

Austin Ross

From: rjp@rktect.com
Sent: Thursday, August 11, 2022 10:20 AM
To: Austin Ross
Cc: 'Pam Rushing'
Subject: RE: 135 19th street SE, 22-109627 (Class 1 Site Plan Review)

Follow Up Flag: Follow up
Flag Status: Flagged

Ped in RED: The church is night time week end use, the daycare is daytime M-F weekdays, I don't see the church meeting the parking requirement (I don't know if they do or don't) as part of the criteria for joint use. I do know the Church is not using the 21 spaces available during time the daycare operation. I do know it took two months to get the church to sign the lease. The delay was not because the church had any objections, they just did not get around to signing. This seem to a request beyond the standards

(5) Joint parking agreement. A joint parking agreement between the owners of two or more uses or activities, buildings or structures, or lots may be approved by the City. Joint use of required off-street parking spaces through a joint parking agreement may occur where two or more uses or activities on the same or separate development sites are able to share the same parking spaces because their parking demands occur at different times. **Joint parking shall meet the following standards:**

(A) Proximity of joint parking to uses or activities served. Joint parking areas shall be located as set forth in SRC [806.010](#).

(b) Nonresidential zones. Within commercial, mixed-use, public, and industrial and employment zones, other than the CB, WSCB, and SWMU zones, required off-street parking may be located within 500 feet of the development site containing the use or activity it serves.

Ped: The churches entire parking lot is less than 500' (the half block south of Ferry)

(B) Compatible hours of operation. The hours of operation for the uses or activities subject to a joint parking agreement shall not substantially overlap and there shall be no substantial conflict in the principal operating hours.

The church is night time week end use, the daycare is M-F weekdays any overlap of the church and the daycare operation would be coincidental and rare.

Thus we have met the criteria for a joint use

Ron Ped
President/Architect
Ronald James Ped Architect, PC
6850 Burnett Street SE
Salem, Oregon 97317
503.363.1456

From: Austin Ross <ARoss@cityofsalem.net>
Sent: Wednesday, August 10, 2022 2:50 PM
To: rjp@rktect.com
Subject: RE: 135 19th street SE, 22-109627 (Class 1 Site Plan Review)

Hi Ron,

I have a follow-up question regarding the answers you provided below. I see that you uploaded a copy of a lease agreement for 4 parking spaces at 219 19th St. SE. In order to use these four spaces, I need to confirm that they are excess spaces beyond to what is required for the church use on that property.

Per SRC 806.015 religious assembly uses require 1 parking space per 5 seats or 10 feet of bench length within the principle worship area; or 1 parking space per 80 sq. ft. within the principal worship area, when no fixed seating or benches are provided.

Will you please provide me with the seating capacity or square footage of the principle worship area, so I can confirm the parking required for the church? It looks like the church currently has 21 parking spaces.

Thank you,

-Austin | 503-540-2431

Due to limited staffing, the Planner's Desk has new temporary hours: 10-4 Monday-Friday
Questions on Zoning and Sign Permits can also be submitted by email to Planning@cityofsalem.net

From: rjp@rktect.com <rjp@rktect.com>
Sent: Tuesday, August 2, 2022 10:38 PM
To: Austin Ross <ARoss@cityofsalem.net>
Subject: 135 19th street SE, 22-109627 (Class 1 Site Plan Review)

Ped in RED

Parking and Bike Parking This property has no on-site parking. Please provide a lease agreement and plan for parking and bike parking.

Ped: u loaded

Per SRC Table 806-1, the amount of parking required for day care uses is determined by the number of persons served by the day care location. Please specify the number of persons proposed to be served by this day care use.

Ped: 20 of less

Per SRC Table 806-9, 4 bicycle parking spaces are required for a day care use.

Ped: there are four existing spaces on site see sheet a2.1

Application Signature

The application that was submitted has not been signed by the applicant, DGW Properties LLC. A signed application is required

Ped: sign app uploaded

Ron Ped

President/Architect

Ronald James Ped Architect, PC

6850 Burnett Street SE

Salem, Oregon 97317

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