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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

MANUFACTURED HOME PARK / CLASS 2 ADJUSTMENT / PROPERTY BOUNDARY VERIFICATION CASE NO.: MHP-ADJ-PBV20-01

APPLICATION NO.: 20-114456-LD

NOTICE OF DECISION DATE: February 2, 2021

SUMMARY: A proposal for the expansion of an existing mobile home park.

REQUEST: A Manufactured Home Park permit to ~~demo an existing mobile home park and~~ **redevelop** with Manufactured Home units, to refurbish existing clubhouse building, and to construct a security fence and gates. The applicant is seeking a Class 2 Adjustment to fence height standards, a Class 2 Adjustment to fence the opacity standard, and a Property Boundary Verification to establish the outside boundary of two or more contiguous units of land held under the same ownership as the property line for purposes of application of the Building Code.

The property is zoned RM-II (Multiple Family Residential -II) and RA (Residential Agriculture) and located at 2200 Lancaster Drive SE (082W06AC / 2500, 082W06A / 100, 082W06AC / 2600 and 082W06A / 200).

APPLICANT: Josh Wells, West Tech Engineering, on behalf of Ross Rongner, First Commercial Properties

LOCATION: 2200 Lancaster Dr SE, Salem OR 97317

CRITERIA: Salem Revised Code (SRC) Chapters 235.010(d) – Manufactured Dwelling Park permit; 250.005(d)(2) – Class 2 Adjustments; 205.065(d) – Property Boundary Verification

FINDINGS: The findings are in the attached Decision dated February 2, 2021

DECISION: The **Planning Administrator APPROVED** Manufactured Home Park / Class 2 Adjustment / Property Boundary Verification MHP-ADJ-PBV20-01 subject to the following conditions of approval:

- Condition 1:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).
- Condition 2:** Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE.
- Condition 3:** Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Campbell Drive SE.
- Condition 4:** Construct curb and sidewalk along the Lancaster Drive SE frontage in

NOTICE OF DECISION

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



an alignment that accommodates for the future major arterial street improvement. This requirement shall be satisfied through either: a deferral agreement, or payment of a fee-in-lieu of improvement totaling \$61,875.00.

- Condition 5:** Construct sidewalk along the Campbell Drive SE frontage in an alignment that minimizes conflicts between the existing water main and street tree installation.
- Condition 6:** Provide street trees along the frontages of Lancaster Drive SE and Campbell Drive SE in accordance with SRC Chapter 86 and PWDS.
- Condition 7:** The applicant shall coordinate with Cherriots to upgrade the existing bus stop to meet ADA standards.
- Condition 8:** Modify the existing driveway along Lancaster Drive SE pursuant to PWDS.
- Condition 9:** The applicant shall apply for and install adequate fire hydrants to meet the Fire Code Standards.
- Condition 10:** The gate shall include a key pad to allow pedestrian to enter and exit the property.

The rights granted by the attached decision must be exercised, or an extension granted, by February 18, 2023, or this approval shall be null and void.

| | |
|----------------------------------|-------------------|
| Application Deemed Complete: | December 7, 2020 |
| Notice of Decision Mailing Date: | February 2, 2021 |
| Decision Effective Date: | February 18, 2021 |
| State Mandate Date: | May 6, 2021 |

Case Manager: Olivia Dias, Current Planning Manager, odias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., February 17, 2021. 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) 235, 250, 205. 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 by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(MANUFACTURED DWELLING PARK NO. 20-01)**

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

| | | |
|-------------------------------------|---|-----------------------------------|
| IN THE MATTER OF APPROVAL OF |) | MANUFACTURED DWELLING PARK |
| MANUFACTURED DWELLING PARK, |) | CLASS 2 ADJUSTMENT AND |
| ADJUSTMENT AND PROPERTY |) | PROPERTY BOUNDARY |
| BOUNDARY VERIFICATION |) | VERIFICATION |
| CASE NO. 20-01 |) | |
| |) | |
| 2200 LANCASTER DRIVE SE |) | FEBRUARY 2, 2021 |

REQUEST

Summary: A proposal for the expansion of an existing mobile home park.

Request: A Manufactured Home Park permit to ~~demo an existing mobile home park and~~ **redevelop** with Manufactured Home units, to refurbish existing clubhouse building, and to construct a security fence and gates. The applicant is seeking a Class 2 Adjustment to fence height standards, a Class 2 Adjustment to fence the opacity standard, and a Property Boundary Verification to establish the outside boundary of two or more contiguous units of land held under the same ownership as the property line for purposes of application of the Building Code.

The property is zoned RM-II (Multiple Family Residential -II) and RA (Residential Agriculture) and located at 2200 Lancaster Drive SE (082W06AC / 2500, 082W06A / 100, 082W06AC / 2600 and 082W06A / 200).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this staff report (Attachment A).

DECISION

APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, conformance with the approved site plans, and the following conditions of approval:

- Condition 1:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).
- Condition 2:** Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE.

- Condition 3:** Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Campbell Drive SE.
- Condition 4:** Construct curb and sidewalk along the Lancaster Drive SE frontage in an alignment that accommodates for the future major arterial street improvement. This requirement shall be satisfied through either: a deferral agreement, or payment of a fee-in-lieu of improvement totaling \$61,875.00.
- Condition 5:** Construct sidewalk along the Campbell Drive SE frontage in an alignment that minimizes conflicts between the existing water main and street tree installation.
- Condition 6:** Provide street trees along the frontages of Lancaster Drive SE and Campbell Drive SE in accordance with SRC Chapter 86 and PWDS.
- Condition 7:** The applicant shall coordinate with Cherriots to upgrade the existing bus stop to meet ADA standards.
- Condition 8:** Modify the existing driveway along Lancaster Drive SE pursuant to PWDS.
- Condition 9:** The applicant shall apply for and install adequate fire hydrants to meet the Fire Code Standards.
- Condition 10:** The gate shall include a key pad to allow pedestrian to enter and exit the property.

FINDINGS

1. Proposal

The project includes a proposal to redevelop and expansion of an existing manufacture home park. The proposal includes 28 new mobile home spaces, a 2,140 square foot senior center building and remodel of an 8,300 square foot clubhouse. The applicant is seeking a Class 2 Adjustment to fence height standards, a Class 2 Adjustment to fence the opacity standard, and a Property Boundary Verification to establish the outside boundary of two or more contiguous units of land held under the same ownership as the property line for purposes of application of the Building Code.

2. Background

On September 2, 2020, a Manufactured Home Park (expansion) and a Class 2 Adjustment applications were filed for the proposed development. Additional information was requested from the applicant. After receiving additional information, including a Property Boundary Verification, the applications were deemed complete for processing on December 7, 2020. The 120-day State mandated deadline is May 6, 2021.

The subject property consists of four properties consisting of an approximately 63-acre development site. The development site is east of Lancaster Drive SE and west of Campbell Drive SE.

The applicant's proposed site plan is included as **Attachment B** and a written statement by the applicant addressing the approval criteria is included as **Attachment C**.

Neighborhood and Citizen Comments:

Notice of the application was sent to the East Lancaster Neighborhood Association (ELNA) and all property owners and tenants of record within 250 feet of the subject property. ELNA did not provide comments. The property is not part of a Homeowners Association. Thirty-four comments were received from surrounding property owners and tenants. Five comments had no objections to the proposal, the remaining objections during the public comment period are addressed below:

Demolition of Entire Park: Comments were submitted in opposition to the demolition of the entire park and residences dwellings. Concerns were expressed about the 'forced demolition' of older manufactured homes (pre 1977).

Staff Response: The request for comments stated that the manufactured home park was to be demolished in error. The proposal is for a partition demolition, mostly of community buildings, and addition of new spaces. According to the Building Official new manufactured dwellings are required to meet the Oregon Specialty Code. There is not a mechanism to require pre-existing homes to be upgraded.

Zone Change: Concerns about the zone changing or the change from 55+ park.

Staff Response: The zoning of the subject property is RM-II (Multiple Family Residential) and RA (Residential Agriculture). The applicant is not proposing a zone change.

Tree Removal and loss of green space: Concerns about the removal of fir trees located on the subject property.

Staff Response: The proposal includes the removal of several Fir Trees, as noted below Oregon White Oak trees 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), would require a separate permit for removal. Since the applicant is not proposing to remove any of the above protected trees, the trees are able to be removed.

Park Amenities and Rent: Concerns about the increase in rent within the park were raised as well as, the relocation of trash, mail room, recreational vehicle storage and laundry facilities within the park.

Staff Response: The criteria for approval do not require a demonstration that property values, amenity location or operational characteristics of the park will not be adversely affected. The zoning code allows the proposed uses, provided that they

are conducted in accord with the conditions of approval to ensure the standards of the Salem Revised Code are met.

Adequate Notice: Comments were submitted with concerns about adequate notice. The comments suggest that the notice was sent during 'Christmas week' and a 'Pandemic' to prevent the residents from responding.

Staff Response: Notice to surrounding property owners, tenants and Neighborhood Association was mailed pursuant to Salem Revised Code on December 7, 2020. The subject property was posted pursuant to Salem Revised Code.

Parking and Gates: Comments were submitted that the lack of parking would be detrimental to the neighborhood. The installation of gates would restrict traffic and emergency access.

Staff Response: The applicant has demonstrated compliance with the Oregon Manufactured Dwelling and Park Specialty Code which regulates parking and guest parking. The gate will be required to meet Fire Department requirements for access, in order to provide adequate emergency services to the site.

Traffic Concerns: Comments submitted expressed concerns about traffic on Sylvia Street and the need for a turn lane.

Staff Response: The proposal is increasing the units within the allowed density for the zone. The driveway accesses onto Lancaster Drive SE and 42nd Avenue SE are existing and provide for safe turning movements into and out of the property.

Public and Private Agency Comments:

The Public Works Department reviewed the proposal and provided a memo which is included as **Attachment D**.

The Building and Safety Division reviewed the proposal meets the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code.

Fire department access required within 150 feet of all portions of the structures. Fire hydrants required within 600 feet of all portions of the structures. All measurements are made along an approved route. Any gates across fire department access shall comply with fire department access requirements.

The local transit authority, Cherriots, commented that sidewalks should be constructed along Lancaster Drive and that the developer should work with Cherriots to bring bus stop up to ADA standards.

The Salem-Keizer Public Schools commented that the Planning and Property Services staff for the school district reviewed the proposal and that occasionally there are K-12 students residing there. Students are eligible for school transportation. Pedestrian access at gates would be needed for students to get to the bus stop on Sylvia Street or

Cranston Street. Alternative for pedestrian access to school bus stop could be provided onto Campbell near the City Park.

Staff Response: The applicant is installing gates with key pads and sensors, which will not prohibit pedestrian to pass. Any student residing in the manufactured home park will still have access to the existing bus stops.

3. Analysis of Manufactured dwelling park permit Approval Criteria

SRC 235.010(d) states: An application for Manufactured dwelling park permit shall be approved if:

Criterion 1:

The proposed manufactured dwelling park complies with the standards of this chapter and with all applicable provisions of the UDC.

