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503-588-6173*

DECISION OF THE HEARINGS OFFICER

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW CASE NO. CU-SPR18-06

APPLICATION NO. : 18-110561-ZO & 18-110565-RP

NOTICE OF DECISION DATE: AUGUST 2, 2018

SUMMARY: A request for a proposed non-profit youth shelter serving up to 10 individuals for ages 11-18.

REQUEST: A Conditional Use Permit and Class 3 Site Plan Review to change the use of an existing residential care facility to a non-profit youth shelter serving up to 10 individuals for ages 11-18, for property approximately 0.19 acres in size, zoned RM-II (Multi-Family Residential), and located at 220 15th Street SE / 97302 (Marion County Assessor's Map and Tax Lot number: 073W26BD / 12000).

APPLICANT: Rhonda Wolf for United Way of the Mid-Willamette Valley

LOCATION: 220 15th Street SE / 97301

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

FINDINGS: The findings are in the attached Order dated August 2, 2018.

DECISION: The Hearings Officer **APPROVED** Conditional Use / Class 3 Site Plan Review Case No.CU-SPR18-06 subject to the following conditions of approval:

Condition 1: The non-profit shelter shall allow overnight shelter to a maximum of 10 youth between the ages of 11-18.

Condition 2: The non-profit shelter shall provide continuous supervision of youth staying at the facility 24 hours per day, 7 days per week.

Condition 3: Staffing levels shall be consistent with Oregon Department of Human Services state licensing requirements of such facilities.

Condition 4: If the non-profit shelter beds are full, youth seeking shelter shall be assisted by staff and directed to an alternative placement.

Condition 5: Youth seeking services shall not be allowed to loiter or camp outside on or around the subject property if the maximum allowed beds (10) are occupied.

Condition 6: Adults shall not be allowed to loiter or camp outside on or around the subject property.

NOTICE OF DECISION

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

CITY OF Salem
AT YOUR SERVICE

Condition 7: The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

The rights granted by the attached decision for Conditional Use Case No. CU-SPR-18-06 must be exercised, or an extension granted, by **August 18, 2020** 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-18-06 must be exercised, or an extension granted, by **August 18, 2022** or this approval shall be null and void.

Application Deemed Complete: June 13, 2018
Public Hearing Date: July 11, 2018
Notice of Decision Mailing Date: August 2, 2018
Decision Effective Date: August 18, 2018
State Mandate Date: October 11, 2018

