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August 2, 2022

PLANNING REVIEW CHECKLIST

Subject Property: 4398 Glencoe St NE

Ref#: 22-114524-PLN (Class 2 Site Plan Review)

Applicant: Scott Boyce
I&E Construction
scottb@iecon.us

Class 2 Site Plan Review application was received on July 14, 2022. Prior to deeming your application complete, modifications and/or additional information must be provided to address the following item(s):

Item:	
<u>Off-street Parking (SRC 806)</u>	The site plan shows one parking space being removed as part of the proposed solid waste service area construction. Provide parking calculations showing that the parking requirements for the use on site is being met.
<u>Solid Waste Service Area</u>	<p><i>SRC 800.055(b) – Solid Waste Receptacle Placement Standards.</i></p> <p>(b) <i>Solid waste receptacle placement standards.</i> 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.</p> <p>(1)<i>Pad area.</i> In determining the total concrete pad area for any solid waste service area:</p> <p>(A) The pad area shall extend a minimum of one foot beyond the sides and rear of the receptacle; and</p> <p>(B) The pad area shall extend a minimum three feet beyond the front of the receptacle.</p>

	<p>(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.</p> <p>(2) <i>Minimum separation.</i></p> <p>(A) A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.</p> <p>(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.</p> <p>(e) <i>Solid waste service area enclosure standards.</i> When enclosures are used for required screening or aesthetics, such enclosures shall conform to the standards set forth in this subsection. The overall dimensions of an enclosure are dependent upon the number and size of receptacles the enclosure is designed to accommodate.</p> <p>(2) <i>Measures to prevent damage to enclosure.</i></p> <p>(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.</p> <p>(f) <i>Solid waste service area vehicle access.</i></p> <p>Please show on the plans how the proposed solid waste service area meets the code requirements as listed above. The plans may be accompanied by a written statement if needed.</p>
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Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.



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(3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2363 or via email at eolmstead@cityofsalem.net.

The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Sincerely,

Liz Olmstead, AICP
Planner III