Finding: The subject property is zoned RM-II (Multiple Family Residential) and RA (Residential Agriculture). The project includes a proposal to redevelop and expansion of an existing manufacture home park. The proposed 28 new mobile homes, a 2,140 square foot senior center building and remodel of an 8,300 square foot clubhouse. Other development standards

SRC Chapter 601 – Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

General Development Standards SRC 800

SRC 800.050 – Fences

Fences and walls within non-residential zones shall not exceed a maximum height of 12 feet; provided, however fences and walls within a front, side, or rear yard abutting a street shall not exceed a maximum height of 8 feet when located within 10 feet of a property line abutting a street; provided, however, any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

Finding: The applicant is proposing a fence along all property lines but does not indicate that it will be site obscuring. The proposed fence abutting a street will be greater than 30 inches and more than 25 percent opaque, therefore the applicant has requested an adjustment below.

SRC Chapter 802 – The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent

feasible. At the time of development, the applicant shall design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS) in effect at the time of Site Plan Review application.

Condition 1: Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

Streets and Right-Of-Way Improvements SRC 803

The proposed development is part of a complex subject to boundary street requirements pursuant to SRC 803.040(e)(3). The complex abuts Lancaster Drive SE, 42nd Avenue SE, and Campbell Drive SE.

Lancaster Drive SE is a Major Arterial street and does not meet the standard of the Salem TSP along the property frontage. Under the complex rule of SRC 803.040(e)(3), the applicant shall convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE. The applicant shall also provide sidewalk and street trees in accordance with SRC 78.180(a), SRC Chapter 86, and PWDS.

42nd Avenue SE is a Local street and meets the standards of the Salem TSP. No improvements to 42nd Avenue SE are required as part of the proposed development.

Campbell Drive SE is a Local street and does not meet the standard of the Salem TSP along the property frontage. Under the complex rule of SRC 803.040(e)(3), the applicant shall convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Campbell Drive SE. The applicant shall also provide sidewalk and street trees in accordance with SRC 78.180(a), SRC Chapter 86, and PWDS. The sidewalk along Campbell Drive SE may be placed over the existing water main pursuant to SRC 803.035(l)(2)(B) in order to provide adequate spacing for street trees.

Cherriots, the local Public Transportation operator, provided comments that the existing bus stop is in need of being upgraded to provide accessibility and development to meet ADA standards is needed. The bus stop is part of the Lancaster Drive street and right-of-way improvements.

Condition 2: Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE.

Condition 3: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Campbell Drive SE.

Condition 4: Construct curb and sidewalk along the Lancaster Drive SE frontage in an alignment that accommodates for the future major arterial street improvement. This requirement shall be satisfied through either: a deferral agreement, or payment of a fee-in-lieu of improvement totaling \$61,875.00.

Condition 5: Construct sidewalk along the Campbell Drive SE frontage in an alignment that minimizes conflicts between the existing water main and street tree installation.

Condition 6: Provide street trees along the frontages of Lancaster Drive SE and Campbell Drive SE in accordance with SRC Chapter 86 and PWDS.

Condition 7: The applicant shall coordinate with Cherriots to upgrade the existing bus stop to meet ADA standards.

Driveway Improvements SRC 804

The driveway accesses onto Lancaster Drive SE and 42nd Avenue SE are existing and provide for safe turning movements into and out of the property. The applicant shall modify the existing driveway along Lancaster Drive SE pursuant to PWDS.

Condition 8: Modify the existing driveway along Lancaster Drive SE pursuant to PWDS.

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 intensification, expansion, or enlargement of a use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Residential zones. Within residential zones, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* The minimum off-street parking requirement for uses in single family development is two space per unit for development.

Finding: The applicant has indicated that each new manufactured dwelling will have two parking spaces, meeting the standard.

The proposed site plan indicates off-street standard parking spaces, which meets the minimum. The proposed Manufactured Dwelling Park is also regulated by the Oregon Manufactured Dwelling and Park Specialty Code, which requires additional guest spaces to be provided. The maximum parking standard of SRC 806 would not be applicable since the Oregon Manufactured Dwelling and Park Specialty Code could require parking to exceed that standard.

SRC 806.025 - Off-Street Parking and Vehicle Use Area Development Standards.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas. The park will be developed in accordance to the Oregon Specialty Code has standards, which regulates the size of parking spaces and the amount. Therefore, the parking will be reviewed at the time of building permit.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any intensification, expansion, or enlargement of a use or activity. Bicycle parking is not required for single family uses.

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: 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 wetland 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.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no wetlands on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

SRC 810 - Landslide Hazards: The subject property does not contain mapped landslide hazards. The proposed development is assigned 3 activity points. A total of 3 points indicates a low landslide hazard risk.

Development Standards – Manufactured Dwelling Parks:

- (a) Manufactured dwelling parks shall conform to the general development standards set forth in Table 235-1.

| Park Size | | |
|----------------------|--------------|--|
| RA and RS Zones | Min 1 Acre | |
| | Max 12 acres | |
| RM-I and RM-II Zones | Min 1 Acre | |
| | No Maximum | |

| Park-To-Park Separation | | |
|-------------------------|---|--|
| RA and RS zones | Min. 500 ft. | Park-to-park separation is measured from the closest point of the proposed manufactured dwelling park to another manufactured dwelling park. |
| RM-I and RM-II Zones | None | |
| Park Space Size | | |
| RA and RS zones | Min. 4,000 sq. ft. | |
| RM-I and RM-II zones | Min. 4,000 sq. ft. | Applicable to spaces abutting an RA or RS zone district. |
| | Min. average of 3,000 sq. ft., provided no space shall be less than 2,000 sq. ft. | Applicable to spaces not abutting an RA or RS zone district. |
| Park Space Width | | |
| RA and RS zones | Min. 40 ft. | Not applicable to theater spaces. Theater spaces are subject to SRC 235.020(b). |
| RM-I and RM-II zones | Min. 30 ft. | |
| Park Space Width | | |
| RA and RS zones | Min. 70 ft. | Not applicable to theater spaces. Theater spaces are subject to SRC 235.020(b). |
| | Max. 300% of average width | |
| RM-I and RM-II zones | Min. 40 ft. | |

Finding: The existing park exceed the minimum one-acre requirement. The proposed new park spaces are a minimum of 4,000 square feet in size, with a minimum of 30 feet in width and 40-feet in depth.

(b) Theater spaces. Within the RA and RS zones, a minimum of ten percent of the spaces within a manufactured dwelling park shall be theater spaces. Theater spaces shall meet minimum space size requirements; and shall have a minimum space depth of 50 feet and a minimum space width that is greater than the depth.

Finding: The subject property contains Residential Agriculture (RA) zone. The proposal does not include development within the RA zone, therefore this standard is not applicable.

(c) On-site storage. All trash enclosures and outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the management of the park shall be screened. Screening shall be a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Finding: The proposal does not include modification or development of a trash enclosure or outdoor storage area. The standard is not applicable.

- (d) Fire hydrants. Fire hydrants shall be provided according to the standards and specifications on file in the office of the Director and applicable state law. Fire hydrants shall be installed and provide fire flow as required by the fire code official.

Finding: The applicant will be providing four new private hydrants and one new public hydrant near Campbell Drive. The new fire hydrants will be installed and reviewed by the Fire Marshall.

Condition 9: The applicant shall apply for and install adequate fire hydrants to meet the Fire Code Standards.

- (e) Driveways and driveway approaches. Within 100 feet of the intersection of a park street with a public street, driveway approaches shall conform to the standards set forth in SRC chapter 804. Driveways providing access from a public street shall be a minimum 20 feet in depth.

Finding: The existing driveway is not proposed to be modified and no new driveway is proposed.

Types of manufactured dwellings permitted.

Within the RA, RS, RM-I, and RM-II zones, the following types of manufactured dwellings are permitted within a manufactured dwelling park:

- a) RA and RS Zones. Only manufactured homes meeting state manufactured dwelling construction and safety standards are permitted.
- b) RM-1 and RM-II Zones. Only manufactured dwellings meeting state manufactured dwelling construction and safety standards are permitted.

Finding: The existing manufactured dwelling park has two existing fire hydrants, one located near Lancaster Drive SE and the other at the park entrance on 42nd Avenue. The Building and Safety Department reviewed the proposal and indicates that the site meets this standard.

Standards for manufactured dwellings, accessory structures, and park

In addition to the requirements of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code, manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall comply with the standards set forth in this section.

Park perimeter setbacks. Setbacks from the perimeter boundary of a manufactured dwelling park shall be provided as set forth in Table 235-2.

TABLE 235-2. PARK PERIMETER SETBACKS

| Requirement | Standard | Limitations & Qualifications |
|--|-------------|---|
| Park Perimeter Setbacks—Abutting Street | | |
| Manufactured Dwellings | | |
| RA, RS, RM-I, and RM-II zones | Min. 12 ft. | Applicable along local streets. |
| | Min. 20 ft. | Applicable along collector or arterial streets. |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Min. 12 ft. | Applicable along local streets. |
| | Min. 20 ft. | Applicable along collector or arterial streets. |
| Park Buildings | | |
| RA, RS, RM-I, and RM-II zones | Min. 12 ft. | Applicable along local streets. |
| | Min. 20 ft. | Applicable along collector or arterial streets. |
| Park Perimeter Setbacks—Not Abutting Street | | |
| Interior Side | | |
| Manufactured Dwellings | | |
| RA, RS, RM-I, and RM-II zones | Min. 5 ft. | |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Min. 5 ft. | |
| Park Buildings | | |
| RA, RS, RM-I, and RM-II zones | Min. 14 ft. | For any portion of a park building not more than 1 story in height. |
| | Min. 20 ft. | For any portion of a park building greater than 1 story in height. |
| Interior Rear | | |

| TABLE 235-2. PARK PERIMETER SETBACKS | | |
|--------------------------------------|--|---|
| Requirement | Standard | Limitations & Qualifications |
| Manufactured Dwellings | | |
| RA, RS, RM-I, and RM-II zones | Min. 14 ft. | For any portion of a manufactured dwelling not more than 1 story in height. |
| | Min. 20 ft. | For any portion of a manufactured dwelling greater than 1 story in height. |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | None | Applicable to accessory structures not more than 9 ft. in height. |
| | Min. 1 ft. for each 1 ft. of height over 9 ft. | Applicable to accessory structures greater than 9 ft. in height. |
| Park Buildings | | |
| RA, RS, RM-I, and RM-II zones | Min. 14 ft. | For any portion of a park building not more than 1 story in height. |
| | Min. 20 ft. | For any portion of a park building greater than 1 story in height. |

Finding: New manufactured dwelling sites and accessory structures are greater than 20-feet from Lancaster Drive NE, greater than five feet from all interior side property lines. The new manufactured dwelling site abutting Campbell Street are greater than 12-feet from the property line. The proposal meets the standards.

| TABLE 235-3. SPACE COVERAGE; HEIGHT | | |
|--|----------|------------------------------|
| Requirement | Standard | Limitations & Qualifications |
| Space Coverage | | |
| Manufactured Dwellings and Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Max. 60% | |
| Park Buildings | | |

| TABLE 235-3. SPACE COVERAGE; HEIGHT | | |
|-------------------------------------|--|--|
| Requirement | Standard | Limitations & Qualifications |
| RA and RS zones | Max. 35% | |
| RM-I and RM-II zones | Max. 50% | |
| Height | | |
| Manufactured Dwellings | | |
| RA and RS zones | Max. 35 ft. | Applicable to new or replacement manufactured dwellings. |
| | Max. 28 ft. or existing manufactured dwelling height, whichever is greater | Applicable to existing manufactured dwellings. |
| RM-I and RM-II zones | Max. 35 ft. | |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Max. 15 ft. | |
| Park Buildings | | |
| RA and RS zones | Max. 50 ft. | |
| RM-I and RM-II zones | Max. 70 ft. | |

Space coverage; height. Manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall conform to the space coverage and height standards set forth in Table 235-3.