Case Manager: Aaron Panko, APanko@cityofsalem.net; 503.540.2356

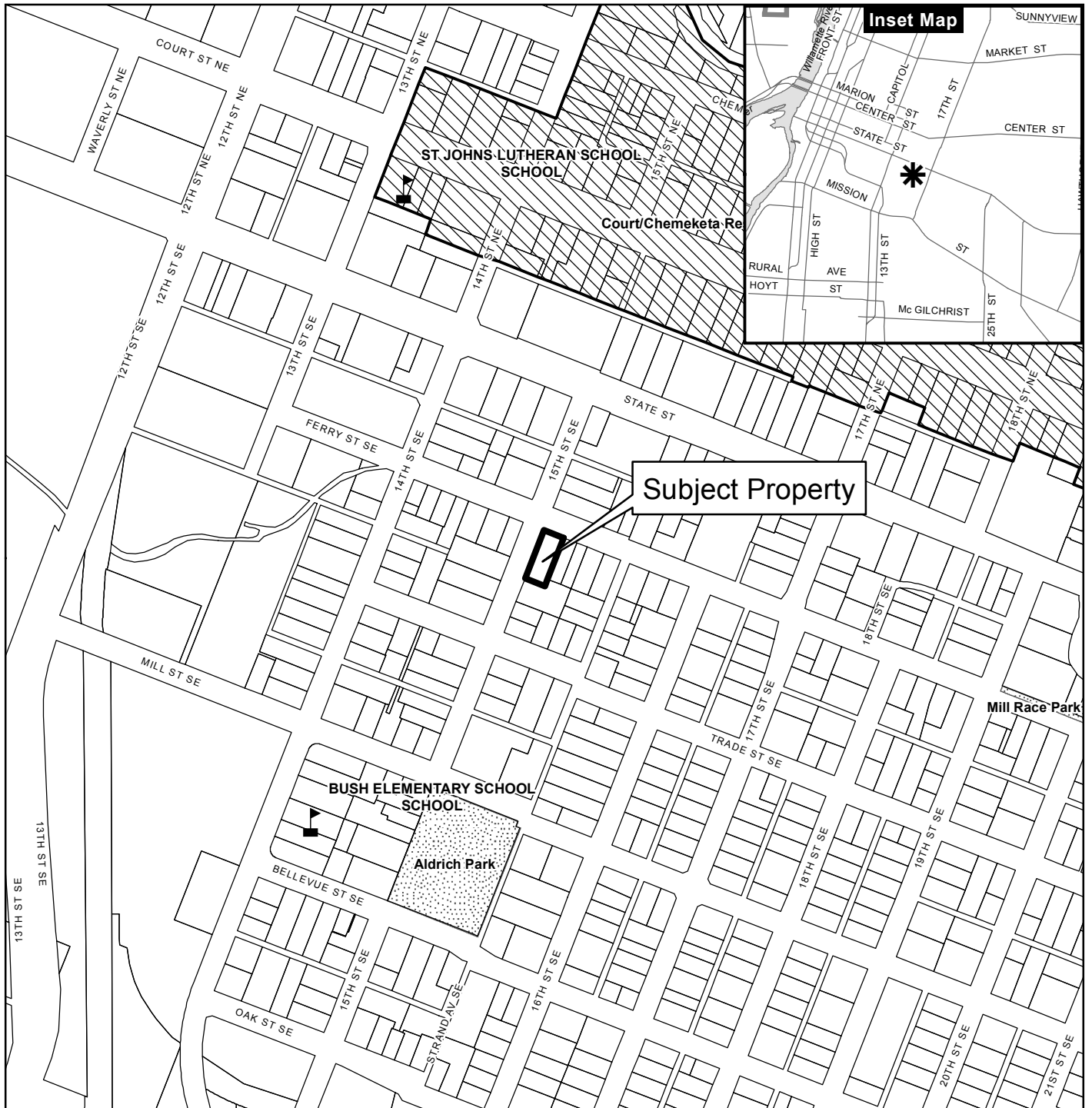
This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., Friday, August 17, 2018.**

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 Chapters 220 and 240. 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>

