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503-588-6173*

DECISION OF THE HEARINGS OFFICER

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT CASE NO. CU-SPR-ADJ17-11

APPLICATION NO. : 17-112931-ZO, 17-114818-RP & 17-114821-RP

NOTICE OF DECISION DATE: SEPTEMBER 13, 2017

SUMMARY: A conditional use, site plan review, and adjustment application for development of a paved vehicle storage area.

Request: A Conditional Use Permit, Class 3 Site Plan Review, and Class 2 Adjustment request to allow an approximately 7,300 square foot paved vehicle storage area for an auto dealership on a property approximately 0.22 acres in size, zoned CR (Retail Commercial), and located at 1885 Fisher Road NE 97301 (Marion County Assessor's Map and Tax Lot number: 072W19BB06200). The adjustment is required to reduce the width of the landscaped area adjacent to the north property line from 15 feet to 5 feet.

APPLICANT: KSD Properties LLC (Jeff Koehnke)

LOCATION: 1885 Fisher Road NE / 97305

CRITERIA: Conditional Use: SRC Chapter 240.005(d)
Class 3 Site Plan Review: SRC Chapter 220.005(f)(3)
Class 2 Adjustment: SRC Chapter 250.005(d)(2)

FINDINGS: The findings are in the attached Order dated September 13, 2017.

DECISION: The Hearings Officer **APPROVED** Conditional Use/Class 3 Site Plan Review /Class 2 Adjustment Case No. CU-SPR-ADJ17-11 subject to the following 5 conditions of approval:

Condition 1: The conditional use authorized by this Conditional Use approval is limited to vehicle inventory storage. This condition does not prohibit or limit a change in use to any other use that is permitted outright in the zone.

Condition 2: The proposed development shall be in substantial conformance with the approved site plan included as Attachment B in the staff report, as modified by the conditions of approval.

Condition 3: The proposed concrete wall shall be located entirely outside of the 6-foot setback and shall meet vision clearance requirements of SRC 805.010.

Condition 4: Permanently abandon the sewer service prior to demolition of the building.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



Condition 5: Provide a minimum of one plant unit per 10 square feet in the landscaped area between the vehicle storage and north property line, with the required plantings consisting of trees and evergreen shrubs of species that will form a hedge at least 6 feet in height and 75 percent opaque within three years after planting.

The rights granted by the attached decision for Conditional Use and Class 2 Adjustment Case No. CU-SPR-ADJ17-11 must be exercised, or an extension granted, by **September 29, 2019**, or this approval shall be null and void.

The rights granted by the attached decision for Class 3 Site Plan Review Case No. CU-SPR-ADJ17-11 must be exercised, or an extension granted, by **September 29, 2021**, or this approval shall be null and void. A copy of the Order is attached.

Application Deemed Complete: August 3, 2017
Public Hearing Date: August 23, 2017
Notice of Decision Mailing Date: September 13, 2017
Decision Effective Date: September 29, 2017
State Mandate Date: December 1, 2017

Case Manager: Pamela Cole, pcole@cityofsalem.net; 503.540.2309

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., Thursday, September 28, 2017**. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 240, 220 and 250. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

**CITY OF SALEM
BEFORE THE HEARINGS OFFICER**

A CONDITIONAL USE PERMIT, CLASS 3 SITE PLAN REVIEW, AND CLASS 2 ADJUSTMENT REQUEST TO ALLOW AN APPROXIMATELY 7,300 SQUARE FOOT PAVED VEHICLE STORAGE AREA FOR AN AUTO DEALERSHIP ON A PROPERTY APPROXIMATELY 0.22 ACRES IN SIZE, ZONED CR (RETAIL COMMERCIAL), AND LOCATED AT 1885 FISHER ROAD NE 97301 (MARION COUNTY ASSESSOR'S MAP AND TAX LOT NUMBER: 072W19BB06200). THE ADJUSTMENT IS REQUIRED TO REDUCE THE WIDTH OF THE LANDSCAPED AREA ADJACENT TO THE NORTH PROPERTY LINE FROM 15 FEET TO 5 FEET.	}	CU-SPR-ADJ17-11 FINDINGS OF FACT, CONCLUSIONS, AND DECISION
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DATE AND PLACE OF HEARING:

August 23, 2017, Salem City Council Chambers, Room 240, Civic Center, 555
Liberty Street SE, Salem, Oregon.