Findings: The lot coverage and height for the proposed manufactured home spaces will be reviewed at building permits. The proposed park buildings are less than 70-feet in heights and cover less than 50% of the lot. The proposal meets the standard.

Decks; patios. Each space shall be provided with one or more slabs or decks adjacent to the stand that are constructed of concrete, asphalt, flagstone, wood, or other equivalent surface material which, either singly or in combination, total not less than 120 square feet in area and are not less than four feet in width in their smallest dimension.

Finding: Each new manufactured dwelling will have a patio or deck adjacent to the dwelling, which will be no greater than 120 square feet and are less than four feet in width. The standard is met.

Storage of manufactured dwellings. A manufactured dwelling shall not remain overnight in a manufactured dwelling park unless it is parked in a manufactured dwelling space.

Finding: The applicant has indicated that all new dwellings will have a designated space. No storage is proposed.

Storage of recreational vehicles. Storage of recreational vehicles is allowed in the following locations:

- (1) On driveways within a yard adjacent to a street; and
- (2) Within side or rear yards that are screened from all public areas, public and private rights-of-way, and property that is used for residential purposes by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Finding: The applicant indicated that any recreational vehicles will be located within designated spaces and meet the standards.

Manufactured home size, design, and materials with RA and RS zones. Manufactured homes located within manufactured dwelling parks less than three acres in size within RA and RS zones shall:

- (1) Be a minimum of 864 square feet in size and a minimum of 24 feet in width;
- (2) Have a pitched roof with a minimum nominal slope of three feet in height for each 12 feet in width;
- (3) Have exterior siding and roofing that is similar in color, material, and appearance to the exterior siding and roofing material used on residential dwellings in the community, or which is comparable to the predominant materials used on surrounding dwellings, as determined by the City; and
- (4) Have skirting which appears in design, color, and texture to be an integral part of the exterior walls, unless the manufactured home is set on a ground level foundation.

Finding: The applicant has indicated that all new manufactured dwellings will meet the applicable standards listed above. These standards will be reviewed at the time of building permit.

Criterion 2: The proposed manufactured dwelling park complies with the standards of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code.

Finding: The proposal has been reviewed by the City of Salem Building and Safety Department and have determined the proposal meets the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code.

4. Analysis of Class 2 Adjustment Approval Criteria

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

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.

Finding: The applicant is requesting a Class 2 Adjustments for the proposed development to increase the opacity of the fence/gates abutting Lancaster Drive. The fence is located along what would be considered the individual manufactured home spaces rear yard. The fence is abutting a major arterial which has more traffic than a local street. The increased height and opacity would allow the resident to have a similar fence as those in a single-family subdivision. Since, the property is part of a manufactured home park, the fence is effectively along the rear of most dwellings and all other development standards are met, the proposal equally or better meets the standard.

Condition 10: The gate shall include a key pad to allow pedestrian to enter and exit the property.

Criterion 2:

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

Finding: The subject property is located within a residential zone. The property is developed with a manufactured dwelling park. The proposed gates would be a normal occurrence in the proposed residential use and would not detract from the livability or appearance of the residential area.

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.

Finding: The proposal contains one adjustment; therefore this criterion is not applicable.

5. Analysis of Property Boundary Verification

Pursuant to SRC 205.065(d), a property boundary verification shall be approved if the following criteria are met:

Criterion 1:

The proposed property boundary verification involves units of land that are under the same ownership.

Finding: The applicant has provided copies of recorded deeds as evidence that the units of land in question are held under common ownership.

Criterion 2:

The proposed legal description accurately defines the outside boundary of the units of land to be considered as a single lot for purposes of the Building Code.

Finding: A proposed legal description and exhibit map have been prepared for the subject property which appears to accurately define the outside boundary of the units of land. Please note that the City Surveyor has not reviewed the proposed legal description for accuracy.

ORDER

Final approval of Manufactured Dwelling Park Permit, Class 2 Adjustment, and Property Boundary Case No. 20-01 is hereby **APPROVED** subject to SRC Chapter 235, 250, and 205 the applicable standards of the Salem Revised Code, conformance with the approved site plan included as Attachment B, and the following conditions of approval:



Olivia Dias, Current Planning Manager,
on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

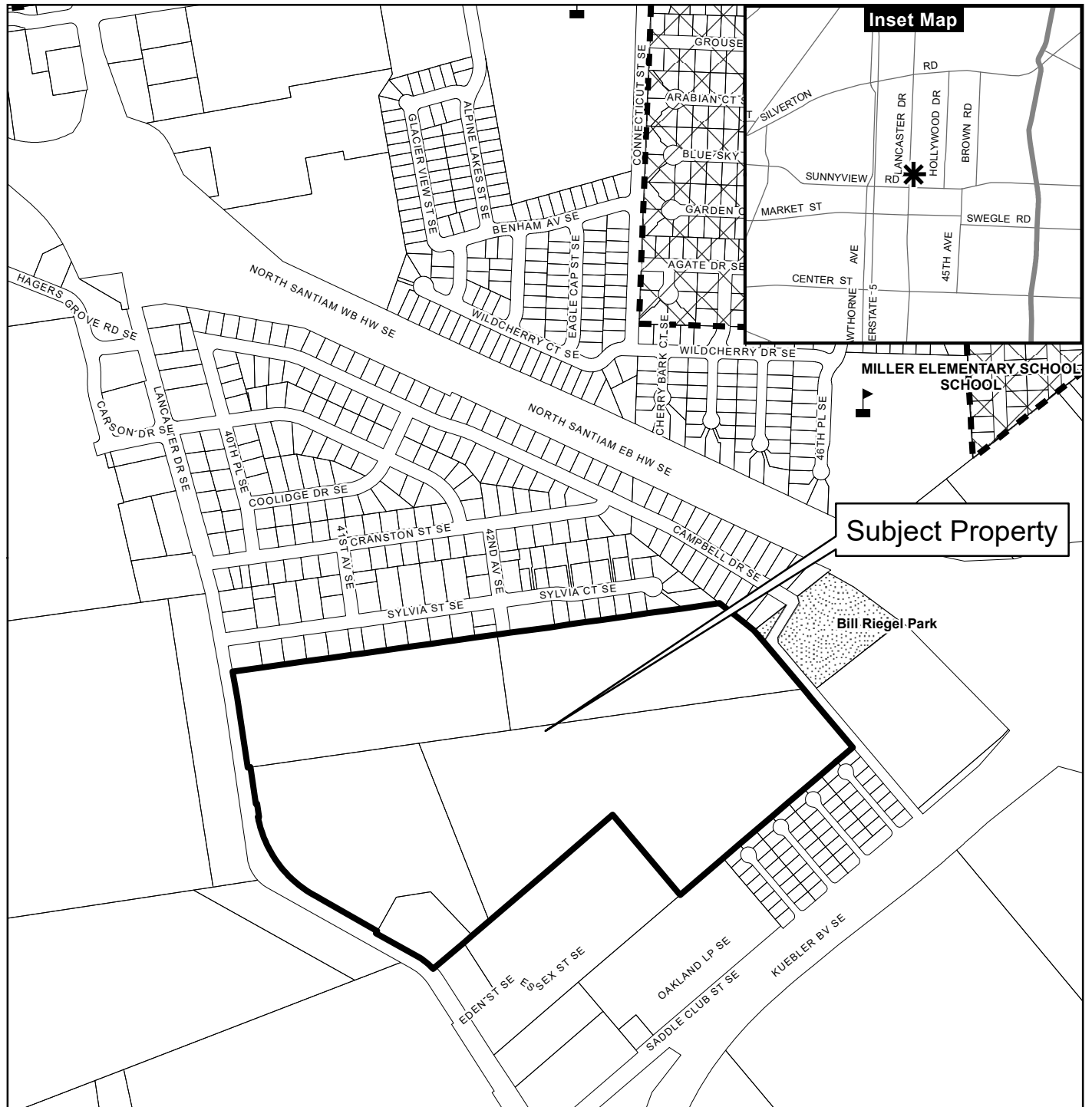
Prepared by Olivia Dias, Current Planning Manager

Attachments: A. Vicinity Map
 B. Site Plan
 C. Applicant's Statement
 D. Public Works Memo

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

Vicinity Map

2200 Lancaster Drive NE



Legend

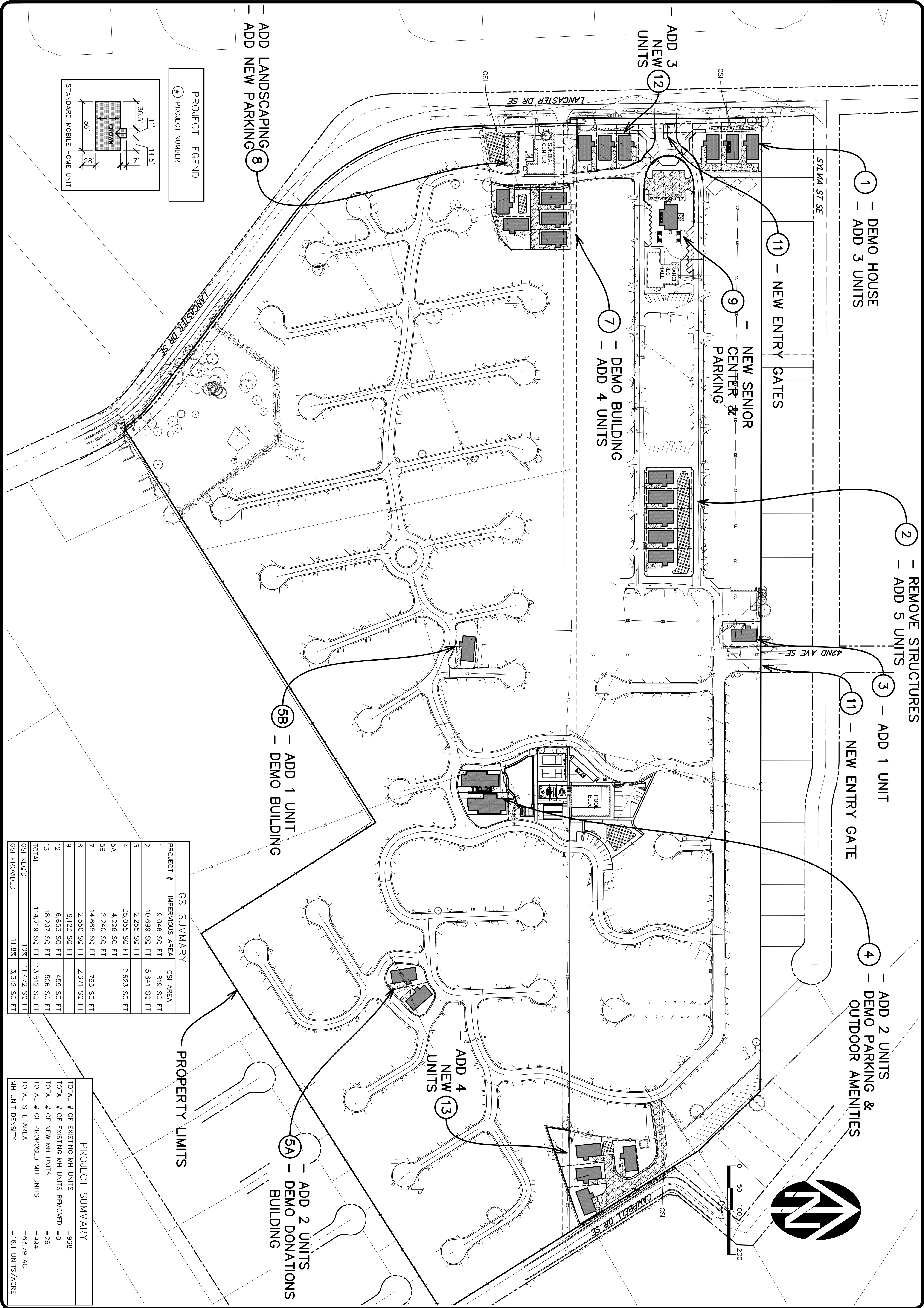
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