Vicinity Map 220 15th Street SE



Legend

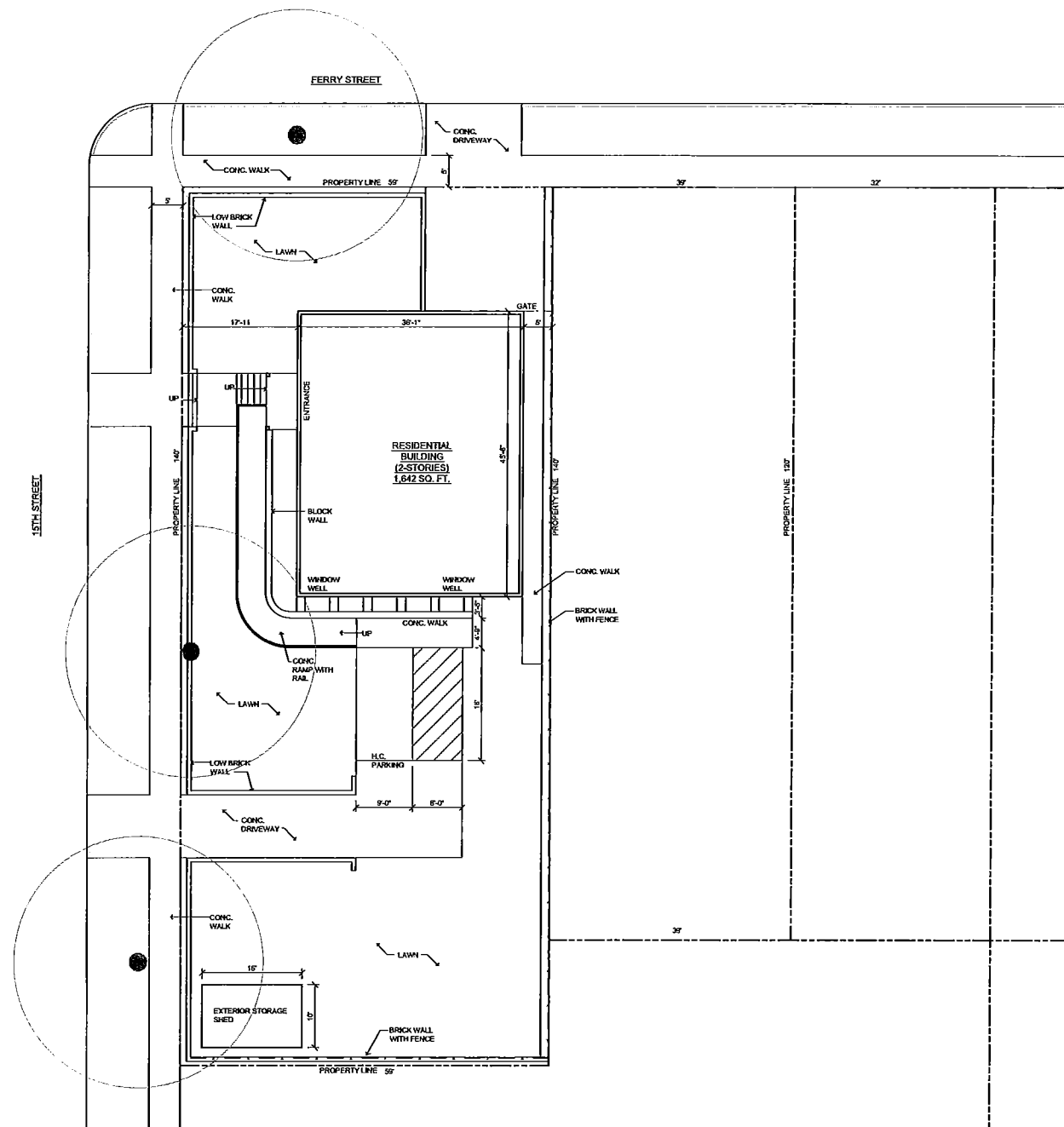
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

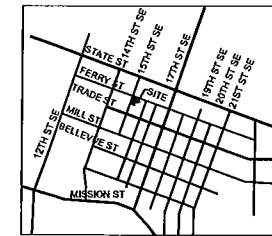
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Taylor's House Remodel

220 15th ST SE
Salem, Oregon

Salem, OR



VICINITY MAP
NOT TO SCALE



PROJECT DATA	
SITE DATA:	PROPOSED
PROPERTY AREA: 0.19 ACRES	3,278 SQ. FT.
ASSessor'S PARCEL ID NUMBER:	R45190
SITE ADDRESS:	220 15TH ST SE, SALEM, OR 97301
EXISTING USE:	RESIDENTIAL CARE FACILITY, GROUP DWELLING UNIT
PROPOSED USE:	HOMECARE SHELTER FOR 10 PERSONS
BUILDING HEIGHT:	24'-10" FROM GRADE TO RIDGE
SITE AREA BREAKDOWN	
RESIDENTIAL BUILDING	1,642 SQ. FT. (119.84%)
FOOTPRINT:	
APPLICATION TYPE:	CLIP, PARKING ADJUSTMENT, SITE PLAN CLASS III
APPLICANT/OWNER:	UNITED WAY OF THE MIDVAL, LAMETTE VALLEY
FLOODPLAIN:	WITHIN SPECIAL ZONE AND 100 YEAR FLOODPLAIN
PARKING BREAKDOWN	
OPEN SPACES (12' x 20')	3
COVERED SPACES (12' x 20')	0
CARPORT SPACES (12' x 20')	0
ACCESSIBLE SPACES (12' x 19')	1
TOTAL SPACES	4