APPEARANCES:

<u>Staff:</u>	Pamela Cole, Planner II
<u>Neighborhood Association:</u>	N/A
<u>Proponents:</u>	Jeff Koehnke, Applicant; Jeff Tross, Applicant's Consultant; Chrislyn Prantl, Applicant's Neighbor
<u>Opponents:</u>	Pravin Kumar, August 23, 2017, (letter only)

SUMMARY OF THE APPLICATION AND HEARING

BACKGROUND

The City of Salem held a duly authorized and noticed public hearing on August 23, 2017. The Applicant filed and the City accepted an application requesting a conditional use, site plan review, and adjustment application for development of a paved vehicle storage area for an auto dealership located at 1885 Fisher Road NE 97301, Salem.

FINDINGS OF FACT AND CONCLUSIONS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Commercial." The subject property is within the Urban Growth Boundary and the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned CR (Retail Commercial) and currently occupied by Serenity Lane Health Services. The proposed use, a vehicle storage area for an auto dealer, is classified as Motor Vehicle and Manufactured Dwelling and Trailer Sales, a conditional use in the CR zone pursuant to SRC 522.005, Table 522-1.

The zoning and uses of surrounding properties include:

North: RS (Single Family Residential) – single family dwelling

East: Across Fisher Road NE, CR (Retail Commercial) – non-profit organization

South: CR (Retail Commercial) – motel

West: Across Interstate 5, CR (Retail Commercial) – vacant

3. Site Analysis

The subject property is approximately 0.22 acres in size and includes an existing addiction treatment center which would be demolished prior to the proposed redevelopment.

The subject property abuts Fisher Road NE to the east and Interstate 5 on the west. Fisher Road NE is designated as a collector within the Salem TSP

(Transportation System Plan). A single driveway is proposed to provide access onto Fisher Road NE.

4. Neighborhood and Citizen Comments

The subject property is located within the Northeast Salem Community Association (NESCA). Notice was provided to NESCA and surrounding property owners within 250 feet of the subject property. As of the date of the staff report, no comments were received from NESCA. Pravin Kumar provided a letter dated August 23, 2017, on the date of the hearing.

5. City Department and Public Agency Comments

The Building and Safety Division and Fire Department reviewed the proposal and indicated no concerns.

The Public Works Department has reviewed the proposal and provided a memo included as Attachment E in the staff report.

6. Analysis of Conditional Use Criteria

SRC Chapter 240.005(a)(1) provides that:

No building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

Criterion 1:

The proposed use is allowed as a conditional use in the zone.

The Hearings Officer notes the applicant's statement that the proposed use is a parking and storage lot for vehicle inventory storage. This use is included in the description for vehicle sales in SRC 400.055(a)(1) and is a Conditional Use in the CR zone, SRC Chapter 522, Table 522-1.

The Hearings Officer finds that Motor Vehicle and Manufactured Dwelling and Trailer Sales are allowed in the CR (Retail Commercial) zone as conditional uses.

Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

The Hearings Officer notes that the reasonably likely adverse impacts of the use are dust, noise, odor, traffic, and visual impacts.

The vehicle storage area will be paved, reducing dust and noise. The property abuts Interstate 5, which produces significant ambient noise. Use of the lot will be limited to employees and specifically for vehicle inventory storage. Little exhaust odor will be created by moving vehicles in or out of the lot, as each vehicle will be moved onto the lot once and off of the lot once at a low rate of speed.

Traffic impacts on the adjacent residential area will be minimal, as the vehicles will be moved from the site to the dealership a few hundred feet to the south.

To mitigate visual impacts, the applicant is proposing a three-foot tall concrete wall between the vehicle storage area and the street and 6-foot-tall sight-obscuring fences along the north, south, and west property lines.

To ensure that the impacts remain minimal the applicant suggested the following condition of approval, which the Hearings Officer imposes:

Condition 1: The conditional use authorized by this Conditional Use approval is limited to vehicle inventory storage. This condition does not prohibit or limit a change in use to any other use that is permitted outright in the zone.

The Hearing Officer finds that the development, as proposed and with this condition, minimizes reasonably likely adverse impacts of the use on the immediate neighborhood.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

The Hearings Officer finds that the proposed use, with the condition recommended above, is generally compatible with surrounding residential and commercial uses.