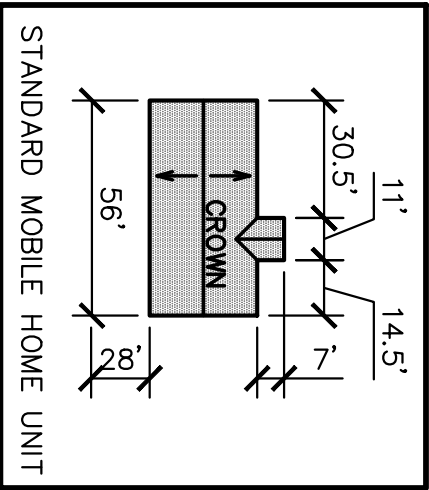
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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.

11/19/2020 2:36:31 PM
E:\Work (PC) Laptop Work 7.16.20\Projects\Sundial MHP\Civil\Plots\C2.0 - Sundial Master Plan.dwg, (LAYOUT NUM (2) tab)



| PROJECT LEGEND | |
|----------------|----------------|
| # | PROJECT NUMBER |



| GSI SUMMARY | | | |
|--------------|-----------------|--------------|--|
| PROJECT # | IMPERVIOUS AREA | GSI AREA | |
| 1 | 9,046 SQ FT | 819 SQ FT | |
| 2 | 10,699 SQ FT | 5,641 SQ FT | |
| 3 | 2,295 SQ FT | | |
| 4 | 35,095 SQ FT | 2,623 SQ FT | |
| 5A | 4,226 SQ FT | | |
| 5B | 2,240 SQ FT | | |
| 7 | 14,665 SQ FT | 793 SQ FT | |
| 8 | 2,550 SQ FT | 2,671 SQ FT | |
| 9 | 9,123 SQ FT | 459 SQ FT | |
| 12 | 6,653 SQ FT | 506 SQ FT | |
| 13 | 18,207 SQ FT | | |
| TOTAL | 114,719 SQ FT | 13,512 SQ FT | |
| GSI RECD | 10% | 11,472 SQ FT | |
| GSI PROVIDED | 11.8% | 13,512 SQ FT | |

| PROJECT SUMMARY | |
|--------------------------------------|------------------|
| TOTAL # OF EXISTING MH UNITS | =868 |
| TOTAL # OF EXISTING MH UNITS REMOVED | =0 |
| TOTAL # OF NEW MH UNITS | =26 |
| TOTAL # OF PROPOSED MH UNITS | =894 |
| TOTAL SITE AREA | =63.79 AC |
| MH UNIT DENSITY | =16.1 UNITS/ACRE |



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com



| | |
|--|---------|
| VERIFY SCALE | |
| BAR IS ONE INCH ON ORIGINAL DRAWING | |
| IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | |
| DSN. | JW |
| DRN. | AK |
| CKD. | JW |
| DATE: | 11/2020 |

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 1 | | REVISIONS | |

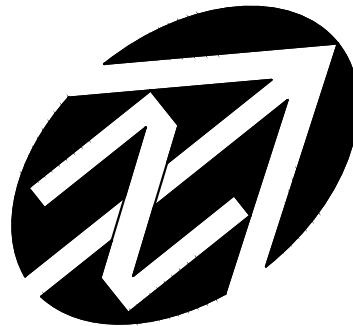
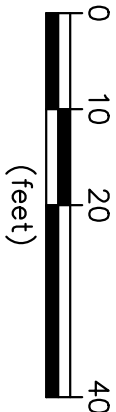
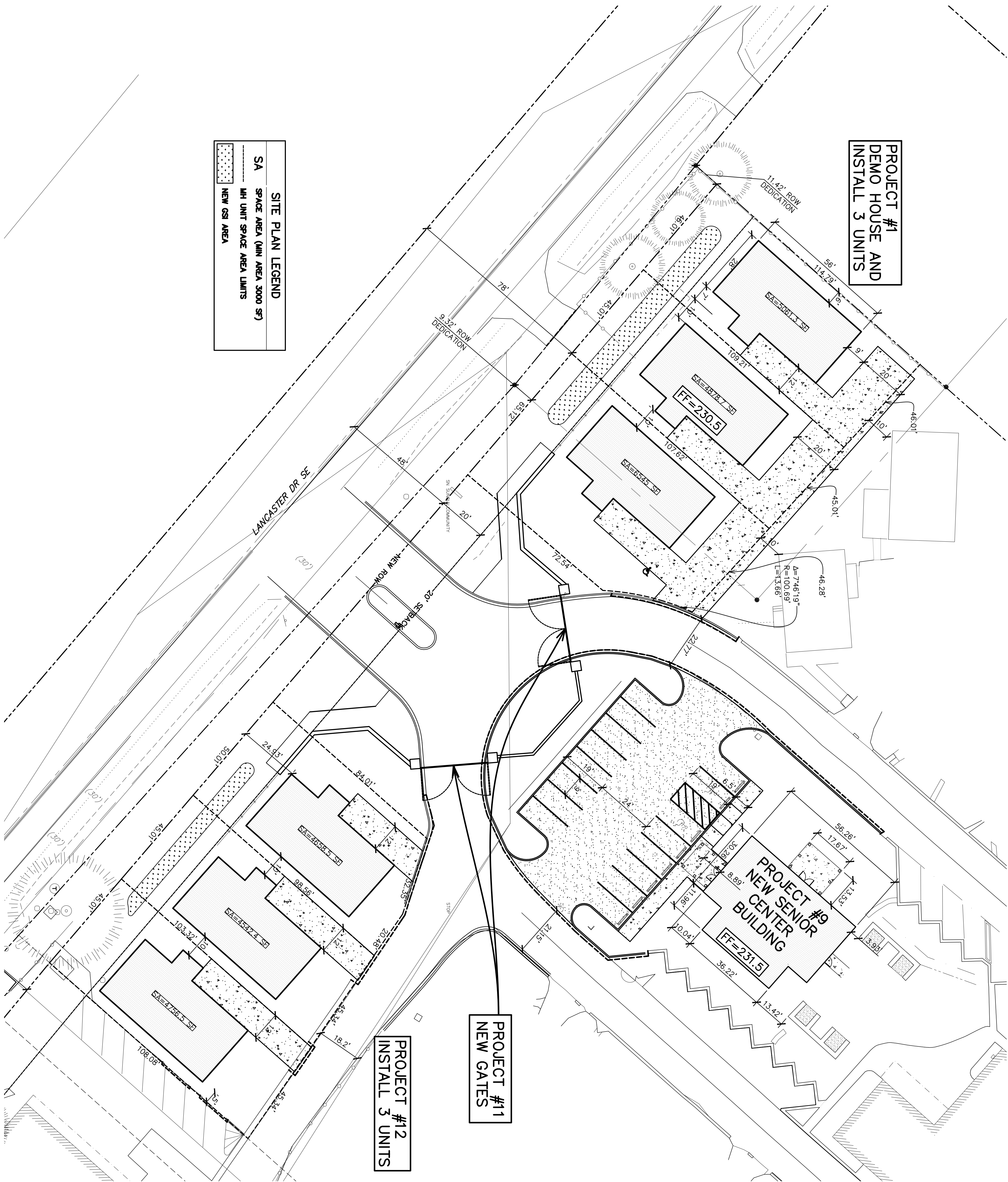
DRAWING
C2.0
JOB NUMBER
3211.0000.0