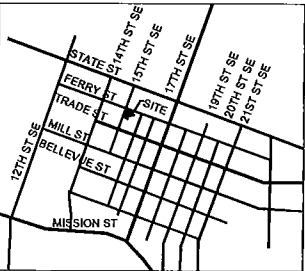
EXISTING SITE PLAN

DATE: 4/25/2018

1" = 1'-0"



A1.1



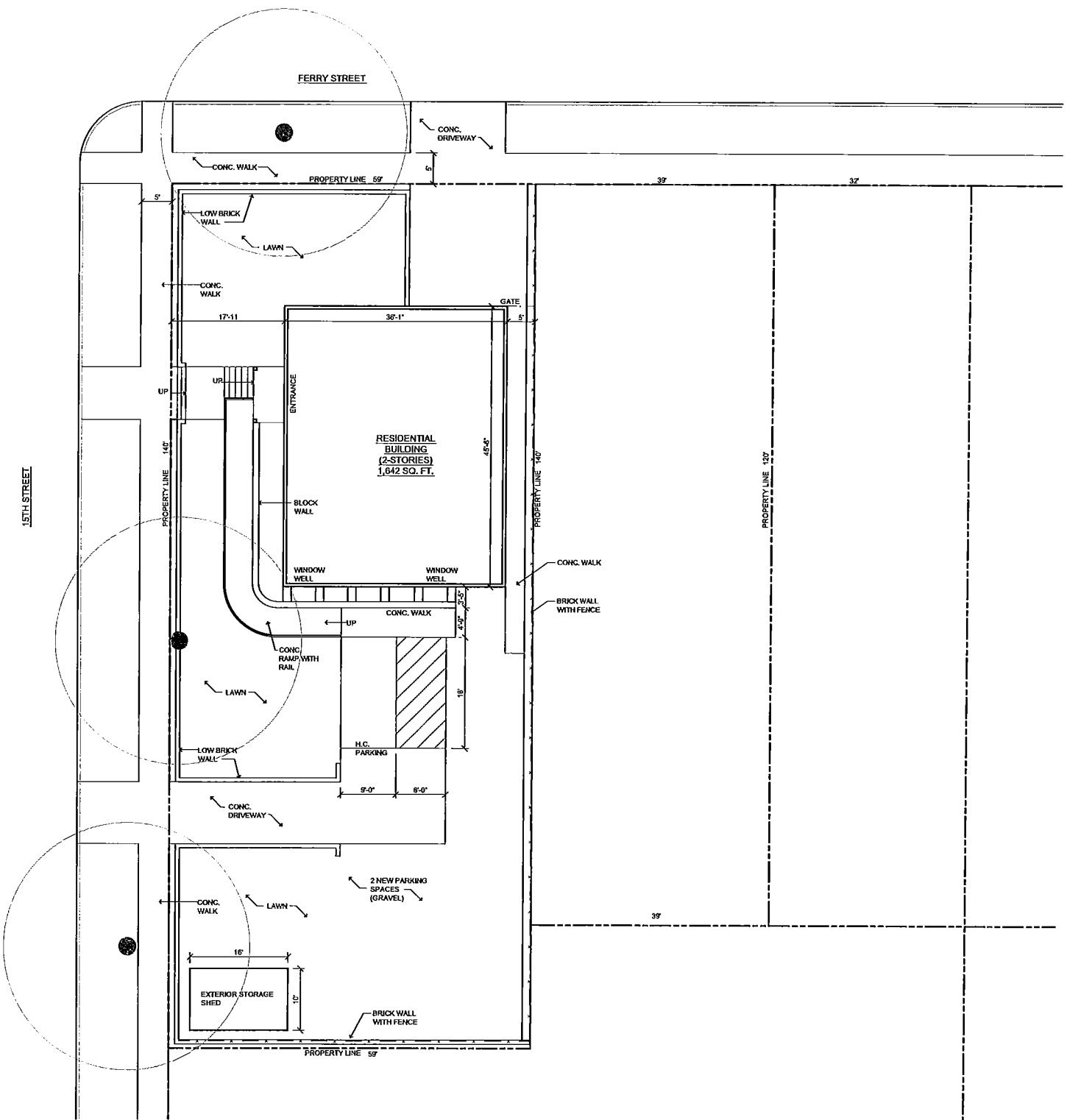
VICINITY MAP
NOT TO SCALE



PROJECT DATA	
SITE DATA:	PROPOSED
PROPERTY AREA: 0.19 ACRES	8,278 SQ. FT.
ASSESSOR'S PARCEL ID NUMBER:	R95190
SITE ADDRESS:	220 15TH ST SE, SALEM, OR 97301
EXISTING USE:	RESIDENTIAL CARE FACILITY
PROPOSED USE:	GROUP DWELLING UNIT
BUILDING HEIGHT:	24'-10" FROM GRADE TO RIDGE
SITE AREA BREAKDOWN:	
RESIDENTIAL BUILDING FOOTPRINT:	1,642 SQ. FT. (19.84%)
APPLICATION TYPE:	CUP, PARKING ADJUSTMENT, SITE PLAN CLASS III
APPLICATION OWNER:	UNITED WAY OF THE MID-WILLAMETTE VALLEY
FLOODPLAIN:	WITHIN SPECIAL ZONE AND 500 YEAR FLOODPLAIN
PARKING BREAKDOWN:	
OPEN SPACES (8' x 20')	3
COVERED SPACES (8' x 20')	0
CARPORT SPACES (8' x 20')	0
ACCESSIBLE SPACES (8' x 18')	1
TOTAL SPACES	4

PROPOSED SITE PLAN

DATE: 5/15/2018
10' = 1'-0"



**CITY OF SALEM
BEFORE THE HEARINGS OFFICER**

A REQUEST FOR A CONDITIONAL USE PERMIT AND CLASS 3 SITE PLAN REVIEW TO CHANGE THE USE OF AN EXISTING RESIDENTIAL CARE FACILITY TO A NON- PROFIT YOUTH SHELTER SERVING UP TO 10 INDIVIDUALS FOR AGES 11-18, FOR PROPERTY APPROXIMATELY 0.19 ACRES IN SIZE, ZONED RM-II (MULTI-FAMILY RESIDENTIAL), AND LOCATED AT 220 15TH STREET SE - 97302 (MARION COUNTY ASSESSOR'S MAP AND TAX LOT NUMBER: 073W26BD / 12000).	} CU-SPR18-06 } } } } } } } } } }	FINDINGS OF FACT, CONCLUSIONS, AND DECISION
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DATE AND PLACE OF HEARING:

July 11, 2018, Salem City Council Chambers, Room 240, Civic Center, 555
Liberty Street SE, Salem, Oregon.

APPEARANCES:

<u>Staff:</u>	Aaron Panko, Planner III
<u>Neighborhood Association:</u>	None
<u>Proponents:</u>	Sam Thomas, Lenity Architecture, Applicant, and Cyndi Leinassar, Deputy Director, MWVCAA
<u>Opponents:</u>	Brad Bahr and Arnold Gogan, neighbors.

SUMMARY OF THE APPLICATION AND HEARING

BACKGROUND

The City of Salem held a duly authorized and noticed public hearing on July 11, 2018, regarding a Conditional Use and Class 3 Site Plan Review to change the use of an existing residential care facility to a non-profit youth shelter serving up to 10 individuals for ages 11-18. Prior to the close of the public hearing, the Hearings Officer granted an additional 7-day period for written argument until 5:00 p.m., Wednesday, July 18, 2018. Samuel Thomas filed a timely final written argument on behalf of the applicant.

