



Planning Division • 503-588-6173
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

PLANNING REVIEW CHECKLIST

Subject Property: 1341 Waller Street SE

Reference No.: 23-101404-PLN

Applicant: Brandon Fahlman
MAPP, LLC
295 Patterson Street NW
Salem, OR 97304

Phone: 503-930-2786
E-Mail: bfahlman@gmail.com

Agent: Ronald James Ped
Architect PC
6850 Burnett Street, SE
Salem, OR 97317

Phone: 503-363-1456
E-Mail: rjp@rktect.com

The Planning Division has conducted its completeness review of the proposed Site Plan Review application for property located at 1341 Waller Street SE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

Item:	Description:
Proof of Application Signature Authority	The subject property is currently owned by MAPP, LLC, and the application form has been signed by Brandon Fahlman. Because the property is currently owned by MAPP, LLC, proof of signature authority is needed identifying Brandon Fahlman as being authorized to sign the application on behalf of the property owner.
List of LLC Members	<p>SRC 300.210(a)(3) requires the submittal of any information that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application.</p> <p>In order to implement this submittal requirement for applicants and/or property owners who are companies or LLCs, we require applicants to submit a list of the names of all of the members of the company or LLC. This allows the members of any potential Review Authority at the City who may end up reviewing the application to be able to identify whether any potential conflict of interest exists with the applicant and/or property owner.</p> <p>Because the applicant for the proposal is MAPP, LLC, a list of members of MAPP LLC is required to be submitted.</p>
Class 1 Design Review Application	Per SRC 521.015(a) , within the CO zone multiple family development requires design review. As such, in addition to the Class 3 Site Plan Review application

Item:	Description:
Required	<p>already submitted, an application for Class 1 Design Review is also required for the proposed development.</p> <p>The application fee for Class 1 Design Review is: \$671.00.</p>
Class 2 Adjustment Application Required	<p>As identified in the comments included on the attached plans, a Class 2 Adjustment will be required in conjunction with the proposed development to eliminate the minimum required 10-foot parking setback abutting the alley to the north.</p> <p>The application fee for a Class 2 Adjustment is: \$1,807.00.</p>
Existing Significant Trees on Property	<p>There are two significant Oregon White Oaks located on the subject property. A report from an ISA certified arborist was submitted with the application indicating that of the two significant oaks on the property, the 30-inch oak located in the northwest portion of the site is declining in health, is in poor condition, and presents both a hazard and danger to persons and/or property that cannot be alleviated by treatment or pruning.</p> <p>The other significant tree on the property, the 32-inch Oregon white oak, is not identified as a hazardous tree and the arborist report explains that they are confident that the proposed development can occur on the site while encroaching approx. 26 percent into the CRZ of the tree if the recommendations of the report are followed and 74 percent of the CRZ of the tree is protected with fencing.</p> <p>Because it appears that the amount of disturbance within the critical root zone of the 30-inch Oregon white oak located in the northwest corner of the site will exceed the maximum allowed 30 percent with an arborist report, either:</p> <ol style="list-style-type: none"> 1) An adjustment to allow more than 30 percent of the critical root zone of the tree to be disturbed together with an arborist report demonstrating that the tree will be able to be preserved with the development; or 2) An application for a Tree Removal Permit or Tree Variance will be required in order to remove the tree. In order for a Tree Removal Permit or a Tree Variance to be approved the applicable approval criteria under either SRC 808.030(d) (for Tree Removal Permits) or SRC 808.045(d) (for Tree Variances) must be found to be met.
Additional Comments on Plans	<p>Please see the attached plans for additional comments.</p>

Unless otherwise noted, the above information is needed in order to deem the application complete. Pursuant to SRC 300.220, the application shall be deemed complete upon receipt of:

- (1) *All of the missing information;*
- (2) *Some of the missing information and written notice from the applicant that no other information will be provided; or*
- (3) *Written notice from the applicant that none of the missing information will be provided.*

Please submit this information to the City of Salem Planning Division, located on the 3rd floor of City Hall, 555 Liberty Street SE, Room 305.