SUNDIAL MOBILE HOME PARK
SUNDIAL MOBILE HOME PARK
SUNDIAL MASTER PLAN

**PROJECT #1
DEMO HOUSE AND
INSTALL 3 UNITS**

PROJECT #11
NEW GATES

PROJECT #12
INSTALL 3 UNITS




PROJECTS 1, 11, 12 & 9 SITE PLANS

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

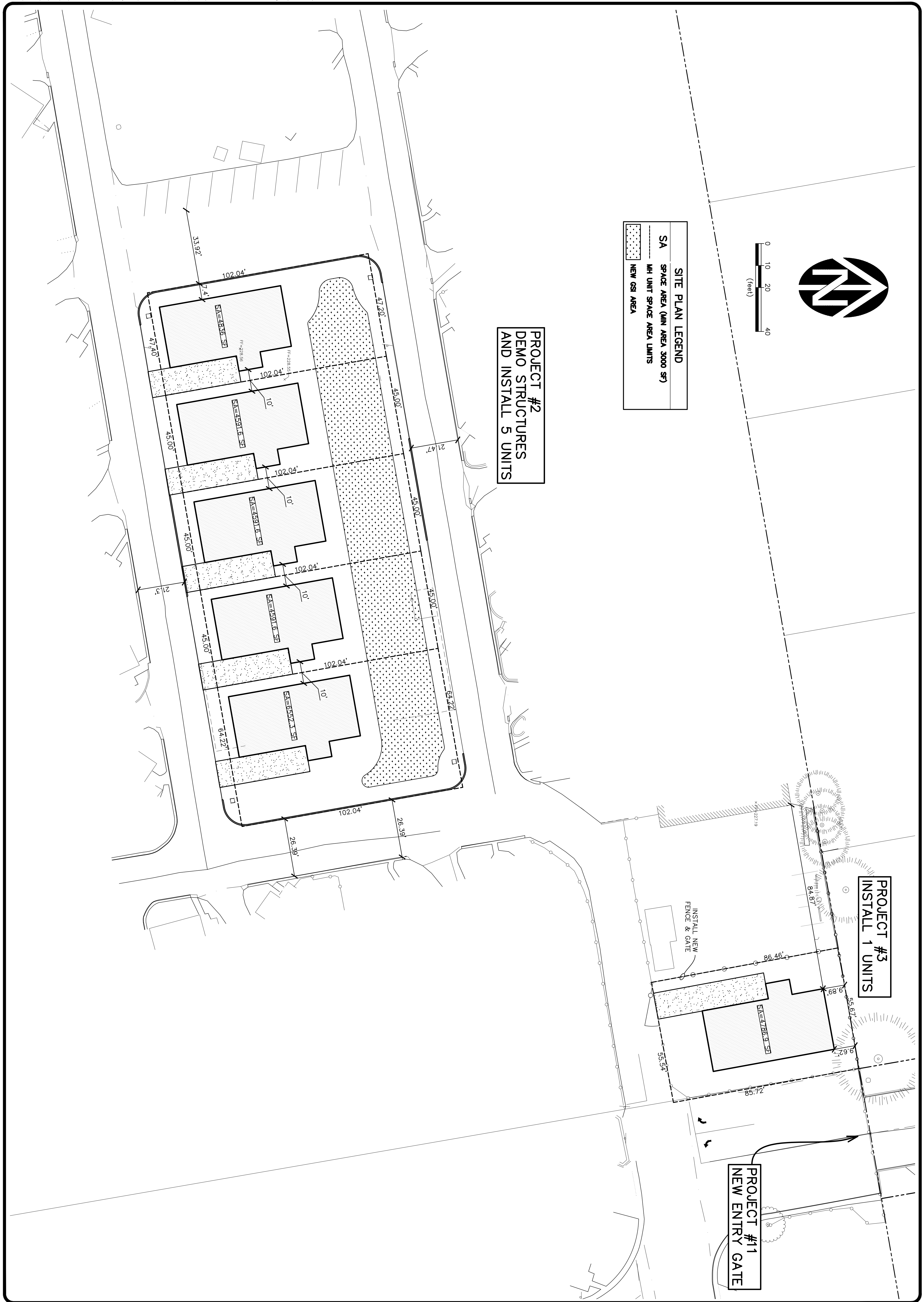
REVIEW

RENEWALS: 6/30/2022

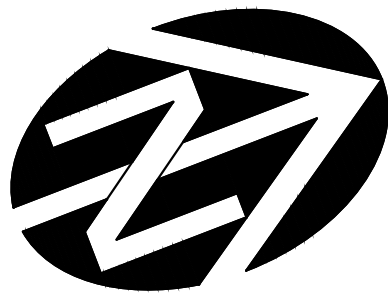
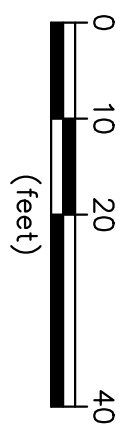
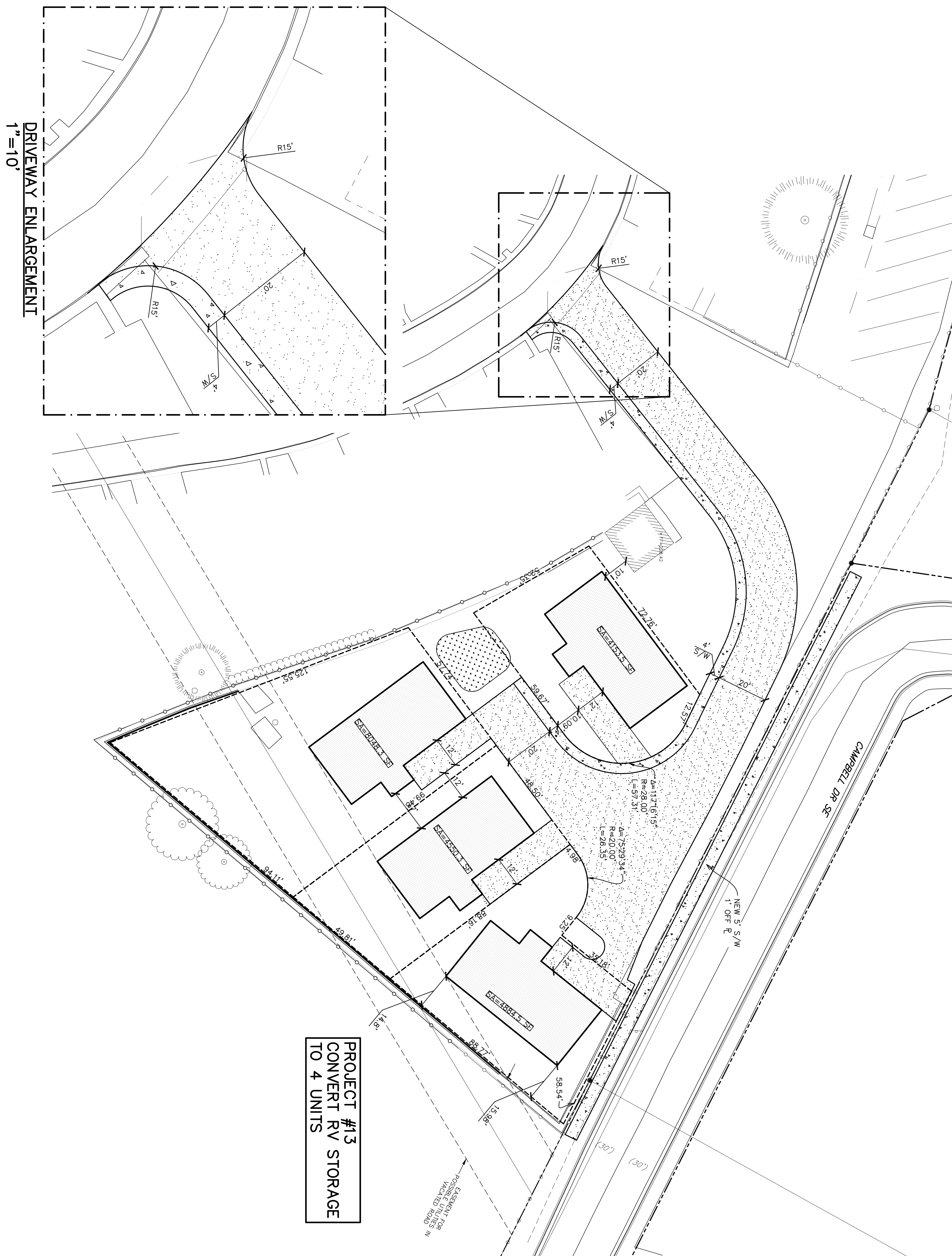
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ORIGINAL DRAWING

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| CKD. | JW |
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|---------------------------|-----------------|-------------------------------|---|--|---|---|------|-------------|----|--|--|
| JOB NUMBER 3211.0000.0 | DRAWING C3.1 | SUNDIAL MOBILE HOME PARK |  WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com |  REVIEW REVISIONS: 6/30/2022 | VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0  1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | | | | | | |
| | | SUNDIAL MOBILE HOME PARK | | | | | | | | | |
| | | PROJECTS 2, 3 & 11 SITE PLANS | | | | | | | | | |
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| | | | | | DSN. JW | | | | | | |
| | | | | | DRN. AK | 1 | DATE | DESCRIPTION | BY | | |
| | | | | | CKD. JW | | | REVISIONS | | | |
| | | | | | DATE: 11/2020 | | | | | | |



| SITE PLAN LEGEND | |
|------------------|-------------------------------|
| SA | SPACE AREA (MIN AREA 3000 SF) |
| | MH UNIT SPACE AREA LIMITS |
| | NEW GSI AREA |


WE **WESTECH ENGINEERING, INC.**
CONSULTING ENGINEERS AND PLANNERS

5841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97306
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E-mail: westech@westech-eng.com



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0  1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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|---------------|----|
| DSN. | JW |
| DRN. | AK |
| CKD. | JW |
| DATE: 11/2020 | |

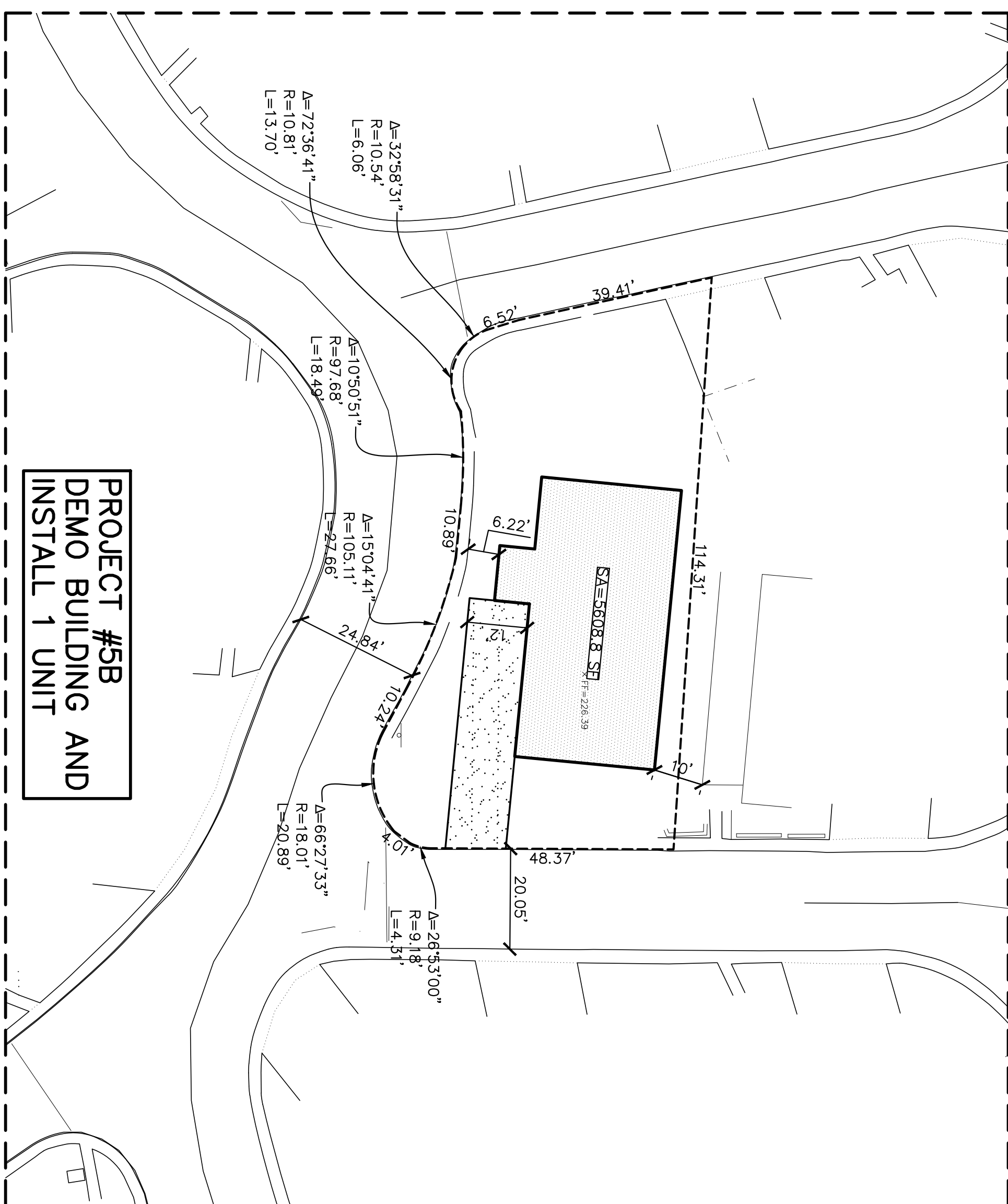
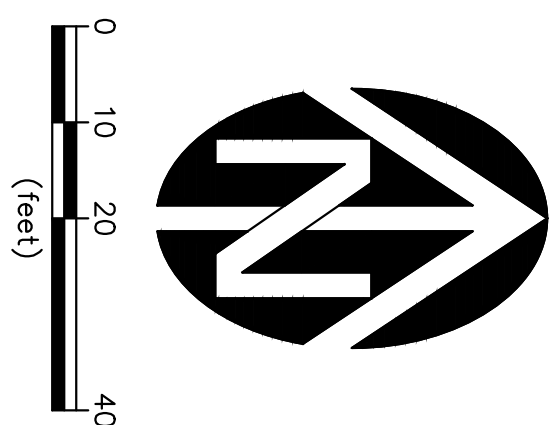
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| NO. | DATE | DESCRIPTION | BY |
| REVISIONS | | | |