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 "Multi-Family Residential." 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 RM-II (Multi-Family Residential). Nonprofit shelters serving 6-10 persons are allowed in the RM-II zone as a Conditional Use. The proposed change of use from a residential care facility to a nonprofit shelter requires a Conditional Use Permit.

The zoning and uses of surrounding properties include:

North: Across Ferry Street SE, RM-II (Multi-Family Residential) – Multi-family uses

South: RM-II (Multi-Family Residential) – Residential uses

East: RM-II (Multi-Family Residential) – Residential uses

West: Across 15th Street SE – RM-II (Multi-Family Residential) – Residential uses

3. Site Analysis

The subject property is approximately 0.19 acres in size and contains an existing residential care facility. The subject property abuts 15th Street SE to the west and Ferry Street SE to the north. Both abutting streets are designated as local streets within the Salem TSP (Transportation System Plan).

4. Neighborhood and Citizen Comments

The subject property is located within the Southeast Salem Neighborhood Association (SESNA). Notice was provided to SESNA and surrounding property owners within 250 feet of the subject property. No comments were received from surrounding property owners at the time of the staff report.

Written comments were received from SESNA in support of the applicant's proposal, focused on the improvements to the building appearance and the plan for full-time adult staff supervising the facility to mitigate noise or other associated issues. The SESNA comments are included as Attachment D in the staff report.

Brad Bahr and Arnold Gogan, owners of nearby residences, appeared at the hearing and raised concerns about possible criminal behavior and other negative impacts on the neighborhood associated with homelessness.

5. City Department and Public Agency Comments

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

The Fire Department reviewed the proposal and indicated the Department has no concerns with the site plan review at this time. Fire will need to know what type of license, if any, the applicant will have, as this may affect certain requirements for the building.

The Building and Safety Division reviewed the proposal and indicated that they have no concerns.

Salem Keizer School District reviewed the proposal and submitted a written response included as Attachment F 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 that SRC Chapter 514, Table 514-1 provides that nonprofit shelter uses are allowed in the RM-II zone as a conditional use.

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 finds that the subject property is developed with an existing building that was originally constructed in 1939 as a single-family

dwelling. The zoning for property in the immediate area is RM-II (Multi-Family Residential) and uses in the area are primarily residential. In 1998, a building permit was granted to change the use of the existing dwelling to a residential care facility, and a variance was approved to reduce the off-street parking requirement for the residential care facility from 11 spaces to 4 spaces.

The conversion of this property was completed in compliance with the variance approval and other development standards applicable at that time. Based on the set number of beds (10), and the description of the operation as collocating or collaborating with other social services providing care for the residents of the shelter, the Hearings Officer finds that the proposed nonprofit shelter use will have less of a negative impact on the immediate neighborhood than the previous residential care facility. The proposed shelter will serve youth ages 11-18, most of whom do not own or drive a car, and parking and traffic generated by the use will be limited to staff and visitors to the site.

Neighboring property owners reported at the hearing that in the recent past, people camped in the property's yard or stored belongings in landscaping and that friends and associates of the residents of the former residential care facility congregated in the neighborhood. The neighbors were particularly concerned about what would happen when the proposed shelter was full, or visitors were not eligible to stay in the shelter. The perception was that the residential care facility created safety concerns and encouraged unlawful behavior. The neighbors were concerned for their safety, and the safety of young children at their homes, should the proposed youth shelter be permitted. The Hearings Officer does not discount the concerns of the neighbors but believes the proposed use and the conditions proposed by the applicant in the final written argument addresses these concerns. As described in the application materials, the operation of the youth shelter, with nine staff members on a rotating basis providing an around the clock responsible adult supervised environment should reduce the number of similar incidents.