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at bbishop@cityofsalem.net.

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

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Sincerely,

Bryce Bishop
Planner III

PROPERTY SIZE	= 17,747 S.F. (.407 AC)
REQ'D LANDSCAPE AREA	= 2662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 8723 S.F. (49.1%)
COMMON LANDSCAPE AREA	= 4470 S.F. (25.1%)
BUILDING FOOTPRINT AREA	= 4234 S.F. (23.9%)
HARD SCAPE AREA	= 4779 S.F. (26.9%)
	(100%)

TOTAL IMPERVIOUS 8,723 S.F. < 10,000 S.F.

Per SRC 800.055(f)(1)(A) & (B), because the vehicle operation area serving the trash enclosure will not be located perpendicular to the front opening of the enclosure, the trash receptacles used are required to be two cubic yards or less in size.

Per CO Zone (SRC 521.010(b), Table 521-3), off-street parking areas are required to be setback a minimum of 10 ft. from interior side and rear yards. A **Class 2 Adjustment** is needed to reduce the minimum required parking setback abutting the alley.

- SRC 702.020(d)(4) requires pedestrian connections to be a minimum of 5 feet in width.

— SRC 702.020(d)(4) requires pedestrian connections to be a minimum of 5 feet in width. The width of the pedestrian connection next to the stairs here narrows to approx. 3.5 ft.

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In order to verify conformance with setback requirements, the details of the design of this private open space is needed. Is it partially enclosed, is there a roof over it that projects into the required 10-foot setback?

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In order to verify conformance with setback requirements and the multi-family design standards of SRC 702, the details of the design of this front porch are needed. Is it partially enclosed, is there a roof over it that projects into the required 10-foot setback? SRC 702.020(e)(5)&(6) require a porch or architecturally defined entry to be provided for dwelling units within 25 feet of a street.

In order to verify conformance with setback requirements and the multi-family design standards of SRC 702, the details of the design of this front porch are needed. Is it partially enclosed, is there a roof over it that projects into the required 10-foot setback? SRC 702.020(e)(5)&(6) require a porch or architecturally defined entry to be provided for dwelling units within 25 feet of a street.

Confirmation is needed whether this proposed office will serve the multiple family development.

Confirmation of what these dashed lines represent is needed in order to verify conformance with required setbacks abutting the street. Are these eaves, the edge of the second floor above, or part of the building.

RONALD
JAMES
PED
ARCHITECT P.C.

Site Plan Review Class 3
Fahlman Glaze Apartments
1341 Waller St., Salem, Or

Site Plan Review Class 3

Fahlman Glaze
1341 Waller St Salem, Or

1041 Waller St., Salem, Or

DATE: 9 JAN 2023
DRAWN: glm
JOB NO.: 2207

SPR 2

PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

0' 2' 10' 20' 40'

SITE SUMMARY

PROPERTY SIZE	= 17,141 S.F. (.401 AC)
REQ'D LANDSCAPE AREA	= 2662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 8723 S.F. (49.1%)
COMMON LANDSCAPE AREA	= 4470 S.F. (25.1%)
BUILDING FOOTPRINT AREA	= 4234 S.F. (23.9%)

Per CO Zone setback table (Table 521-3), interior side and rear setbacks are required to meet the Type C landscaping requirement of SRC Chapter 807 which requires a min. of 1 plant unit per 20 square feet of landscaped area together with a minimum 6-foot-tall sight-obscuring fence or wall.