DRAWING
C3.2
JOB NUMBER
3211.00000.0

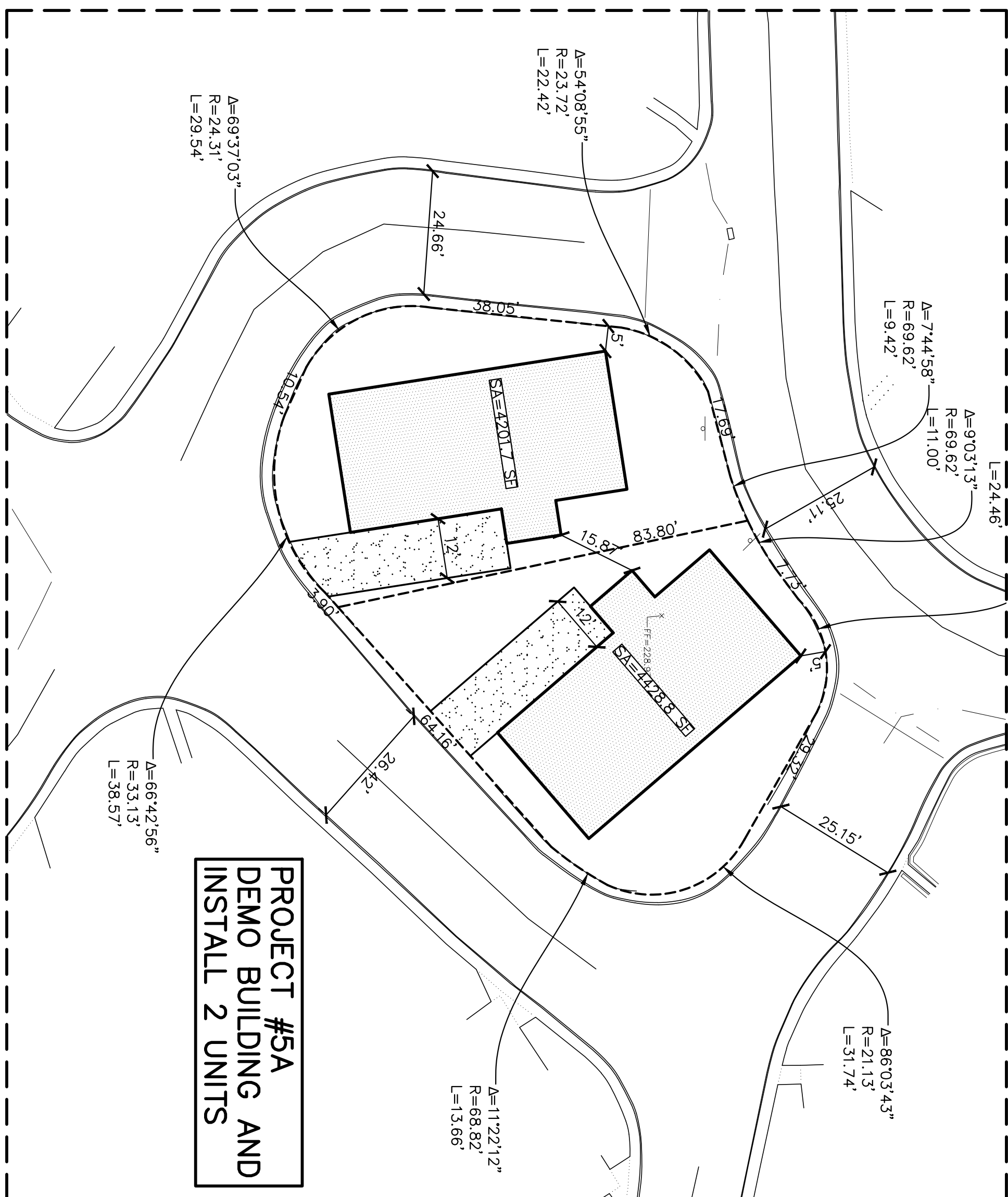
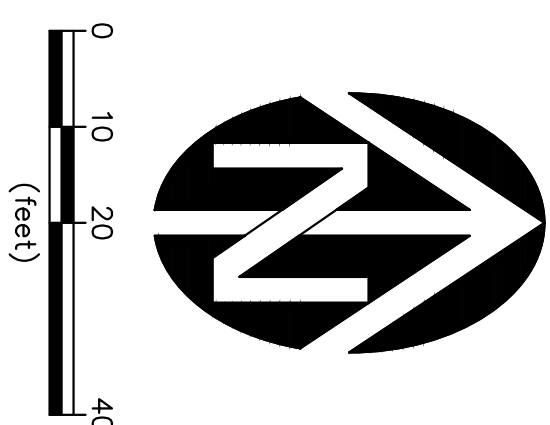
SUNDIAL MOBILE HOME PARK

SUNDIAL MOBILE HOME PARK

PROJECT 13 SITE PLAN



| SITE PLAN LEGEND | |
|------------------|-------------------------------|
| SA | SPACE AREA (MIN AREA 3000 SF) |
| ----- | |
| MH | UNIT SPACE AREA LIMITS |



SUNDIAL MOBILE HOME PARK

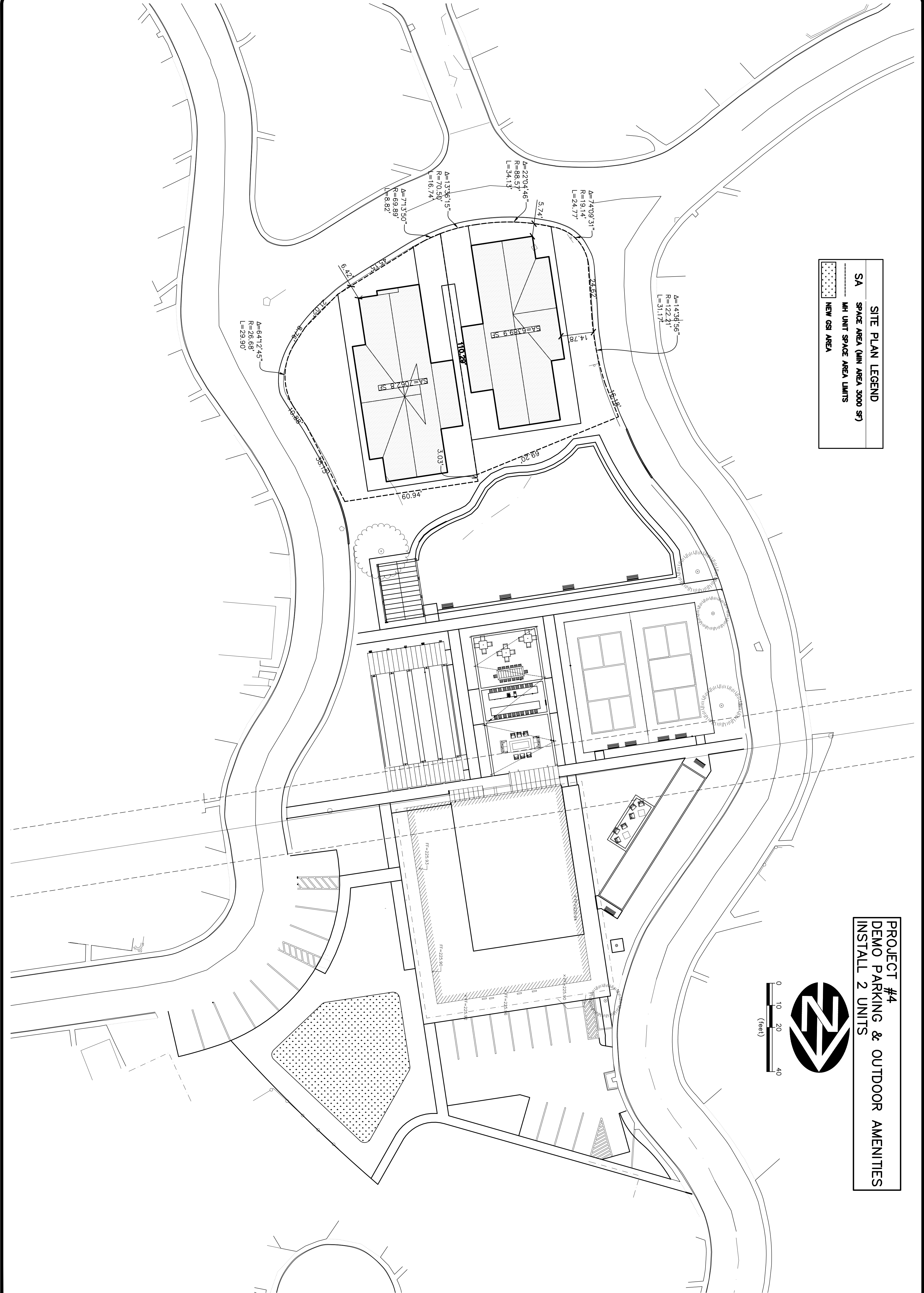
PROJECTS 5A & 5B

WE **WESTECH ENGINEERING, INC.**
CONSULTING ENGINEERS AND PLANNERS

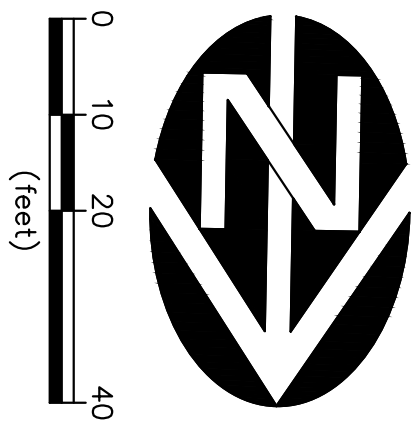
841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97301
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

RENEWED: 6/30/2022

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| VERIFY SCALE | | | | | | |
| BAR IS ONE INCH ON ORIGINAL DRAWING | | | | | | |
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| IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | | | | | | |
| DSN. | JW | | | | | |
| DRN. | AK | 1 | | | | |
| CKD. | JW | | | | | |
| DATE: 11/2020 | | NO. | | DATE | DESCRIPTION | BY |
| | | | | | REVISIONS | |

