45 trees identified on the site, including 4 that have been identified as significant. There are no Heritage trees on this site.

(A) There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be most effectively relieved by a variance; and

Response: There are 4 significant trees identified on the site. The location of two of these trees would severely limit the ability to retain and treat storm water as required by development of the property.

(B) The proposed variance is the minimum necessary to allow the otherwise lawful proposed development or activity; or

Response: The Variance requests the removal of two of the significant trees, which is the minimum number necessary to allow for the full development of the site and above ground storm water management as required by Salem code.

(e) Conditions of approval.

(1) Conditions may be imposed on the approval of a tree variance to ensure compliance with the approval criteria and to limit any adverse impacts that may result from granting the tree variance.

Response: Noted.

CHAPTER 809. - WETLANDS

Sec. 809.001. - Purpose.

The purpose of this chapter is to identify those wetlands located within the City which are significant and non-significant, and to establish the foundation for a wetlands protection program that will provide for the long-term protection of wetlands within the City.

Response: Please refer to the Wetland Determination prepared by Pacific Habitat, which is included in this application package.

CHAPTER 810. - LANDSLIDE HAZARDS

Sec. 810.001. - Purpose.

The purpose of this chapter is to implement the Geologic Hazards Policy of the Scenic and Historic Areas, Natural Resources, and Hazards section of the Salem Area

Comprehensive Plan and to promote the public health, safety and welfare by:

- (a) Assessing the risk that proposed uses or activities will adversely affect the stability and slide susceptibility of an area;
- (b) Establishing standards and requirements for the use and development of land within landslide hazard areas; and
- (c) Mitigating risk within landslide hazard areas.

Response: Please refer to the Landslide Memo included in this application package.