The Hearings Officer notes that the proposed vehicle inventory storage lot would replace an existing building and parking lot for a substance abuse

treatment and prevention office. The proposal is that the lot will meet development standards other than the required 15-foot width of the northern landscape strip. The applicant has requested an adjustment to reduce that requirement and has provided justification for the reduction.

As proposed (and with conditions of approval), the vehicle storage area would be compatible with and have minimal impact on the surrounding neighborhood. The Hearings Officer imposes the following condition of approval to ensure that the final plans for the proposed development are in substantial conformance with the site plan included in the staff report:

Condition 2: The proposed development shall be in substantial conformance with the approved site plan included as Attachment B in the staff report, as modified by the conditions of approval.

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following criteria for a Class 3 Site Plan Review:

Criterion 1:

The application meets all applicable standards of the UDC.

The Hearings Officer finds that the proposed development includes a request to add a vehicle inventory storage area. The proposed use requires conditional use approval. Because the proposal does not provide the minimum 15-foot width for a landscaped setback adjacent to the north property line as required by SRC Chapter 522, the applicant has requested an adjustment to this standard.

Development Standards – CR Zone:

SRC 522.005(a) - Uses:

Except as otherwise provided in Chapter 522, the permitted, special, conditional and prohibited uses in the CR zone are set forth in Table 522-1.

The Hearings Officer notes that the Motor Vehicle and Manufactured Dwelling and Trailer Sales are allowed as Conditional uses in the CR zone, and the applicant has requested conditional use approval.

SRC 522.010(a) – Lot Standards:

There is no minimum lot area, lot width, or lot depth in the CR zone. The minimum street frontage is 16 feet for uses other than Single Family.

The Hearings Officer notes that the subject property has approximately 60 feet of street frontage along Fisher Road NE, exceeding the minimum frontage requirement.

SRC 522.010(b) – CR Zone Setbacks:

North: Adjacent to the north is an RS (Single Family Residential) zone. The minimum setback for vehicle use areas is 15 feet with Type C landscaping (minimum of one plant unit per 20 square feet of landscaped area and a 6-foot-tall sight-obscuring fence or wall).

The Hearings Officer finds that the proposed vehicle storage area is set back 5 feet from the property line. The applicant has requested an adjustment to this standard.

South: Adjacent to the south is a CR (Retail Commercial) zone. The minimum setback for vehicle use areas is 5 feet with Type A landscaping (minimum of one plant unit per 20 square feet of landscaped area).

The Hearings Officer notes that the proposed vehicle storage area is set back 5 feet from the property line and meets the standard.

East: Adjacent to the east is the right-of-way for Fisher Road NE, a collector street. The minimum setback for vehicle use areas is 6- to 10-feet per SRC Chapter 806.

The Hearings Officer notes that the proposed vehicle use area is set back 6 feet from the property line, with a 36-inch concrete wall located in the 6-foot setback. SRC 806.035(c)(2)(D) allows a 6-foot setback in conjunction with a minimum 3-foot-tall brick, stone, or finished concrete wall, but requires that the wall shall be located entirely outside the required setback and that any portion of the wall within a vision clearance area shall have a height no greater than the maximum allowed under SRC 805.010.

To ensure compliance with this standard, staff recommends and the Hearings Officer agrees to impose the following condition of approval:

Condition 3: The proposed concrete wall shall be located entirely outside of the 6-foot setback and shall meet vision clearance requirements of SRC 805.010.

With this condition, the Hearings Officer finds that this setback standard will be satisfied.

West: Adjacent to the west is the right-of-way for Interstate 5. Interstate 5 does not meet the definition of a street, and the property line is considered an interior rear property line. No zone-to-zone setback is applicable abutting Interstate 5. Where there is no applicable zone-to-zone setback, the minimum setback for vehicle use areas is 5 feet with Type A landscaping (minimum of one plant unit per 20 square feet of landscaped area).

The Hearings Officer finds that the proposed vehicle storage area is set back 5 feet from the property line and meets the standard.

SRC 522.010(c) - Lot Coverage, Height:

There is no maximum lot coverage standard in the CR zone. The maximum building height is 50 feet.

The Hearings Officer finds that the proposed development complies with the lot coverage and maximum height standards of the CR zone.

