

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

PLANNING ADMINISTRATOR DECISION FOR SITE PLAN REVIEW

AMANDA NO.: 21-122785-RP
DATE OF DECISION: February 7, 2022
PROPERTY LOCATION: 1185 22nd Street SE
APPLICANT: City of Salem (via Like Gamazel)
REPRESENTATIVE: Merryman Barnes Architects, Inc. (via Amy Provost)
ZONE: IC (Industrial Commercial)
COMPREHENSIVE PLAN: IC (Industrial Commercial)
OVERLAY: None

REQUEST

A Class 2 Site Plan Review for an interior remodel and minor exterior site improvements for a 18,400 square foot navigation center (i.e. non-profit shelter) and compliance with House Bill 2006 (2021). The subject property is approximately 0.42 acres in size, zoned IC (Industrial Commercial), and located at 1185 22nd Street SE (Marion County Assessor map and tax lot number(s): 073W35AB / 4500).

FINDINGS

The purpose of the review is to ensure the use of a building for an emergency shelter, for the proposed shelter located at 1185 22nd Street SE, meets the requirements in House Bill 2006 (2021), Section 3. The proposed site plan is included as **Attachment A**.

Pursuant to SRC 220.005(b)(2), Class 2 site plan review is required for any development that requires a building permit, other than development subject to Class 1 site plan review, or prior to commencement of work for any of the activities identified under SRC 220.005(a)(1)(B) when a building permit is not otherwise required, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

1. Approval Criteria

(A) House Bill 2006 (2021):

SECTION 11.

(1) A local government shall approve an application for the development or use of land for an emergency shelter, as defined in section 2 of this 2021 act, on any

property, notwithstanding ORS chapter 195, 197, 197A, 215 or 227 or any statewide plan, rule of the Land Conservation and Development Commission or local land use regulation, zoning ordinance, regional framework plan, function plan or comprehensive plan, if the emergency shelter

- (a) Includes sleeping and restroom facilities for clients;

Finding: The representative for the organization providing the services (i.e. Mid-Willamette Valley Community Action Agency [MWVCAA]) for the navigation center (i.e. emergency shelter) has indicated in their written statement (**Attachment B**) that sleeping and restroom facilities will be available for clients. This standard is met.

- (b) Will comply with applicable building codes;

Finding: MWVCAA has applied for the change of use for the subject property and has indicated in their written statement that the navigation center "...will comply with building codes by way of obtaining building permit for remodel..." This standard is met.

- (c) Is located inside an urban growth boundary or in an area zoned for rural residential use as defined in ORS 215.501;

Finding: The subject property and proposed navigation center is within the Salem Urban Growth Boundary located at 1185 22nd Street SE (Marion County Assessor map and tax lot number(s): 073W35AB / 4500). This standard is met.

- (d) Will not result in the development of a new building that is sited within an area designated under a statewide land use planning goal relating to natural disasters and hazards, including floodplains or mapped environmental health hazards, unless the development complies with regulations directly related to the hazard;

Finding: The request is for an existing building; no new building will be sited. This standard is met.

- (e) Has adequate transportation access to commercial and medical services; and

Finding: The subject property is located at 1185 22nd Street SE and is classified as a Collector in the City's Transportation System Plan (TSP). The property is located 0.07 miles from Mission Street SE which is classified as a Parkway and 0.55 miles from McGilchrist Street SE classified as a Major Arterial in the TSP. Both streets that 22nd Street SE connects to provide direct access to commercial and medical services.

Additionally, the shelter is proposed within 0.09 miles (less than 500 feet) from a transit shelter that has access to Route 7 of the Cherriots transit services; the walk to the transit stop has adequate public sidewalks leading to the transit stop. Route 7 connects to the downtown transit center which provides adequate access to commercial and medical services located within the downtown core and within the city at large. Further, within a 1.5-mile walk is the Salem Health Hospital that can also be accessed via the transit services through Route 7. This standard is met.

- (f) Will not pose any unreasonable risk to public health or safety.

Finding: Mid-Willamette Valley Community Action Agency (MWVCAA) stated in their written statement provided that they will not pose a risk to public health and safety. Further, MWVCAA stated they will provide "...daily access showering/bathing, storage of personal property, laundry facilities, food services two times per day, recreational areas for pets and service animals, case management and behavioral health services, as well as winter warming shelter opportunities." All of the stated activities do not present a risk to public health or safety. This standard is met.