The Hearings Officer agrees that the conditions proposed by the applicant will minimize the reasonably likely adverse impacts of the youth shelter on the immediate neighborhood.

To ensure that the number of adult staff are sufficient to supervise the number of youth at the youth shelter, adequately monitor and supervise visitors and the property itself, the Hearings Officer imposes the following six conditions:

Condition 1: The non-profit shelter shall allow overnight shelter to a maximum of 10 youth between the ages of 11-18.

Condition 2: The non-profit shelter shall provide continuous supervision of youth staying at the facility 24 hours per day, 7 days per week.

Condition 3: Staffing levels shall be consistent with Oregon Department of Human Services state licensing requirements of such facilities.

Condition 4: If the non-profit shelter beds are full, youth seeking shelter shall be assisted by staff and directed to an alternative placement.

Condition 5: Youth seeking services shall not be allowed to loiter or camp outside on or around the subject property if the maximum allowed beds (10) are occupied.

Condition 6: Adults shall not be allowed to loiter or camp outside on or around the subject property.

The Hearings Officer finds that with these conditions, this criterion is satisfied.

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 noise and vehicle trips generated by the proposed nonprofit shelter use will have a similar impact on the immediate neighborhood as the previous residential care facility that operated on the subject property. And the number of residents to be served by the proposed shelter are compatible with other uses permitted in the RM-II zone.

The subject property is located near transit service on 12th Street SE and State Street and is within the walk zone for South Salem High School. The Hearings Officer finds that the proposed use is reasonably compatible with and will have minimal impact on the livability of surrounding uses, and therefore is in compliance with this approval criterion.

7. Analysis of Class 3 Site Plan Review Approval Criteria

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

Criterion 1:

The application meets all applicable standards of the UDC.

The Hearings Officer notes the summary of the applicable development standards of the Salem Revised Code which is included below.

Development Standards – RM-II (Multi-Family Residential) Zone:

SRC 514.005(a) – Uses:

The Hearings Officer finds that the subject property is currently developed with an existing residential care facility. The proposed development includes a change of use from an existing residential care facility to a nonprofit shelter serving 6-10 persons. Nonprofit shelters serving 6 to 10 persons are allowed in the RM-II zone as a conditional use pursuant to Table 514-1.

SRC 514.010(b) – Lot Standards:

The minimum lot area requirement for a nonprofit shelter use is 6,000 square feet, the minimum lot width is 40 feet and the minimum lot depth is 70 feet. All uses are required to have a minimum street frontage of 40 feet. The existing lot complies with the minimum lot area and dimensional requirements of the RM-II zone.

The Hearings Officer finds that the subject property is approximately 0.19 acres in size and complies with the minimum lot area and dimensional requirements of the RM-II zone.

SRC 514.010(d) – Setbacks:

North: Adjacent to the north is right-of-way for Ferry Street SE. For buildings abutting a street there is a minimum 12-foot setback, plus 1 foot for each 1 foot of height over 12-feet, but need not exceed 20 feet in depth. Vehicle use areas require a minimum 12-foot setback adjacent to a street.

South: Adjacent to the south is a RM-II (Multi-Family Residential) zone. Buildings, structures and vehicle use areas require a minimum 10-foot setback adjacent to a street.

East: Adjacent to the east is a RM-II (Multi-Family Residential) zone. Buildings, structures and vehicle use areas require a minimum 10-foot setback adjacent to a street.

West: Adjacent to the west is right-of-way for 15th Street SE. For buildings abutting a street there is a minimum 12-foot setback, plus 1 foot for each 1

foot of height over 12-feet, but need not exceed 20 feet in depth. Vehicle use areas require a minimum 12-foot setback adjacent to a street.

The Hearings Officer finds that no change is proposed to the existing building footprint and no alterations are proposed to the existing vehicle use area.

SRC 514.010(e) - Lot Coverage, Height:

The maximum lot coverage allowance in the RM-II zone is 50 percent, and the maximum height allowance for a nonprofit shelter use is 70 feet.