- CRITICAL ROOT ZONE AREA RECOMMENDATIONS**
- Establish tree protection zones (TPZs) around protected tree(s) by installing sturdy fencing with 8' posts at a minimum distance of the tree's drip line.
 - Clearly identify the perimeter of the TPZs with highly visible signs.
 - Confine construction offices, vehicular parking, worker break sites, and material storage to locations outside of the TPZs.
 - Avoid cutting tree roots over 4 inches in diameter.
 - Make all necessary cuts to tree roots cleanly with sharp tools; never tear with a backhoe.
 - Do not change soil grade within the TPZ by cutting or filling.
 - Take care to not wound or break tree trunks or branches through contact with vehicles and heavy equipment.

The landscape plan does not identify any landscaping or screening to visually and physically separate the ground-level private open space patio areas from the common open space. The landscape plan needs to be revised to identify how the proposed ground floor patio areas will be visually/physically separated from the common open space areas as required under SRC 702.020(b)(6).

Building 1 Plant Units Required:
-Trees: 36 pu req. / ??? provided

Building 2 Plant Units Required:
-Trees: 36 pu req. / ??? provided

Building 3 Plant Units Required:
-Trees: 13 pu req. / ??? provided

TABLE 102-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS

MORE THAN 20 UNITS (HAVE 24)	= 1,000 SF(20)
+4 (UNITS OVER 20)	= +50 SF(4x12.5)
MIN. AREA REQUIRED	= 1,050 SF
PROVIDED AREA	= 4,470 SF
+250 SF/20 (FOR EACH ADDITIONAL UNIT) = 12.5 SF	

TABLE 102-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS

	MIN. AREA	MIN. DIMENSION
1ST FLOOR	= 96SF	6 FT
2ND AND 3RD	= 48SF	6 FT

critical root zone area 3,217#
SRC 808.046(a)(3)A 30% of CRZ 1,072#
ACTUAL DISTURBED 26% 839#

No upper floor balcony shown here, but balconies are shown on the building elevations.

It appears that more than 30 percent of the critical root zone of this tree is/will be disturbed, which exceeds the maximum amount allowed under SRC 808.046(a)(3)(A).

Per SRC 700.020(b)(7), a minimum of one canopy tree is required to be planted along every 50 ft. of the perimeter of parking areas. The trunks of the trees are required to be located within 10 ft. of the edge of the parking area.

Based on the length of the proposed parking area being more than 50 ft., one canopy tree is required to be planted along the perimeter of the proposed parking lot.

The species of trees proposed to be planted around the perimeter of the buildings is needed in order to determine whether the proposed development will meet the tree planting requirement around buildings per SRC 702.020(b)(4).

This proposed ground floor private open space area does not meet the min. required 96 square feet or the min. required 6-foot dimension in all locations.

TYPE A
12x129 = 11.4 PU'S
20

The species of trees proposed to be planted around the perimeter of the buildings is needed in order to determine whether the proposed development will meet the tree planting requirement around buildings per SRC 702.020(b)(4).