- (2) An emergency shelter allowed under this section must be operated by:
- (a) A local government as defined in ORS 174.116;
 - (b) An organization with at least two years' experience operating an emergency shelter using best practices that is:
 - (A) A local housing authority as defined in ORS 456.375;
 - (B) A religious corporation as defined in ORS 65.001; or
 - (C) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals and that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or
 - (c) A nonprofit corporation partnering with any other entity described in this subsection.

Finding: The City of Salem is the applicant for the project and has contracted services with Mid-Willamette Valley Community Action Agency, a public benefit corporation, to organize and facilitate the services of the navigation center. MWVCAA is recognized as a 501(a) according to the Internal Revenue Code.

Per **Attachment B**, MWVCAA, has maintained more than two years' experience operating shelters and has provided 16,000 bed nights during the winter season of 2020-2021 and has been operating the Salem Warming Network since 2017. This standard is met.

- (3) An emergency shelter approved under this section:
- (a) May provide on-site for its clients and at no cost to the clients:
 - (A) Showering or bathing;
 - (B) Storage for personal property;
 - (C) Laundry facilities;
 - (D) Service of food prepared on-site or off-site;
 - (E) Recreation areas for children and pets;
 - (F) Case management services for housing, financial, vocational, educational or physical or behavioral health care services; or
 - (G) Any other services incidental to shelter.
 - (b) May include youth shelters, veterans' shelters, winter or warming shelters, day shelters and family violence shelter homes as defined in ORS 409.290.

Finding: As noted, the navigation center will have daily access showering/bathing, storage of personal property, laundry facilities, food services two times per day, recreational areas for pets and service animals, case management and behavioral health services, as well as winter warming shelter opportunities."

- (4) An emergency shelter approved under this section may also provide additional services not described in subsection (3) of this section to individuals who are transitioning from unsheltered homeless status. An organization providing services under this subsection may charge a fee of no more than \$300 per month per client and only to clients who are financially able to pay the fee and who request the services.

Finding: MWVCAA has not indicated additional services for individuals who are transitioning from unsheltered status.

- (5) The approval of an emergency shelter under this section is not a land use decision and is subject to review only under ORS 34.010 to 34.100.

Finding: The approval of the emergency shelter use was not done so via a land use decision and was reviewed through enacting legislation (HB 2006) allowing the siting of emergency shelters outside of standard land use review. Further review of the navigation center is only subject to ORS 34.010 to 34.100. The below review in subsection-(B) is for the change of use and applicable development code standards that would be triggered by the required building permit application (as noted above). This standard is met.

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

Finding: The following is a summary of the applicable development standards of the UDC.

Land Use

The subject property is zoned IC (Industrial Commercial). Development of the property is subject to the use and development standards of the IC zone (SRC Chapter 551). The proposed development includes minor exterior improvements and mostly interior improvements for a change of use from an *office* use to a navigation center (i.e. *non-profit shelter*). The proposed use is a navigation center/emergency shelter pursuant to SRC HB2006 (see above). The use of the subject property is not subject to land use review pursuant to Section 3 of HB 2006.

IC Zone (SRC Chapter 551)

- a. Lot Standards (SRC 551.010(a)):

There is no minimum lot area, no minimum lot width, and no minimum lot depth in the IC zone. The minimum street frontage requirement is 16 feet for all uses other than single family.

Finding: The existing lot complies with the minimum lot standards of the IC zone and no changes to the lot size or dimensions are proposed.

- b. Setbacks (SRC 551.010(b)):

Setbacks within the CG zone shall be provided as set forth in SRC Table 551-3 and Table 551-4.

Abutting Street

East: The subject property abuts 22nd Street SE to the east. Buildings and accessory structures greater than 4 feet in height have a minimum setback of 5 feet. Vehicle use areas shall be set back using one of the methods set forth in SRC 806.035(c)(2); method A requires a minimum setback of 10 feet.

Finding: No changes are proposed to the building or vehicle use area's existing setbacks abutting 22nd Street SE. Further, the building is setback approximately 13 feet and the vehicle use areas approximately two to seven feet with landscaping and are considered nonconforming. These standards are not applicable to the proposal.

Interior Front

North: The subject property is adjacent to IC-zoned property to the north. There is no minimum zone-to-zone setback for buildings and accessory structures. There is a minimum zone-to-zone setback of 5 feet for vehicle use areas, with Type A landscaping and screening required.