The Hearings Officer finds that no change is proposed to the existing lot coverage, which is approximately 20 percent. And no change is proposed to the height of the existing building, which is approximately 25 feet.

SRC 514.010(g) - Landscaping:

(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.

The Hearings Officer finds that no building additions or alterations to the existing off-street parking area are proposed for the change of use. Additional landscaping is not required for the proposed change of use.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.

The Hearings Officer notes that SRC Chapter 806, Table 806-1 provides that the minimum number of off-street parking spaces for the proposed nonprofit shelter is 1 space per 350 square feet of floor area. The previous residential care facility use required a minimum of one off-street parking space per 350 square feet of floor area, the same as the proposed use. A variance (VAR98-03) was approved to reduce the required number of off-street parking space for the use from 11 spaces to 4 spaces.

Because the proposed use does not result in an off-street parking requirement greater than the previous use or activity, SRC Chapter 806 does not require additional off-street parking spaces for the proposed development.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any change of use or activity, when such change of use or activity results in a bicycle parking ratio requiring a greater number of spaces than the previous use or activity.

The Hearings Officer notes that SRC Chapter 806, Table 806-8 provides that the minimum number of bicycle parking spaces for the proposed nonprofit shelter is 4 spaces. The previous residential care facility use required a minimum of 4 spaces, the same as the proposed use. Because the proposed use does not result in a bicycle parking requirement greater than the previous use or activity, SRC Chapter 806 does not require additional bicycle parking spaces for the proposed development.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity.

The Hearings Officer finds that the proposed use falls under the Lodging use category. Per SRC Chapter 806, Table 806-1, no off-street loading spaces are required for the previous Group Living use, and no off-street parking spaces are required for the proposed nonprofit shelter (lodging) use.

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 where applicable, 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 601 – Floodplain Overlay Zone: The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone “AE” floodway. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

Condition 7: The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.

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.

The Hearings Officer finds that no protected trees are identified for removal on the proposed site plan.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

The Salem-Keizer Local Wetland Inventory (LWI) does not identify any wetland areas or hydric soils on the subject property. The applicant should contact DSL to verify if any permits are required for the proposed development.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. No areas of landslide hazard are mapped on the subject property. The proposed

interior only change of use does not require any activity points. A total of zero points indicates a low landslide risk; therefore, a geological assessment is not required.

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

No special setback is required along the abutting streets because the existing right-of-way meets the standard for a local street.

Criterion 3:

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

The Hearings Officer finds that the driveway access onto the abutting local street system provides for safe turning movements into and out of the property.

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 utility 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 shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

DECISION

The Hearings Officer APPROVES the request for a conditional use permit and site plan review for a change of use from an existing residential care facility to a non-profit youth shelter serving up to 10 individuals for ages 11-18 for property located at the 220 15th Street SE subject to the following condition of approval:

- Condition 1: The non-profit shelter shall allow overnight shelter to a maximum of 10 youth between the ages of 11-18.**
- Condition 2: The non-profit shelter shall provide continuous supervision of youth staying at the facility 24 hours per day, 7 days per week.**
- Condition 3: Staffing levels shall be consistent with Oregon Department of Human Services state licensing requirements of such facilities.**
- Condition 4: If the non-profit shelter beds are full, youth seeking shelter shall be assisted by staff and directed to an alternative placement.**
- Condition 5: Youth seeking services shall not be allowed to loiter or camp outside on or around the subject property if the maximum allowed beds (10) are occupied.**
- Condition 6: Adults shall not be allowed to loiter or camp outside on or around the subject property.**
- Condition 7: The existing building is located within the regulatory floodway and requires a floodplain development permit subject to the requirements of SRC Chapter 601. If the proposed development is a substantial improvement as defined in SRC 601.005, then the entire building will need to be brought into compliance with current requirements of SRC Chapter 601.**

DATED: August 2, 2018



James K. Brewer, Hearings Officer