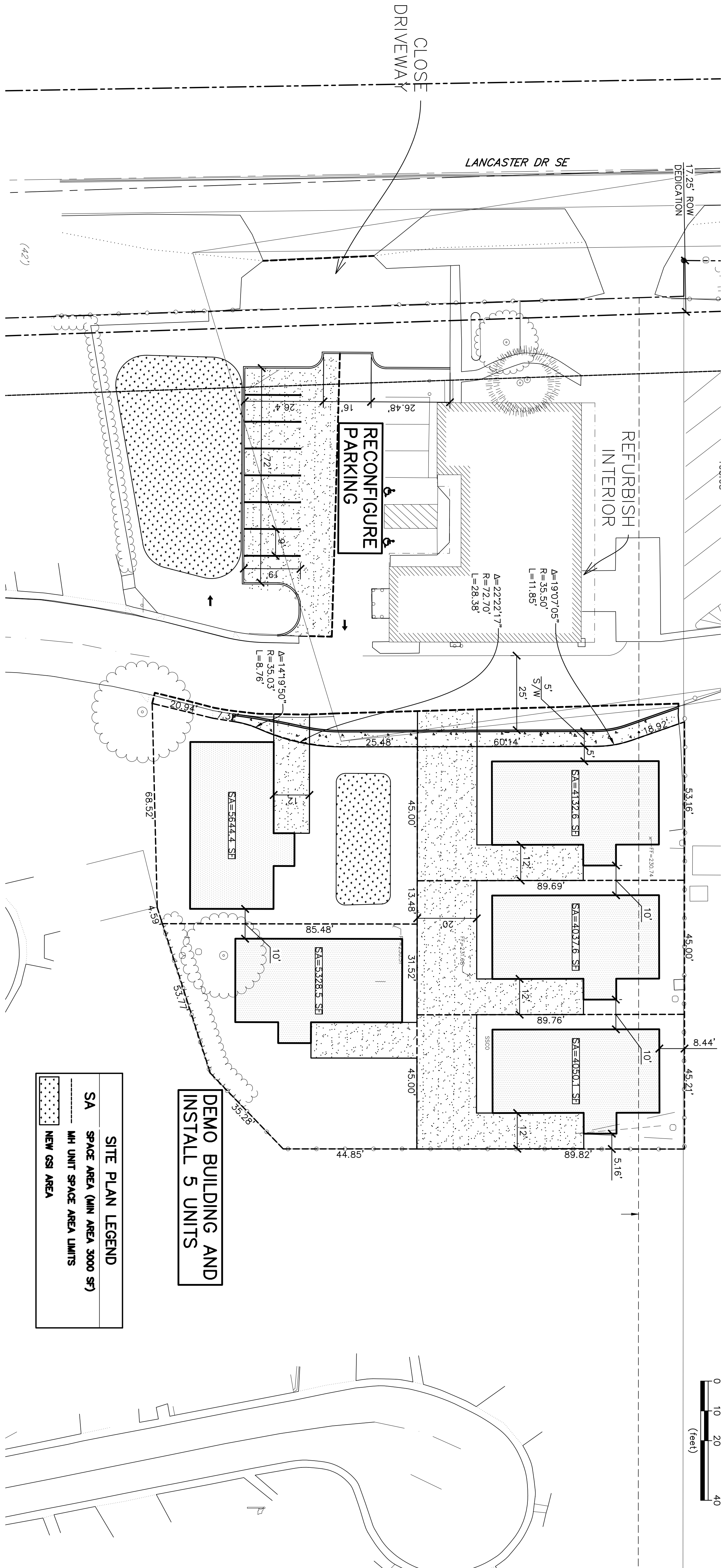


| SITE PLAN LEGEND | |
|------------------|-------------------------------|
| SA | SPACE AREA (MIN AREA 3000 SF) |
| --- | MH UNIT SPACE AREA LIMITS |
| [Pattern] | NEW GSI AREA |



PROJECT #4
DEMO PARKING & OUTDOOR AMENITIES
INSTALL 2 UNITS

| | | | | | | | | |
|--|---|---|---|---|---|------|-------------|----|
| DRAWING C3.4 JOB NUMBER 3211.0000.0 | SUNDIAL MOBILE HOME PARK SUNDIAL MOBILE HOME PARK PROJECT 4 SITE PLAN | WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com | REVIEW WILLIAM J. WELLS RENEW: 6/30/2022 | VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | 1 | DATE | DESCRIPTION | BY |
| | | | | DSN. JW DRN. AK CKD. JW DATE: 11/2020 | | | | |



SUNDIAL MOBILE HOME PARK
SUNDIAL MOBILE HOME PARK

PROJECTS 7 & 8 SITE PLANS

WE WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

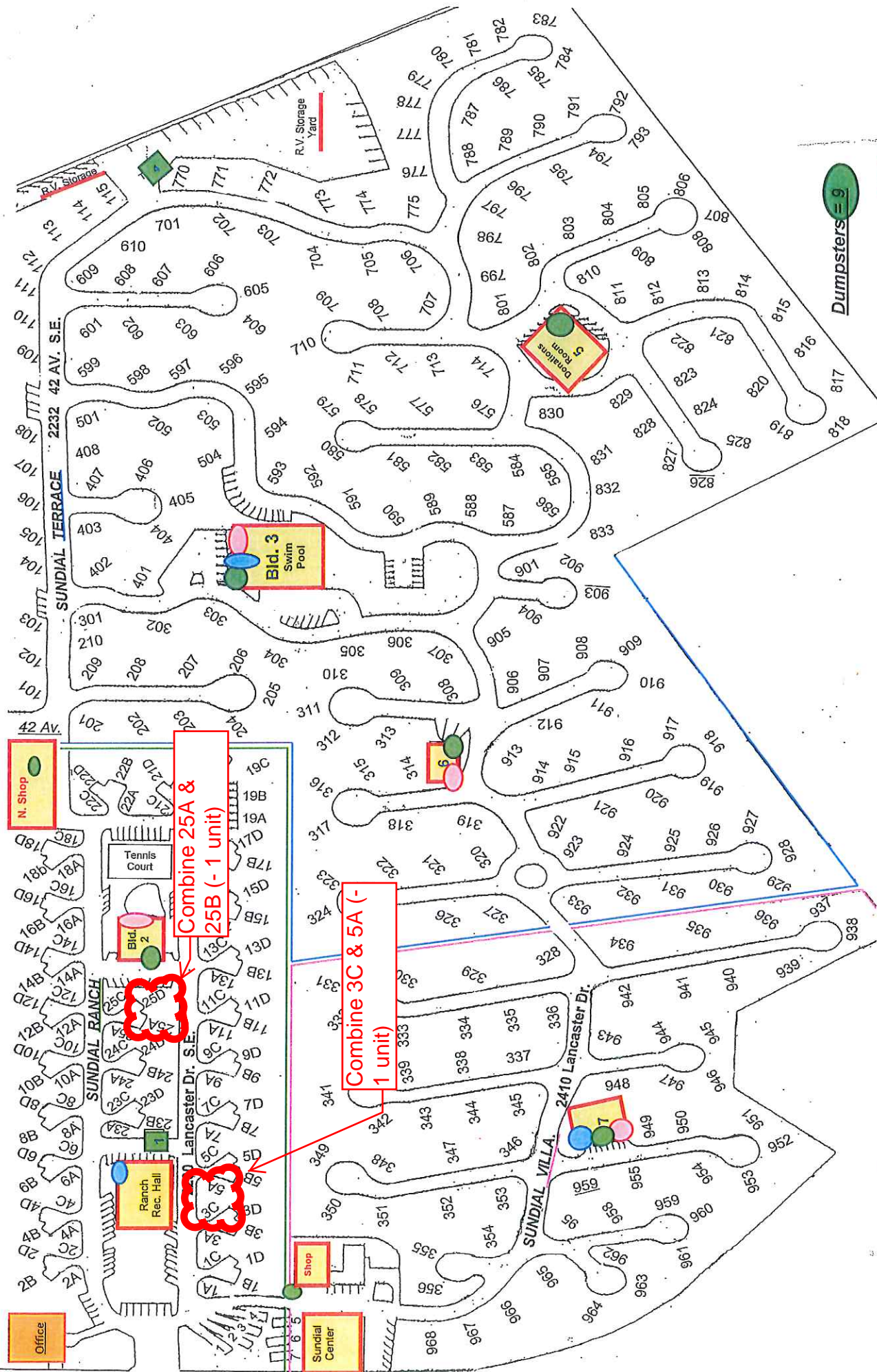
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. WELLS
REVIEW
RENEW: 6/30/2022

| VERIFY SCALE | |
|--|---------|
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| 0 | 1" |
| IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | |
| DSN. | JW |
| DRN. | AK |
| CKD. | JW |
| DATE: | 11/2020 |

| NO. | DATE | DESCRIPTION | BY |
|-----------|------|-------------|----|
| 1 | | | |
| REVISIONS | | | |

DRAWING
C3.5
JOB NUMBER
3211.0000.0



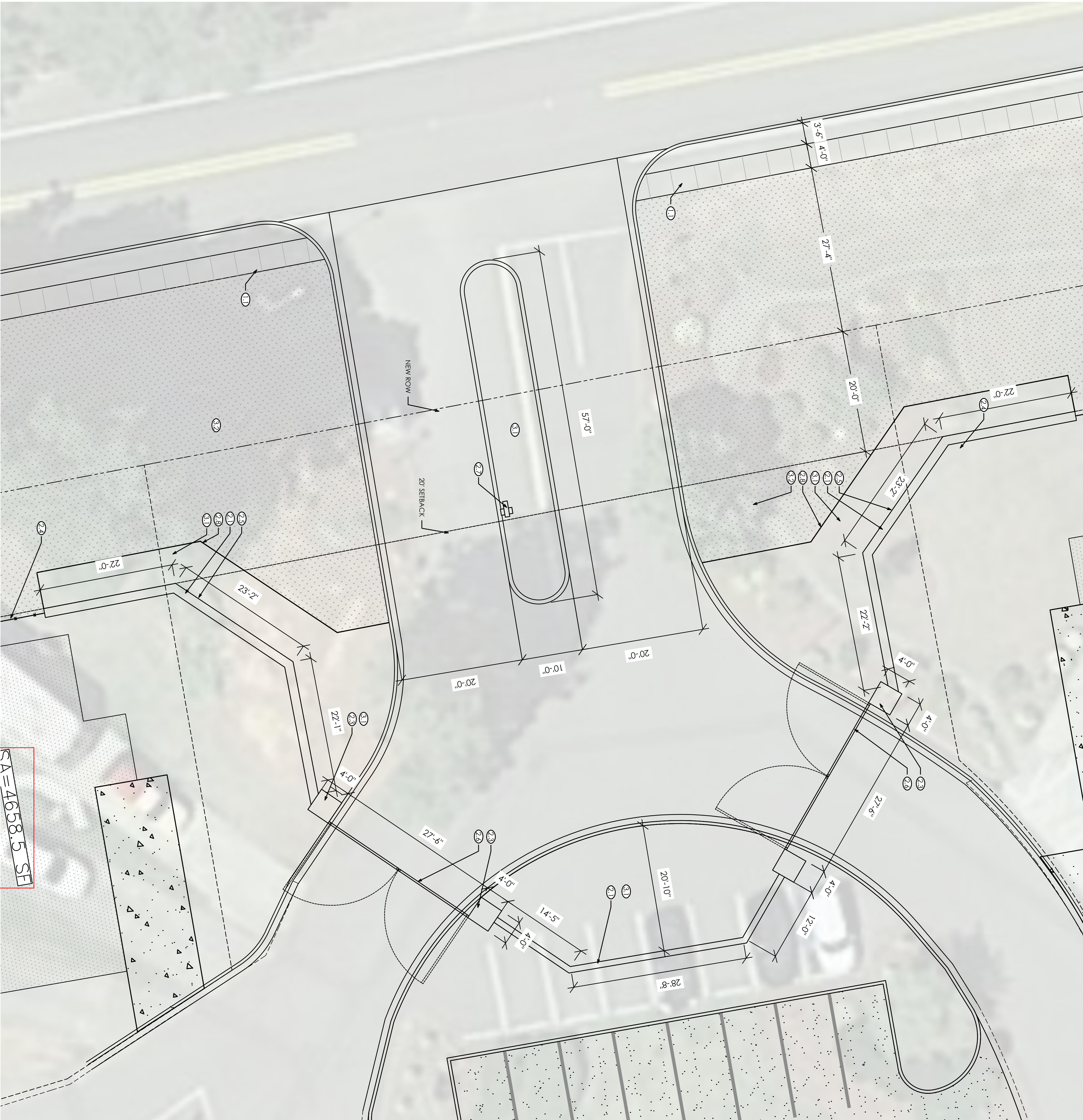
Sundial Mobile Home Park Inc.

