

6/13/2022

Jamie Donaldson
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Re: **Permit Number: 22 112595 00 RP**

These are responses to your comments in the plan review dated October 25, 2021

Planning Review Checklist
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(503) 540-2328

Solid Waste Area Please provide details on the proposed solid waste area to verify conformance with SRC 800.055.

Response: See revised written statement for details on proposed solid waste area.

Pedestrian Connections Pedestrian connections are required when alterations to an existing off-street parking area are made, per the provisions established in SRC 800.065. The following required connections were not indicated on the site plan nor in the request for adjustments:

- 800.065(a)(1): Connections between building entrances and adjacent streets (specifically, a connection to Beverly Ave NE)
- 800.065(a)(2): Connection between buildings on the same development site (three buildings on site not connected)

In addition, the pedestrian connection proposed through the parking lot behind existing parking spaces does not meet the design requirements of SRC 800.065(b)(1)(C) for a physical separation and curb. An adjustment to this standard has been requested, but the criteria does not specifically address how the intent of this standard is being met by the proposal. As the intent of this standard is to provide safety from vehicular movement to pedestrians using the connection, Staff does not see how an adjustment would be supported for the proposed design at this time. It is recommended that you call to discuss your options.

Response: After extension discussion with Planning Staff, several adjustments have been requested for the proposed development. See revised written statement for a detailed

Bicycle Parking The plans indicate 37 bicycle spaces are provided throughout the site. Please indicate the location and number of spaces for each rack to verify conformance.

Response: Bicycle rack locations and counts have been provided on the revised site plan. See Sheet A1.0.

Off-Street Loading Area SRC 806.075(a) indicates that an off-street parking area may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or use it serves. In addition, most uses occupying less than 5,000 square feet do not require an off-street loading space. It is recommended that the off-street loading requirement for the development site is re-evaluated using these two provisions when applicable, and the request for an adjustment to this standard is reconsidered. Should the applicant move forward with any of the above referenced provisions, please be sure to include a statement of such with the Site Plan Review Development Standards criteria.

Response: The proposed use does not require any delivery vehicles over 8,000 lbs.

Landscaping A request for a reduction in the required landscaped for the development site has been proposed. Please include a concept landscape plan indicating the existing landscaped areas, total square footage, and all trees on the development site so that findings can be written to support this adjustment.

A full landscape plan will be required at the time of building permit review to demonstrate compliance with all other landscaping standards, such as the following:

- Type A¹ Landscaping
- Plant unit count, distribution, and density
- Diameter at Breast height (DBH) and species for each tree

Response:

Written Statement:

The requests for five Class 2 Adjustments are not specific enough to understand what is being requested. In addition, the SRC Chapters indicated are incorrect for each request. Please revise the code chapters cited, and please specifically address what the requested modification is (i.e. to reduce/eliminate said requirement). In addition, based on the Off-Street Loading Area provisions above, the request related to minimum loading requirements may not be necessary, but may be changed to accommodate a new request. Please call to discuss.

Response: The adjustments have been modified to be more specific to the request and the SRC section references have been updated to reflect the correct sections.

Building & Safety Comments The proposed plans indicate a connection to a private common sewer. A common sewer is allowed if the structures connected to it are all located on the same lot with the same owner; no common sewers are allowed for structures located on separate lots. Please be aware that Building and Safety cannot issue a permit to connect to a private common sewer for this separate lot, and will not issue a Certificate of Occupancy without connection to the Public Sewer via its own connection. The applicant may contact Claude Kennedy in Building and Safety at 503-588-2417 with any questions.

Response: The property owner is seeking an easement from adjacent property owners to

Public Works Comments Please see Public Works completeness review comments below. The applicant may contact Laurel Christian in Public Works Development Services at 503-588-6211 with any questions.

Public Works has completed a preliminary "Completeness" review of the application submitted for the above-mentioned project. The following items have been identified as required material to be provided by the applicant prior to accepting the application as "Complete":

The PE seal on the submitted plans is not signed or marked with "for review", "preliminary", or similar. The applicant shall submit plans with the appropriate seal signature or notation.

Response: See revised civil plans that show "preliminary" on each sheet.

The application does not provide sufficient details to identify how the site is compliant with SRC 71, specifically the requirements for Green Stormwater Infrastructure (GSI) pursuant to PWDS Appendix 4E. The applicant shall provide a storm drainage system that provides treatment and flow control as required by the 2014 PWDS, by one of three means:

Response: A revised stormwater memo and design exception have been included in the latest revisions documents.

Runoff from the new and replaced impervious surfaces flows into one or more locations that have been set aside for installation of Green Stormwater Infrastructure (GSI) and the locations have a total area of at least ten percent of the total new plus replaced impervious surface area; or

b. GSI is used to mitigate the impacts of stormwater runoff from at least

80 percent, but less than 100 percent, of the total new plus replaced impervious surfaces; or

c. Under a design exception from the City Engineer, GSI is used to mitigate the impacts of stormwater runoff from less than 80 percent of the total new plus replaced impervious surfaces and the factor(s) limiting implementation (SRC 71.095).

Response: A revised stormwater memo and design exception have been included in the latest revisions documents.

The submitted geotechnical report does not contain the stamps and signatures that are required pursuant to SRC 810.030(b). The application materials shall include a geotechnical report that contains the stamps and signatures of a certified engineering geologist (CEG) and a geotechnical engineer (G.E.).

Response: A revised geotechnical report has been obtained that shows the preparer is a licensed professional engineer with an endorsement as a geotechnical engineer.

The following items are not listed in SRC as specific requirements for a complete application; however the applicant should be aware that the following have been identified as items that will be considered by the Public Works Department while recommending conditions for the proposed development:

1. The proposed location of the water meter is not acceptable; the location of the water meter should be at the public main that runs through the property.

Response: The proposed water meter location has been moved to the public main. See revised Civil plans.

If you have any questions or require additional information, please call me directly at 503-399-1090.

Signed,

Sam Thomas
Lenity Architecture