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APING PLAN

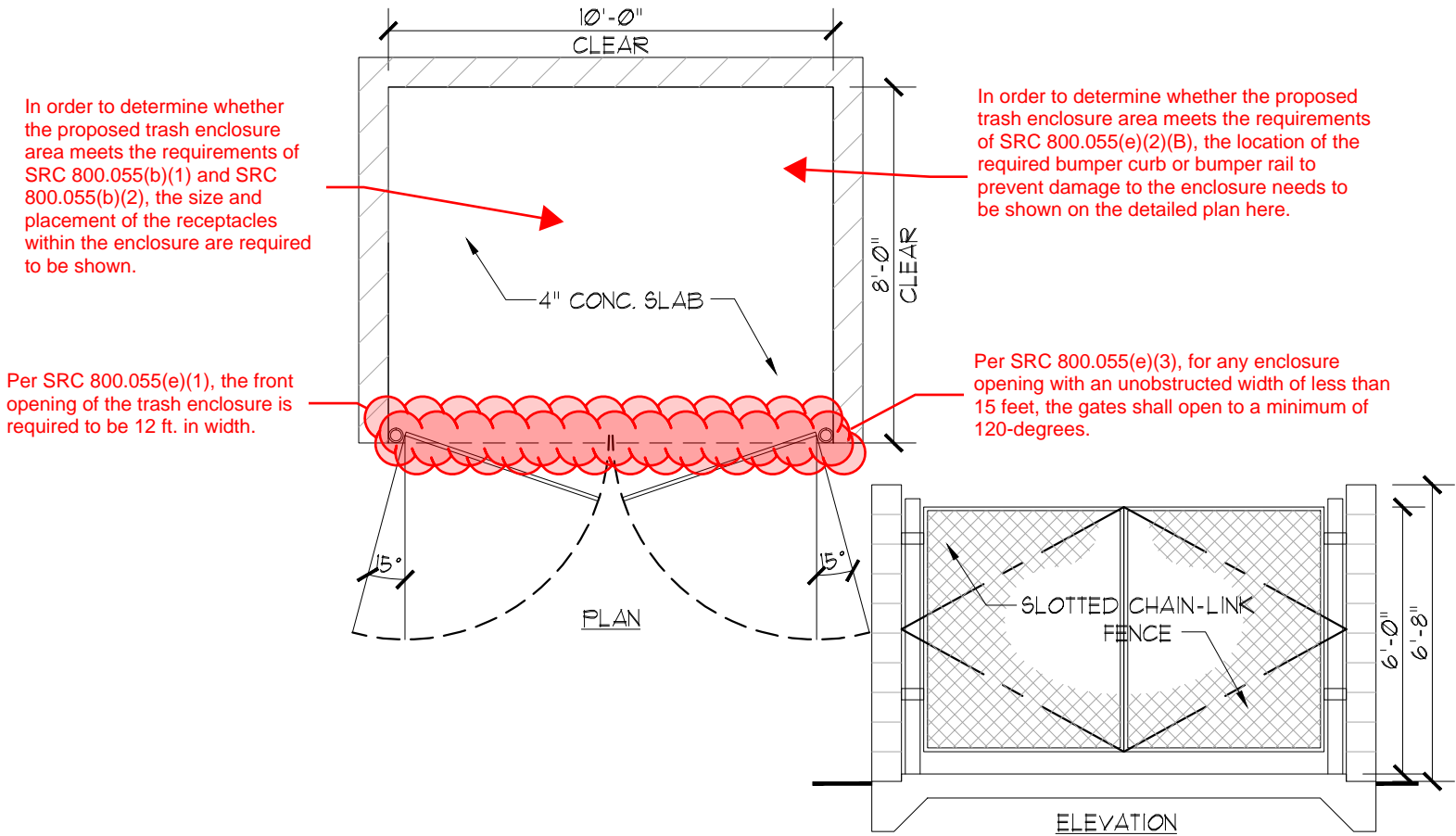
SCALE : 1" = 20'-0"

RONALD JAMES PED
ARCHITECT P.C.

