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Bryce Bishop

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This letter is in response to the Planning Review Checklist for Conditional Use Permit # 22-117577-PLN.

Additional Property Owner Signatures: Applicants have uploaded an Application with signatures from all property owners.

Legal Lot Status: Applicants have uploaded a Deed showing separation of ownership in 1972.

Off-Street Parking & Impacts of Special Setback Abutting Mission: The Applicants propose a Class 2 Adjustment for two parking spaces to encroach into the 12-foot special setback along Mission St. The Applicants are agreeable to a condition on the approval that would require, that if Mission Street is ever widened, the number of guest rooms in the short term rental would need to be reduced to 2 or the use of the home converted back to a single family dwelling.

Off-Street Parking in Side Yard Abutting Street: The Applicants have revised the site plan to show only one parking space is proposed within the side yard facing Mission St. The Applicants will install a minimum 6-foot-tall sight-obscuring fence composed of wood and metal. The vision clearance triangle on the site plan shows that the fence will not be in conflict with required vision clearances.

Bike Parking: The Applicants have revised the site plan to show a total of four bicycle parking spaces. The bicycle parking spaces will be developed in conformance with the standards included under SRC 806.060. There are two horizontal outdoor spaces provided and two vertical spaces provided inside the garage.