Finding: No changes are proposed to the building or vehicle use area's existing setback of approximately 142 feet. Additionally, the vehicle use areas are setback by landscaped areas measuring approximately four and fifteen feet in width. These standards are not applicable to the proposal.

Interior Side

West: The subject property is adjacent to IC-zoned property to the south. There is no minimum zone-to-zone setback for buildings and accessory structures. There is a minimum zone-to-zone setback of 5 feet for vehicle use areas, with Type A landscaping and screening required.

Finding: No changes are proposed to the building or the vehicle uses area setbacks – approximately 11 feet and eight-20 feet, respectively – abutting the western property line. A proposed outdoor gathering area is proposed in the southwestern corner of the development site that includes a retaining wall along the property line. Retaining walls are not limited in height or setback unless located at a property line abutting a street pursuant to SRC 800.050(a)(4). Additionally, a generator is proposed along the western property line, removing two parking spaces, that is setback ten-feet-five-inches from the interior side property line. These standards are met.

Interior Rear

South: The subject property is adjacent to IC-zoned property to the south. There is no minimum zone-to-zone setback for buildings and accessory structures. There is a minimum zone-to-zone setback of 5 feet for vehicle use areas, with Type A landscaping and screening required.

Finding: No changes are proposed to the building setback of approximately 11 feet and there are no vehicle uses areas abutting the southern property line. A proposed outdoor gathering area is proposed in the southwestern corner of the development site that

includes a retaining wall along the property line. Retaining walls are not limited in height or setback unless located at a property line abutting a street pursuant to SRC 800.050(a)(4). These standards are met.

- c. Lot Coverage, Height (SRC 523.010(c)):
In the IC zone, there is no maximum lot coverage for buildings and accessory structures. The maximum height of buildings and accessory structures for all uses not within the *household living* use category is 70 feet.

Finding: The proposed development meets applicable lot coverage standards, as there is no maximum lot coverage standard in the IC zone. There are no proposed changes to the building height. These standards are met.

General Development Standards (SRC Chapter 800)

Solid Waste Service Areas

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

Finding: The proposed development does not include a new solid waste service area. The standards of SRC 800.055 do not apply.

Pedestrian Access

SRC 800.065 – Pedestrian Access.

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

Finding: The pedestrian access standards of SRC Chapter 800 are not applicable, since the proposal includes interior remodel and no exterior development. These standards are not applicable.

Off-Street Parking, Loading, and Driveways (SRC Chapter 806)

Vehicle Parking

SRC 806.005 – Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity; 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; or for any intensification, expansion, or enlargement of a use or activity.

Finding: The applicant proposes to remove parking spaces to accommodate a proposed generator. Both the existing *office* use and the proposed *non-profit shelter* uses have a minimum off-street parking amount, as per Table 806-1, of one space per 350 square feet

of gross floor area. The minimum amount of off-street parking spaces is 53 off-street parking spaces ($18,400 / 350 = 52.6$). Because the proposed *non-profit shelter* has the same minimum off-street parking standard. The proposal does not result in any of the outcomes set forth in SRC 806.005(a). Further, the existing conditions plan (**Attachment C**) indicates a total of 82 spaces; with the removal of two spaces that leaves remaining 80 off-street parking spaces.

Even with the proposed removal of two off-street parking spaces along the western boundary for the proposed generator, the proposal meets the minimum requirement for number of off-street parking spaces. No further changes to the existing off-street parking area are proposed. The off-street parking development standards of this chapter are not applicable to this proposal.

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, expansion or alteration of existing off-street parking and vehicle use areas where existing paved surface is replaced with a new paved surface, or the paving of an unpaved area.

Finding: The proposed development does not include the development of a new off-street parking area, expansion or alteration of existing off-street parking and vehicle use areas where existing paved surface is replaced with a new paved surface, or the paving of an unpaved area. The off-street parking area and vehicle use area development standards of this section are not applicable to the proposal.

Bicycle Parking

SRC 806.045 - General Applicability.

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

Finding: The proposal does not result in any of the outcomes set forth in SRC 806.045(a). Both the existing (*office use*) and proposed use (*non-profit shelter use*) have a minimum bicycle parking amount, as per Table 806-8, of the greater of four spaces or one space per 3,500 square feet of gross floor area for the first 50,000 square feet. Since the gross floor area of the proposed shelter is not changing and thus a greater bicycle parking ratio is not required, no additional bicycle parking is needed. The bicycle parking development standards of this chapter do not apply.