Site Plan Review Class 3
Fahman Glaze Apartments
1341 Waller St., Salem, Or

DATE: 9 JAN 2023
DRAWN: glm
JOB NO.: 2207

SPR 6

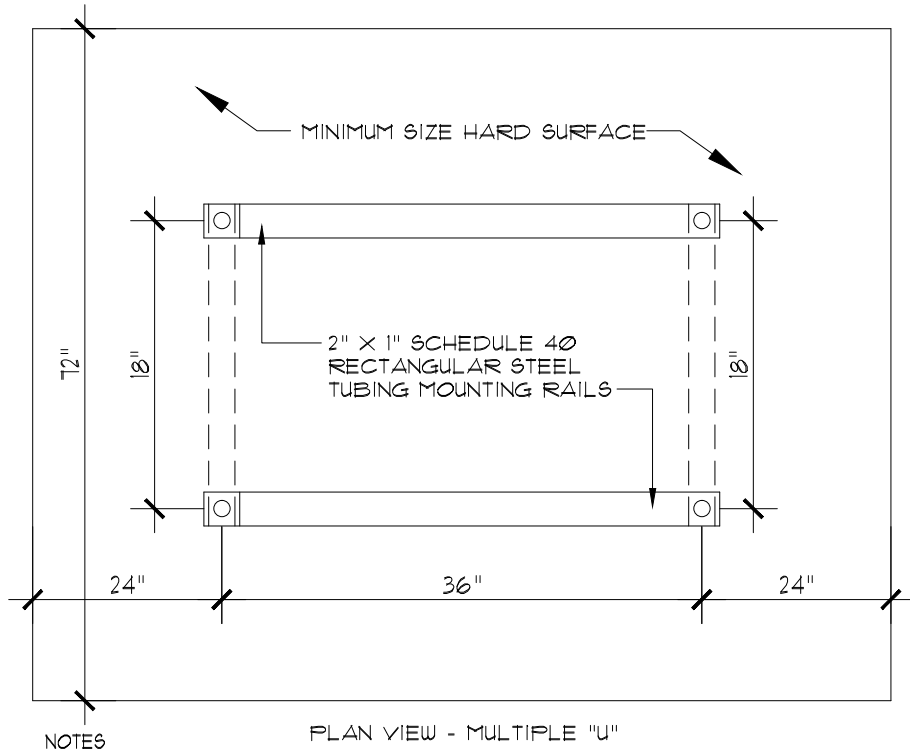
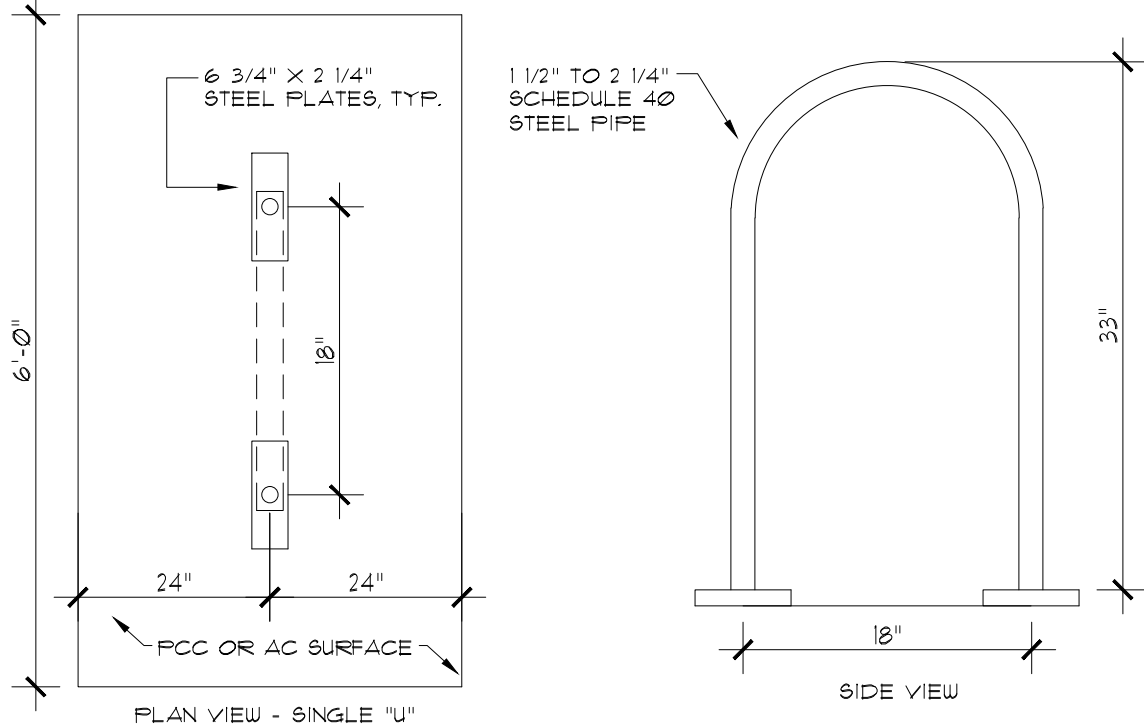