SRC 522.010(d) – Landscaping:

In the CR zone,

(1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

(2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

(3) Development Site. A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

The Hearings Officer notes that the required setbacks and vehicle areas, with the recommended condition of approval, would conform to the standards of SRC Chapter 807. For the site area of 9,331 square feet, a minimum of 1,400 square feet shall be landscaped, and a minimum of 70 plant units are required; at least 28 plant units must be trees. The preliminary landscape plan indicates a landscaped area of 1,625 square feet, exceeding the standard for development site landscaping. Final landscape plans will be reviewed at building permit.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than Single Family and Two Family shall be developed and maintained as provided in this section.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
1. The development of new off-street parking and vehicle use areas.
 2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added.
 3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
 4. The paving of an un-paved area.

The Hearings Officer notes that the proposed development includes a new off-street vehicle storage area, which is a type of vehicle use area. Off-street parking and vehicle use area development standards apply to vehicle storage areas in the CR zone.

- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

The Hearings Officer finds that with recommended conditions above, off-street parking spaces are not located within required setbacks.

- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

The Hearings Officer finds that with the recommended conditions of approval, the proposed vehicle storage area complies with perimeter setbacks, except for the northern perimeter setback. The applicant has requested an adjustment to that setback.

- d) *Interior Landscaping.* Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.

The Hearings Officer notes that the proposed vehicle storage area is not a parking area and is not subject to this standard.

- e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Off-street parking area dimensions shall not apply to vehicle storage areas.

- f) Additional Off-Street Parking Area Development Standards 806.035(f-m).

The Hearings Officer notes that the proposed vehicle storage area will be developed consistent with applicable standards for grade, surfacing, drainage, marking and signage, lighting, and screening. The standards for bumper guards, wheel barriers, and striping are not applicable to vehicle storage areas in the CR zone.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen / conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

The Hearings Officer notes that the landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045. No protected trees have been identified on the site plan for removal.

SRC 809 - Wetlands: The Salem-Keizer Local Wetland Inventory (LWI) identifies no wetlands on the subject property. Hydric soil inclusions are mapped on the property. The applicant should contact the Department of State Lands to determine whether any permits are required.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The subject property does not include mapped landslide hazard areas; therefore, a geological assessment is not required.

The Hearings Officer finds that with the conditions of approval, the application satisfies Criterion 1.

Criterion 2:

The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

The Hearings Officer notes that the existing street system is adequate to serve the proposed development and the development is not proposing a building addition pursuant to 803.040(a); therefore, no right-of-way dedication or street improvements are required.

The Hearings Officer notes that no special setback is required along Fisher Road NE because the existing right-of-way exceeds the standard for a collector street. The Hearings Officer finds that the application satisfies criterion 2.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

The Hearings Officer notes that the driveway access onto Fisher Road NE provides for safe turning movements into and out of the property. The Hearings Officer finds that the application satisfies criterion 3.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

The Hearings Officer finds that The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. The applicant does not show any new connections to public infrastructure.

The applicant shall permanently abandon the existing sewer service prior to the issuance of a demolition permit for the building.

To ensure compliance with the standard, staff recommends and the Hearings Officer agrees to impose the following condition:

Condition 4: Permanently abandon the sewer service prior to demolition of the building.

The applicant shall design and construct a system to PWDS (Public Works Design Standards) that will disperse stormwater to an approved point of disposal.

The Hearings Officer finds that with this condition, the application satisfies Criterion 4.

8. Analysis of Class 2 Adjustment Approval Criteria

SRC 250.005(d)(2) establishes the following approval criteria for a Class 2 Adjustment. The applicant's complete written statement addressing the Class 2 Adjustment approval criteria is included as Attachment D in the staff report.

Criterion 1:

The purpose underlying the specific development standard proposed for adjustment is:

- i) Clearly inapplicable to the proposed development; or
- ii) Equally or better met by the proposed development.

The Hearings Officer finds that the purpose of the 15-foot setback requirement between the commercial property and abutting residential property is to mitigate the impacts of the use. The Hearings Officer notes that the proposal includes a 5-foot-wide landscaped setback that is equivalent to the legally nonconforming 5-foot setback between the existing parking lot and north property line. The Hearings Officer notes that the existing building is nonconforming with respect to the 15-foot setback, as it is located 10 feet from the north property line. In the eastern half of the property, the proposed vehicle storage area would have similar impacts to the existing parking lot. In the western half of the property, the proposed vehicle storage area would replace the existing building and may have greater visual and noise impacts than the building.