SRC 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.

Finding: Any proposed bicycle parking will need to conform with these standards and will be reviewed at the time of building permit review.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

Finding: The proposal does not result in any of the outcomes set forth in SRC 806.065(a), and the applicant has not proposed new or changes to existing off-street loading areas. The off-street loading area development standards of this chapter do not apply.

Historic Property Status

The subject property is not listed as a historic resource.

Previous Land Use Actions

PAR97-34: A partition that divided approximately 99,675 square feet into two parcels (Parcel 1 and Parcel 2) zoned IC (Industrial Commercial); now Marion County Assessor map and tax lot number(s): 073W35AB / 4500 & 4502)

City Department Comments

The Public Works Department reviewed the proposal and provided a memorandum which is included as **Attachment D**. The majority of comments from the Public Works Department do not impact the proposal. However, it should be noted that:

The applicant shall be required to design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

There is an existing floodway and floodplain located on the subject property designated on the Federal Emergency Management Agency floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. Excavation or fill work is prohibited in the floodway portion of the subject property.

The Fire Department reviewed the proposal and indicated no concerns.

The Building and Safety Division reviewed the proposal and indicated no concerns.

2. Conclusion

Based on conformance with the preceding requirements, the Planning Administrator finds that the proposed site plan for property located at 1185 22nd Street SE complies with approval criteria provided in SRC 220.005(f)(2).

DECISION

Final approval of the attached site plan is hereby GRANTED subject to SRC Chapter 220 and the applicable standards of the Salem Revised Code and providing compliance occurs with any applicable items noted above. This decision is a final land use decision.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

If you have any questions regarding items in this site plan review, please contact Kyle Kearns at 503-540-2313 or by email at kkearns@cityofsalem.net

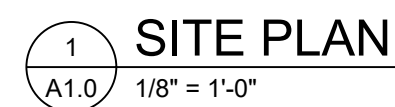


Kyle Kearns, AICP, Planner II, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Application Deemed Complete:	<u>January 12, 2022</u>
Decision Mailing Date:	<u>February 7, 2022</u>
State Mandated Decision Date:	<u>May 11, 2022</u>

Attachments:

- A. Proposed Site Plan
- B. Written Statement from Mid-Willamette Valley Community Action Agency (MWVCAA)
- C. Existing Conditions Plan
- D. Memorandum from the Public Works Department





Lisa Anderson-Ogilvie, AICP
Deputy Community Development Director
Planning Administrator
City of Salem – City Development Department

Planning Administrator,

Mid-Willamette Valley Community Action Agency (MWVCAA) submits this information for your consideration to illustrate how the recent passing of HB2006 applies to our operations and provides allowance in using the facility at 1185 22nd Street Salem, OR to increase regional low-barrier shelter bed capacity.

As outlined in HB2006 proposed shelters need to meet the requirements listed in Section 3.1 (a – f), 3.3 (a & b). Upon opening, the 22nd street shelter will provide sleeping and restroom facilities for clients, will comply with building codes by way of obtaining a building permit for remodel, is located inside an urban growth boundary, is not a new building, and is located in a city with transportation access to medical services, and will not pose risk to public health safety.

Mid-Willamette Valley Community Action Agency currently operates as a public benefit corporation and has been recognized as exempt from income tax under section 501 (a) of the Internal Revenue Code. Meeting Section 3.2 item C's requirement of HB2006.

As outlined by Section 3.2, MWVCAA maintains more than two years' experience operating an emergency shelter. Whereby providing over 16,000 bed nights during the emergency warming season of 2020-2021. MWVCAA has been operating the Salem Warming Network since 2017, as well as additional shelters for medically fragile and veterans.