TRASH ENCLOSURE

1

SCALE: 1/4" = 1'-0"

M:/026ITEWK/811TRASH/02811 TRASH CMU



NOTES

- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
- MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTENT CONCRETE ANCHOR MOUNTING HARDWARE.
- EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
- FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BICYCLE PARKING RACK DETAIL

2

SCALE: 1" = 1'-0"

M:/026ITEWK/600PIFNG/02600 BIKE RACK

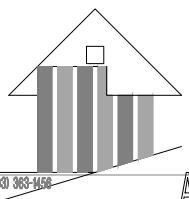
SPR 5

DATE: 9 JAN 2023
DRAWN: gjm
JOB NO.: 2207

Site Plan Review Class 3

Fahlman Glaze Apartments

1341 Waller St., Salem, Or

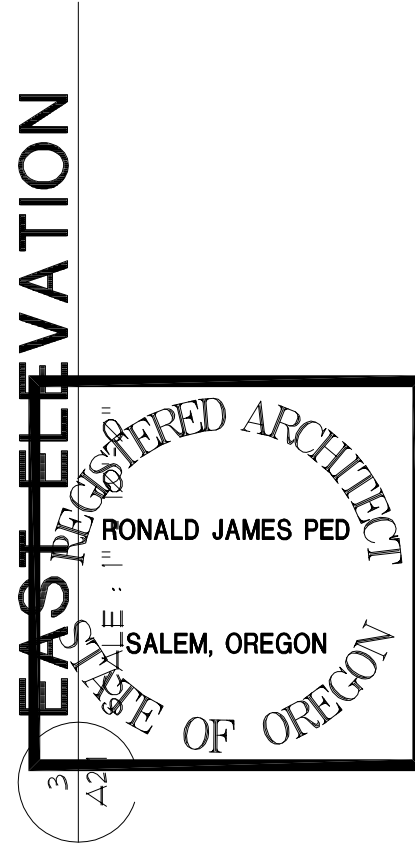
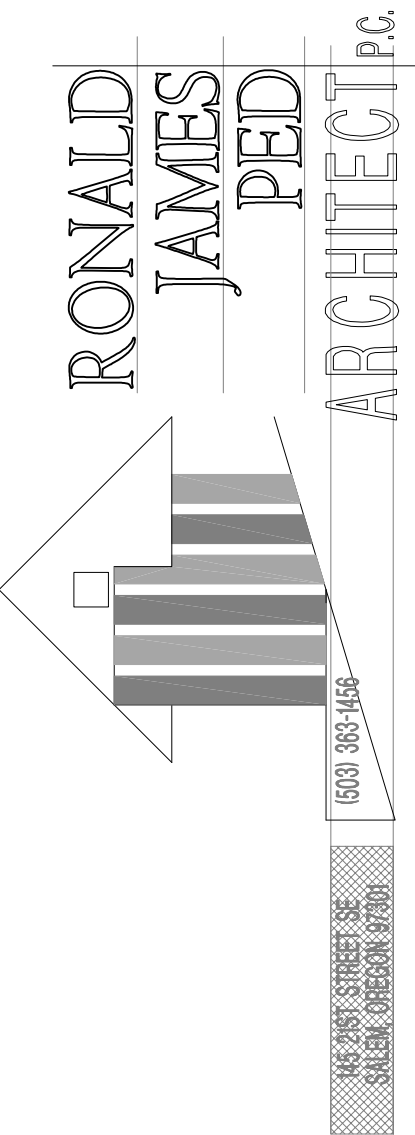
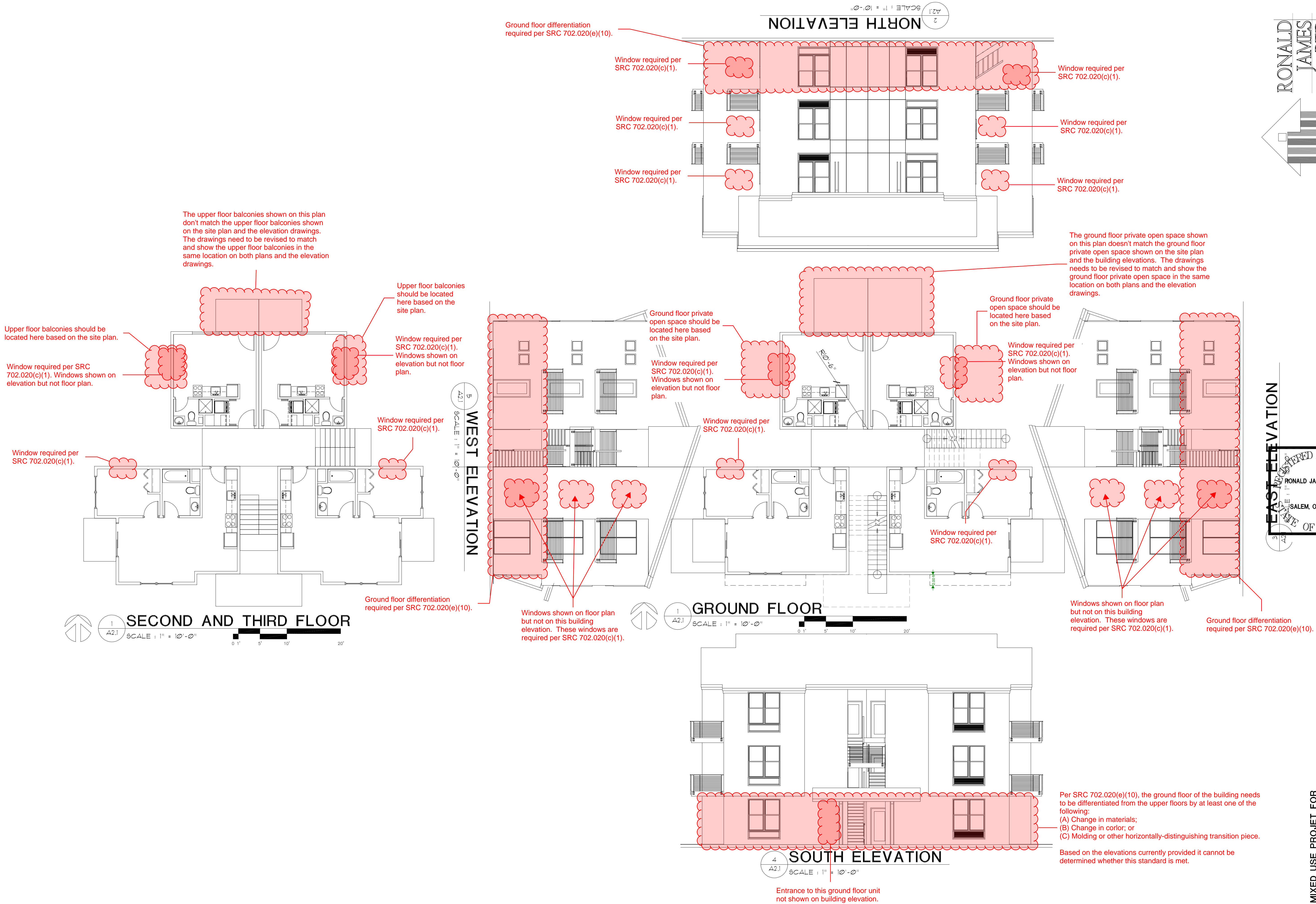


RONALD
JAMES
PED

ARCHITECT P.C.

1500 363-1456

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Layout1
Ron



MIXED USE PROJECT FOR
FAHLMAN and GLAZE
1341 WALLER STREET SE

DATE: 04.01.22
DRAWN:
JOB NO.: 2707