The Hearings Officer notes that to mitigate the impacts, the applicant proposes to retain existing trees and hedges within the 5-foot landscaped area and install a 6-foot-sight-obscuring fence along the property line. While the

proposed landscaping appears to provide significant screening in the eastern half of the property, there is a gap in screening in the western half of the property, which would be adjacent to the rear yard of the residential property. To ensure that the screening is adequate, staff recommends, and the Hearings Officer agrees to impose, the following condition:

Condition 5: Provide a minimum of one plant unit per 10 square feet in the landscaped area between the vehicle storage and north property line, with the required plantings consisting of trees and evergreen shrubs of species that will form a hedge at least 6 feet in height and 75 percent opaque within three years after planting.

The Hearings Officer finds that with the proposed condition of approval, the proposed landscaping and screening equally or better meet the intent of the 15-foot setback requirement of SRC Chapter 522, Table 522-3. The Hearings Officer finds that with the condition, Criterion 1 is satisfied.

Criterion 2:

If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

The Hearings Officer notes that the subject property is not located within a residential zone. This criterion is not applicable.

Criterion 3:

If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

The Hearings Officer notes that only one adjustment has been requested, accordingly, this criterion is not applicable.

9. Concerns of Pravin Kumar.

The Hearings Officer notes the concerns expressed by Pravin Kumar in the letter dated August 23, 2017. The Hearings Officer summarized these concerns as 1) excess traffic negatively impacting the motel business, 2) circulation issues on Mr. Kumar's property caused by an earlier approval, and 3) a concern that an earlier decision by the City and ODOT eliminating the condition to complete improvements to Fisher Road prior to developing the property is unfair. The Hearings Officer notes that the automobile storage lot will not accommodate customers or be used as a location to prepare cars for

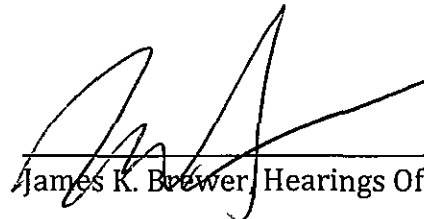
sale. The storage use will have fewer traffic impacts in terms of possible through traffic tempted to turn on the motel property or in terms of destination trips than uses allowed outright in the zone. While the Hearings Officer sympathizes with Mr. Kumar's concerns that prior decisions negatively impact his property, the Hearings Officer sees no relevant criterion for the decision related to this specific application on this specific lot that would authorize the Hearings Officer to alter or mitigate those earlier decisions.

DECISION

The Hearings Officer APPROVES the application for a consolidated conditional use, site plan review and adjustment for the development of a vehicle storage area at 1885 Fisher Road NE subject to the following five conditions of approval:

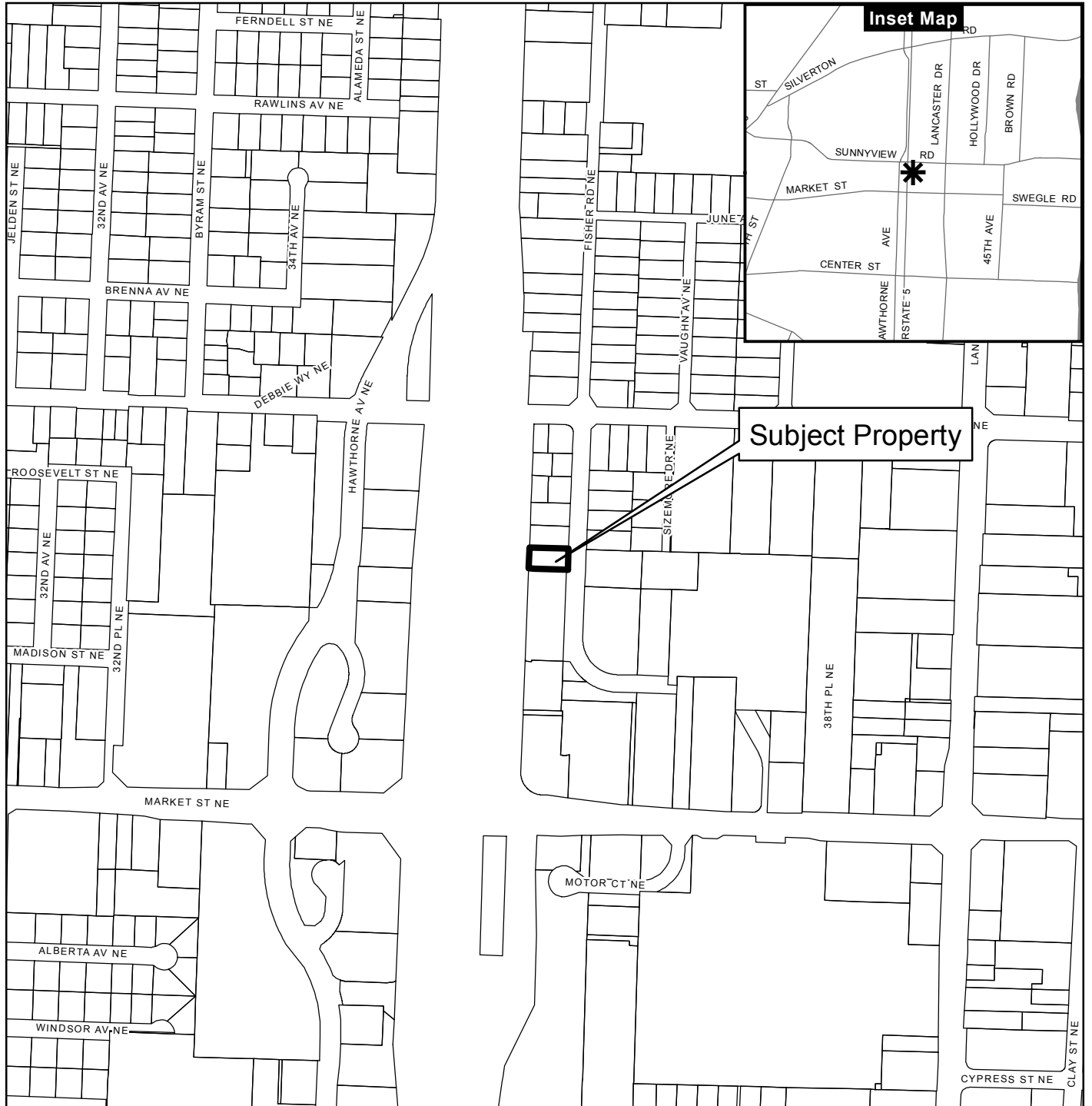
- Condition 1:** The conditional use authorized by this Conditional Use approval is limited to vehicle inventory storage. This condition does not prohibit or limit a change in use to any other use that is permitted outright in the zone.
- Condition 2:** The proposed development shall be in substantial conformance with the approved site plan included as Attachment B in the staff report, as modified by the conditions of approval.
- Condition 3:** The proposed concrete wall shall be located entirely outside of the 6-foot setback and shall meet vision clearance requirements of SRC 805.010.
- Condition 4:** Permanently abandon the sewer service prior to demolition of the building.
- Condition 5:** Provide a minimum of one plant unit per 10 square feet in the landscaped area between the vehicle storage and north property line, with the required plantings consisting of trees and evergreen shrubs of species that will form a hedge at least 6 feet in height and 75 percent opaque within three years after planting.