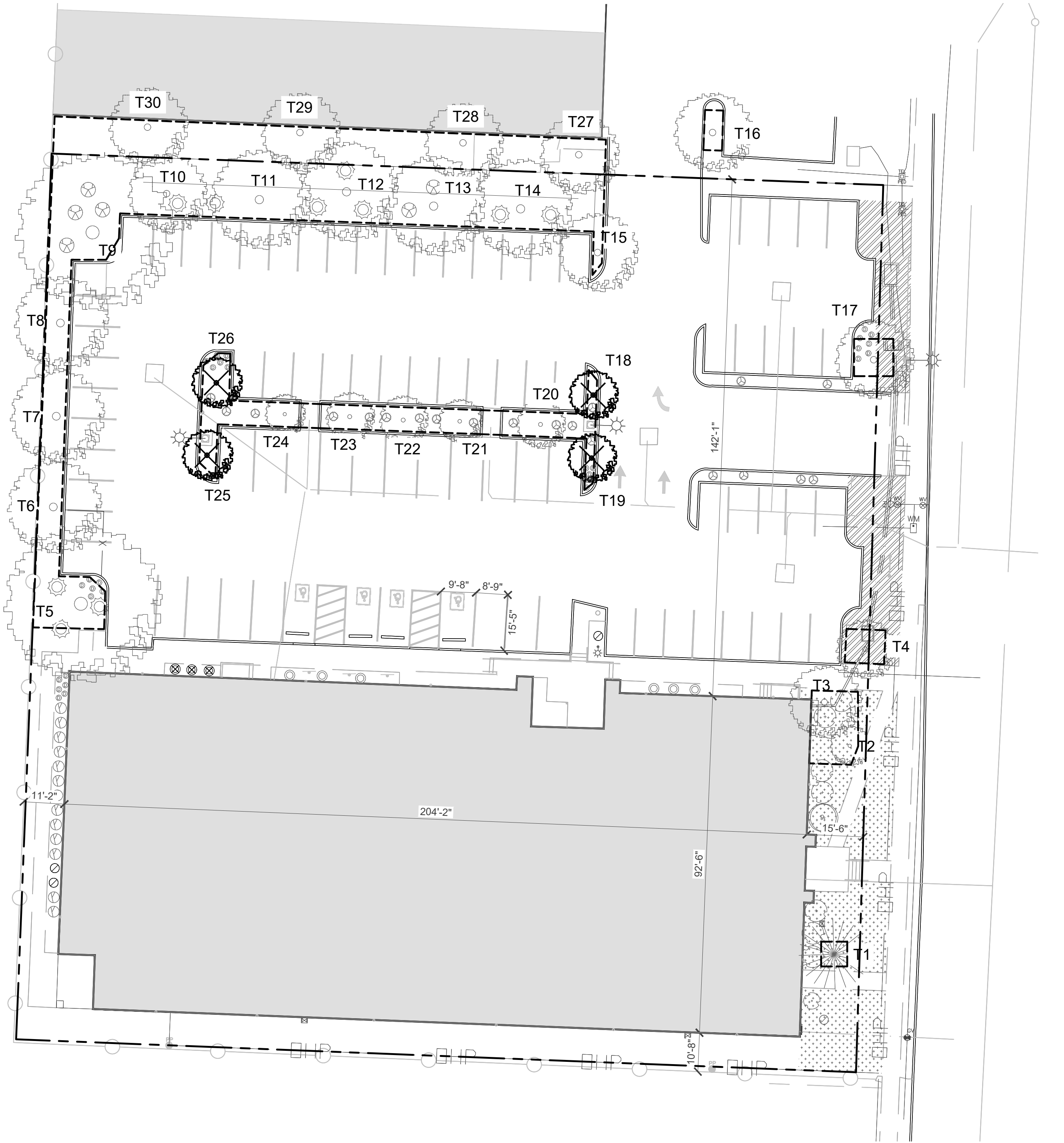
Subject to Section 3.3 (A & B), upon opening onsite services by MWVCAA may also include: daily access to showering/bathing, storage of personal property, laundry facilities, food services two times per day, recreational areas for pets and service animals, case management and behavioral health services, as well as winter warming shelter opportunities. Plans for remodeling the facility will secure the ability to support up to 75 unsheltered individuals.

It is MWVCAA's belief that the points listed above meet the terms of HB2006. Warranting an immediate approval of the 22nd street shelter, not subject to a land use decision. Plans to move forward with building remodel pending appropriate building permits and providing services will begin immediately pending this decision. We look forward to your review and approval in this matter.

Respectfully submitted,

Ashley Hamilton

Ashley Hamilton
Program Director
Mid-Willamette Valley Community Action Agency
Ashley.Hamilton@mwvcaa.org



1 EXISTING CONDITION PLAN
SCALE: 1/20













ON SITE TREE INVENTORY				
TREE #	SPECIES	SIZE	CONDITION	STATUS
T1	WHITE PINE	14"	HEALTHY	TO REMAIN
T2	EASTERN REDBUD	8"	HEALTHY	TO REMAIN
T3	EUROPEAN WHITE BIRCH	13"	HEALTHY	TO REMAIN
T4	EASTERN REDBUD	9"	HEALTHY	NOT WITHIN SITE
T5	RED OAK	18"	HEALTHY	TO REMAIN
T6	OREGON ASH	11"	HEALTHY	TO REMAIN
T7	OREGON ASH	8"	HEALTHY	TO REMAIN
T8	OREGON ASH	10"	HEALTHY	TO REMAIN
T9	RED OAK	17"	HEALTHY	TO REMAIN
T10	OREGON ASH	7"	FAIR	TO REMAIN
T11	OREGON ASH	10"	FAIR	TO REMAIN
T12	OREGON ASH	10"	FAIR	TO REMAIN
T13	OREGON ASH	10"	FAIR	TO REMAIN
T14	OREGON ASH	9"	HEALTHY	TO REMAIN
T15	RED OAK	9"	HEALTHY	TO REMAIN
T16	CHERRY	8"	HEALTHY	NOT WITHIN SITE
T17	EASTERN REDBUD	10"	HEALTHY	NOT WITHIN SITE
T18	RED MAPLE	8"	DEAD	TO BE REMOVED
T19	RED MAPLE	10"	DEAD	TO BE REMOVED
T20	CALLERY PEAR	5"	HEALTHY	TO REMAIN
T21	CALLERY PEAR	6"	HEALTHY	TO REMAIN
T22	CALLERY PEAR	3"	HEALTHY	TO REMAIN
T23	CALLERY PEAR	5"	HEALTHY	TO REMAIN
T24	CALLERY PEAR	5"	HEALTHY	TO REMAIN
T25	RED MAPLE	4"	DEAD	TO BE REMOVED
T26	RED MAPLE	5"	DEAD	TO BE REMOVED
T27	CHERRY	8"	HEALTHY	NOT WITHIN SITE
T28	CHERRY	8"	HEALTHY	NOT WITHIN SITE
T29	CHERRY	8"	HEALTHY	NOT WITHIN SITE
T30	CHERRY	8"	HEALTHY	NOT WITHIN SITE