DATED: September 13, 2017


James K. Brewer, Hearings Officer

Vicinity Map

1885 Fisher Road NE



Legend

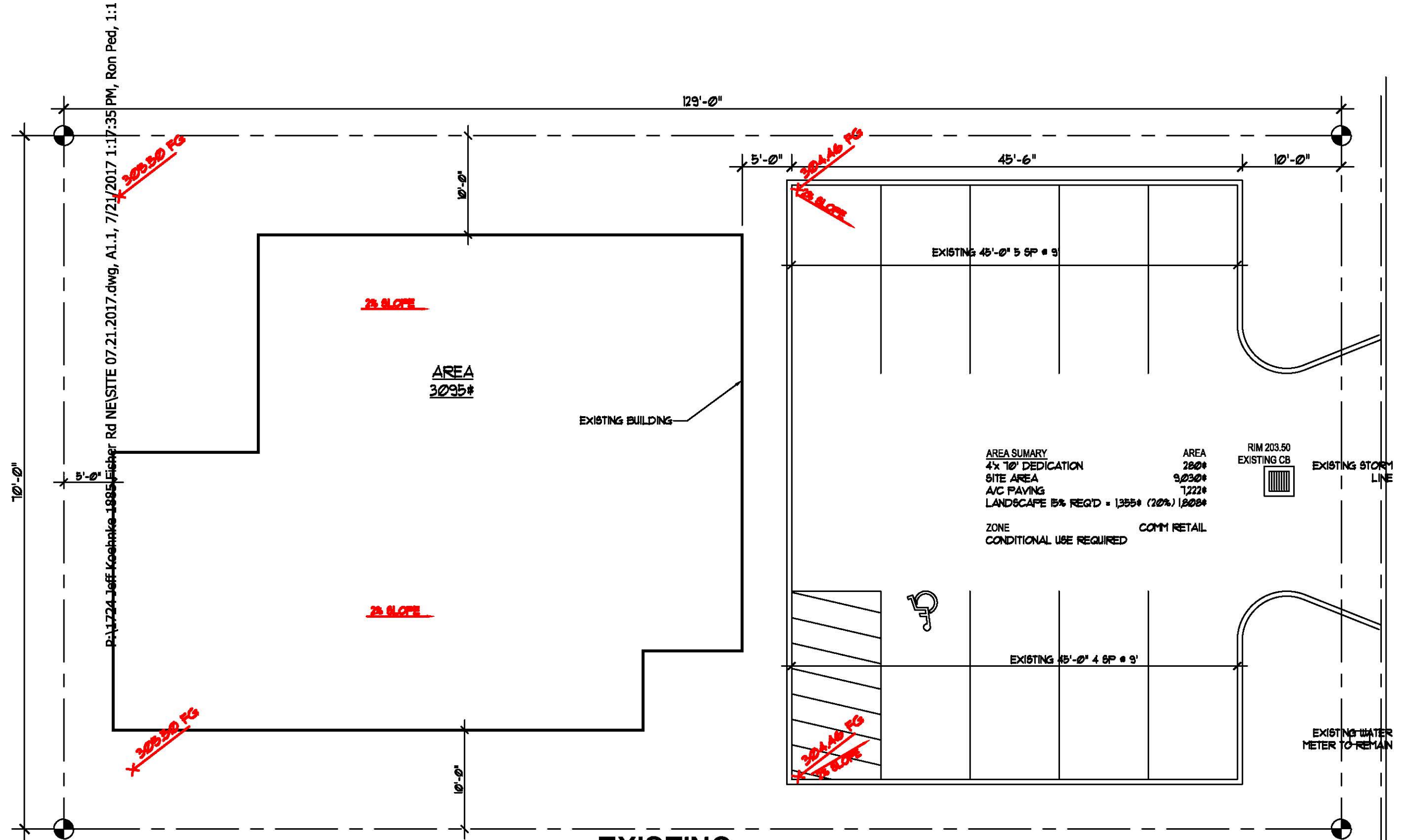
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

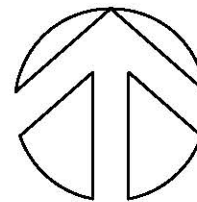
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EXISTING SITE PLAN

SCALE: 1" = 10'-0"

0' 1" 5' 10' 20'