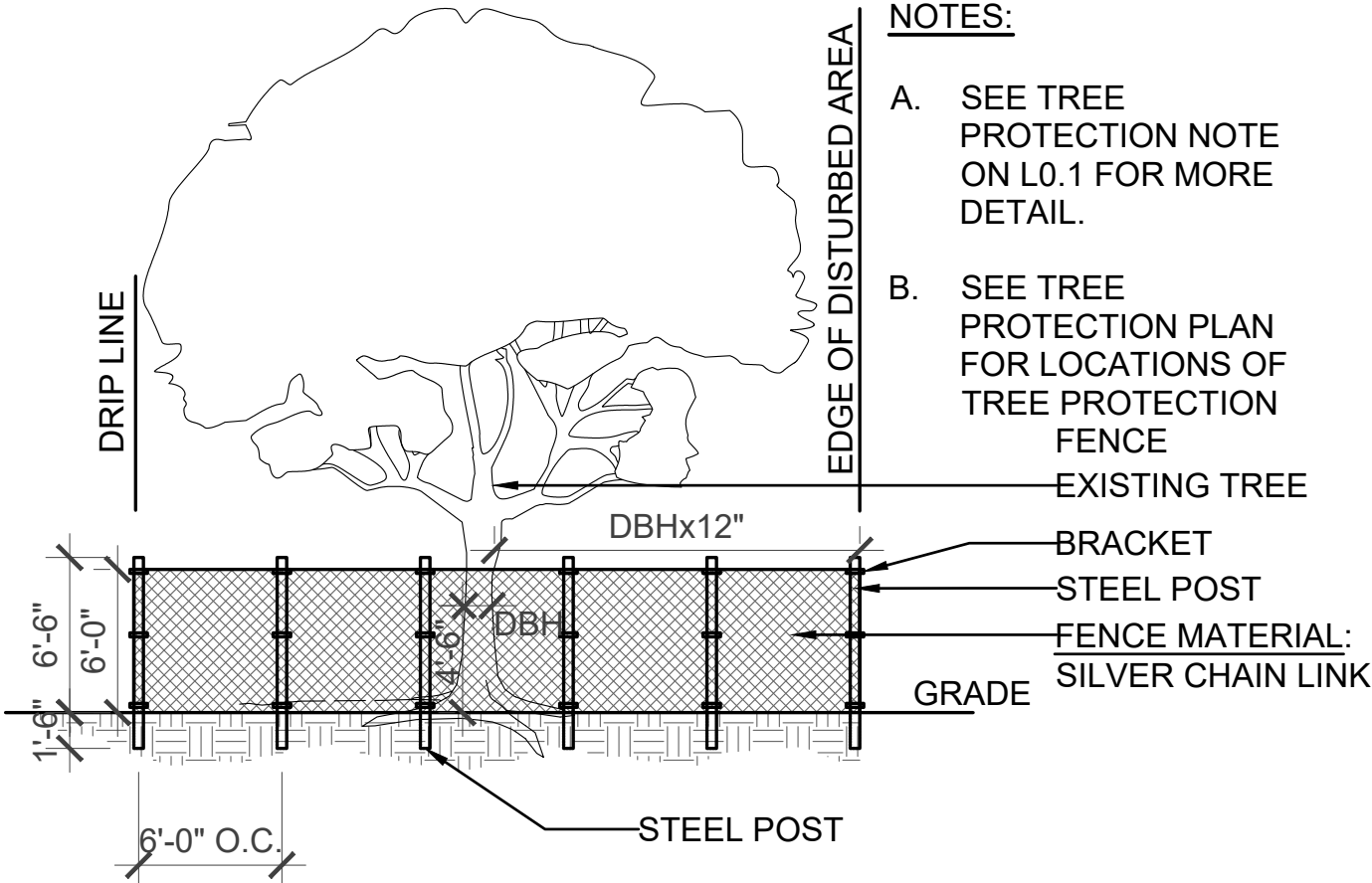
TREE PRESERVATION LEGEND

- TREE PROTECTION FENCING - TO BE INSTALLED AT EDGE OF ROOT PROTECTION ZONE OF EACH TREE/ GROUP OF TREES
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN

NOTE:
ORIGINAL SURVEY AMENDED TO DISTINGUISH BETWEEN TREES TO BE REMOVED AND TREES TO REMAIN

EXISTING PLANT LEGEND

EVERGREEN SHRUBS		NAME	QTY.
	DEAD SHRUB		4
	EXISTING SHRUB TO BE REMOVED		3
	WINTERGREEN EUONYMOUS		10
	RHODODENDRON		8
	BARBERRY		25
	AZALEA		9
	ABELIA		13
DECIDUOUS SHRUBS			
	JAPANESE MAPLE		1
	BURNING BUSH		6
GROUND COVERS & PERENNIALS			
	DAYLILY		N/A
	KINICKINICK		N/A
	PRIVET		N/A



2 TREE PROTECTION FENCE
SCALE: 1/8"= 1'-0"



SALEM NAVIGATION CENTER

1185 22ND ST SE,
SALEM, OR 97302
SALEM HOUSING AUTHORITY

PROJECT NO. 21.115
ISSUE DATE 10.29.21

REVISIONS	


EXISTING
CONDITIONS

L0.1



MEMO

TO: Kyle Kearns, Planner II
Community Development Department

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

DATE: January 31, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CLASS 2 SITE PLAN REVIEW (21-122785)
1185 22ND STREET SE
INTERIOR IMPROVEMENTS AND SITE IMPROVEMENTS**

PROPOSAL

A Class 2 SPR for interior improvements and exterior patio replacement at 1185 22nd Street SE.

SUMMARY OF FINDINGS

Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.

FINDINGS

1. Utility Services

Finding—The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development.

Design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed and accepted to the satisfaction of the Public Works Director prior to occupancy.

2. Streets

Finding—The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a). Therefore, no right-of-way dedication or street improvements are required. The existing driveways are adequate and do not warrant modification to serve the proposed development.

3. Storm Drainage System

Finding—The applicant shall be required to design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

4. Floodplain Development

Finding—There is an existing floodway and floodplain located on the subject property designated on the Federal Emergency Management Agency floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. Excavation or fill work is prohibited in the floodway portion of the subject property.

5. Natural Resources

Finding—SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

Prepared by: Laurel Christian, Program Coordinator
cc: File