SITE PLAN

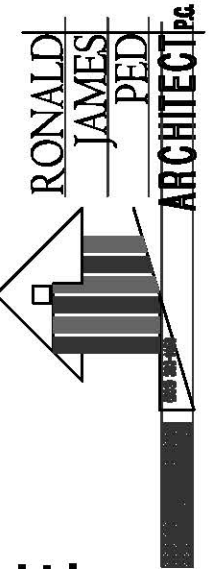
1885 FISHER ROAD NE

KSD PROPERTIES LLC

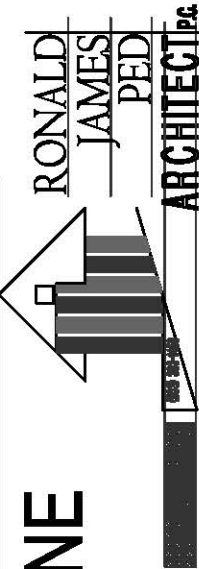
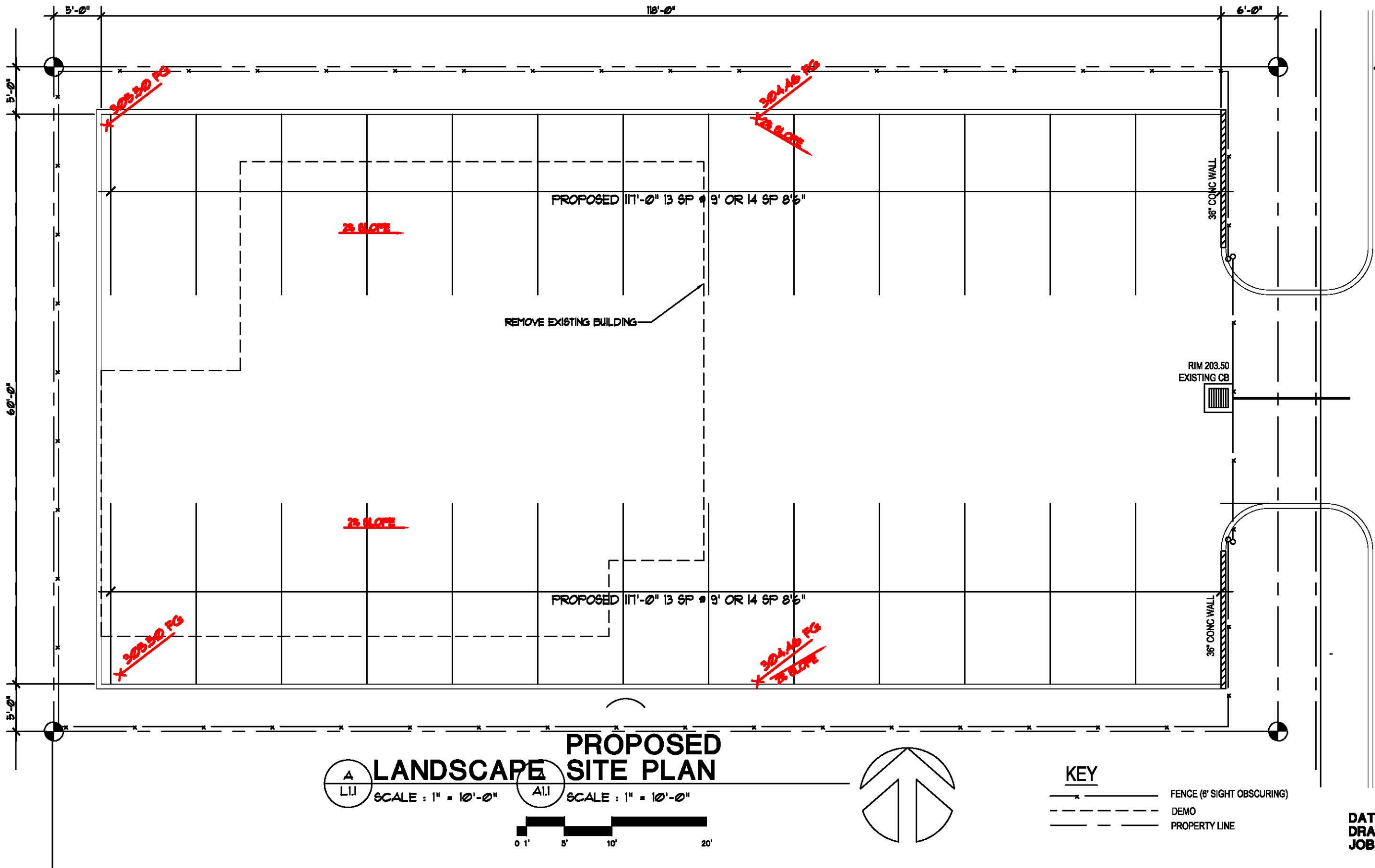
1885 Fisher Rd. NE

DATE: 08-May-2017
DRAWN: glm
JOB NO.: 1724

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P:\1724 Jeff Koehnke 1885 Fisher Rd NE\SITE 07.21.2017.dwg, A1.2, 7/21/2017 1:16:57 PM, Ron Ped, 1:1



1885 FISHER ROAD NE

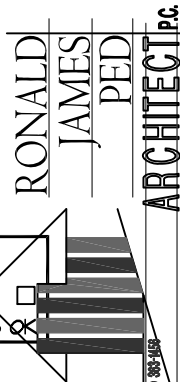
KSD Properties LLC

1885 Fisher Rd. NE

DATE: 08-May-2017
DRAWN: glm
JOB NO.: 1724

A1.2

LANDSCAPE AREA: 305# PU REQ.: 16 PU PROVIDED: 29 OK	
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SITE PLAN
1885 FISH
KSD PROPERTIES LLC
1885 Fisher Rd NE

1885 Fisher Rd. NE

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