- Sundial, **RANCH**; 2200. - Sundial, **VILLA**; 2410. - Sundial, **TERRACE**; 2232 42nd AV.
 Office; 2310 Lancaster Dr. S.E., Salem OR. 97317-6211
 Phone; (503) 363-6234

Dumpsters = 9

Landry mats = 4

Mail Rooms = 3



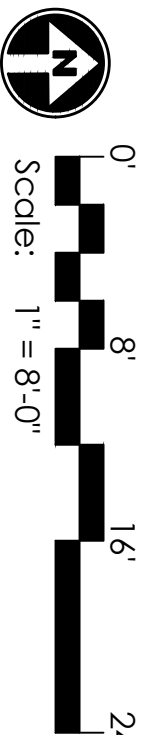
KEY NOTES:

- 11) CONCRETE SIDEWALK
BROOM FINISH.
- 21) PRIMARY FEATURE WALL
5'-0" TALL
6"x8"x16" HONED BLOCK MUTUAL MATERIALS
C-DRIPTWOOD, CONCRETE CAP - POURED IN PLACE
C-DANIS COLOR SERRA 61078
- 22) RESERVED
- 23) FEATURE COLUMN
6"x8"x16 HONED BLOCK MUTUAL MATERIALS
C-DRIPTWOOD
- 24) COMMUNITY FENCE
REFER TO DETAILS.
- 25) COMMUNITY SIGNAGE
PER SIGNAGE CONTRACTOR.
- 26) COMMUNITY ENTRY GATES
PER GATE CONTRACTOR.
- 27) CALL BOX
PER GATE CONTRACTOR.
- 28) TURF EDGE
- 31) PLANTING AREA
- 32) TURF AREA

NOTES:

- 1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
- 2. LOT LINES BEYOND WALLS TO BE DETERMINED.
- 3. PROPERTY WALLS AND GATE PER COMMUNITY DESIGN STANDARDS
- 4. ALL FURNITURE IS SHOWN AS SUGGESTION ONLY. ALL INTERIOR DESIGNER.
- 5. PROVIDE GAS SHUT-OFF PER PLUMBING CODE FOR ALL GAS FIXTURES

L2.1 - ENTRY LAYOUT PLAN



revisions:)

project #:
CAR115
scale:
1" = 8'-0"
issued for:
REVIEW
drawing:
Layout Plan
date
11.09.2020
drawn by:
TEAM

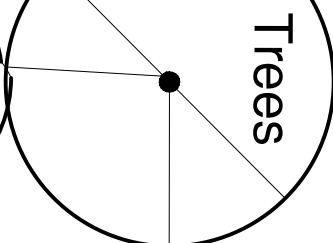
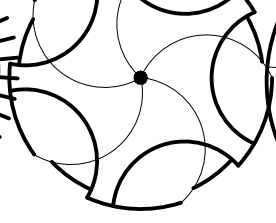
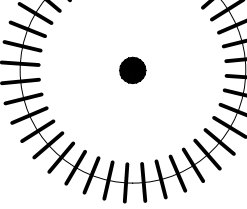









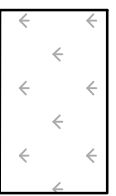
sheet #

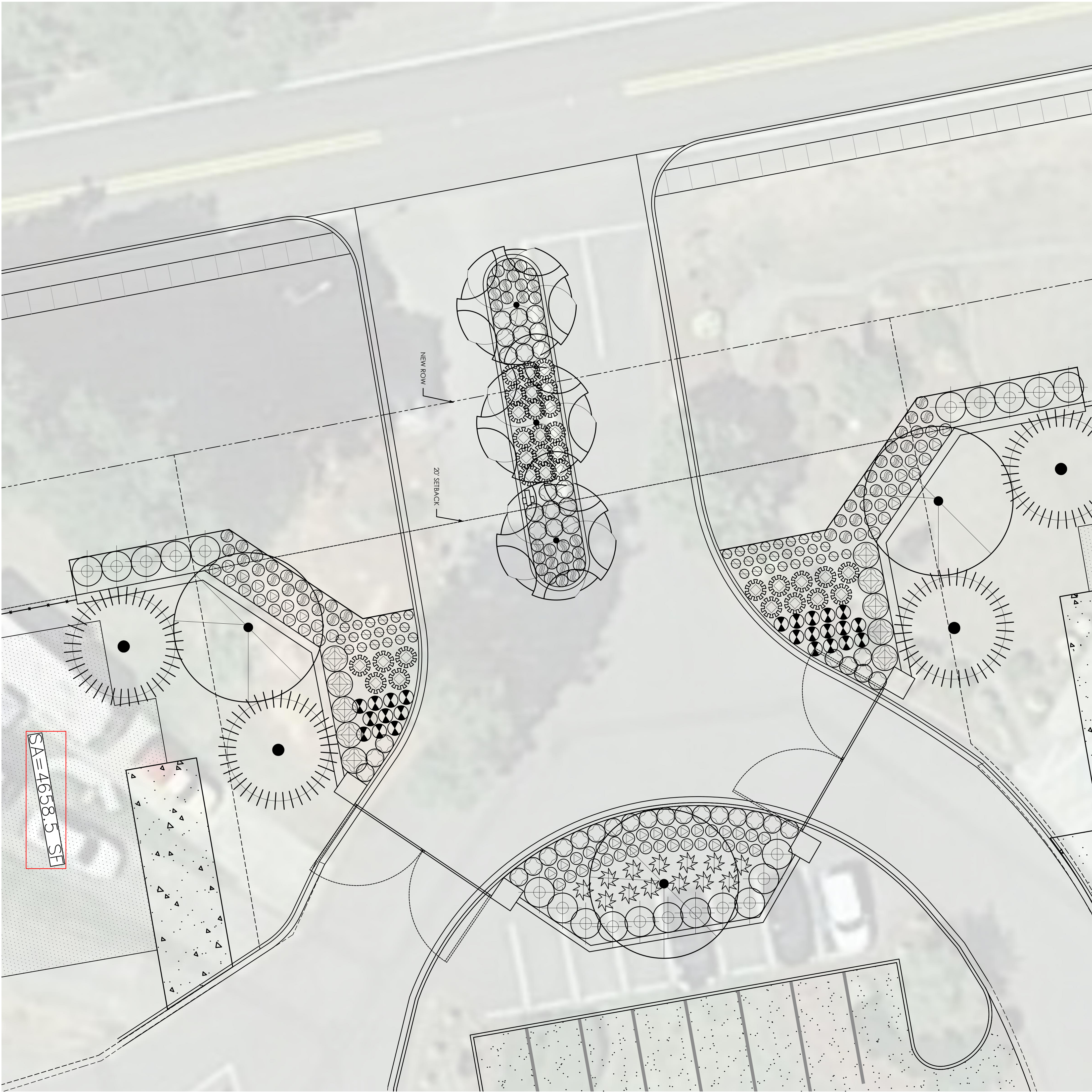
L2.1

Sundial
Entry DD Set
Landscape Plans
2310 Lancaster Drive SE, Salem OR

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

PLANT MATERIALS LEGEND

| Sym. | Plant Name | Size | Qty |
|---|---|---------|-----|
| Trees | | | |
|  | <i>Acer rubrum</i> Bowhall Maple | 36" Box | 3 |
|  | <i>Cercis Canadensis</i> Eastern Redbud | 24" Box | 3 |
|  | <i>Pseudotsuga menziesii</i> Douglas Fir | 36" Box | 4 |
| Shrubs | | | |
|  | <i>Calluna vulgaris</i> 'firefly' Scotch Heather | 5 gal. | 24 |
|  | <i>Forsythia viridissima</i> 'bronxensis' Bronxensis Greenstem Forsythia | 5 gal. | 32 |
|  | <i>Hydrangea macrophylla</i> French hydrangea | 5 gal. | 21 |
|  | <i>Lavandula dentata</i> French Lavendar | 5 gal. | 65 |
|  | <i>Lithodora diffusa</i> Lithodora | 1 gal. | 43 |
|  | <i>Philox subulata</i> 'Emerald Pink' Creeping Fox | 1 gal. | 64 |
|  | <i>Polystichum munitum</i> Western Sword Fern | 5 gal. | 13 |
|  | <i>Spiraea beuifolia</i> var 'lucida' White Spirea | 1 gal. | 42 |
|  | <i>Spiraea douglasii</i> Douglas Spirea | 1 gal. | 10 |
| MASS PLANTING | | | |
|  | SODDED TURF | | |



L3.1 - ENTRY PLANTING PLAN



L3.1

Copyright © 2017 by Greey Pickett Architecture, Inc.

Landscape Plan

Project #: CAR115
Scale: 1" = 8'-0"
Issued for REVIEW
Drawn by: TEAM
Date: 11.09.2020
Drawing:

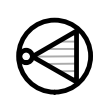




Revisions:

Sundial
Entry DD Set
Landscape Plans
2310 Lancaster Drive SE, Salem OR

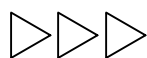
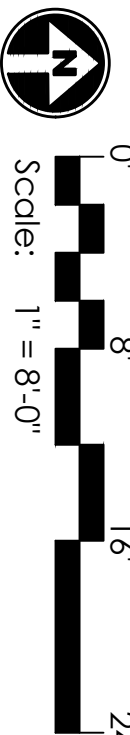
GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

LIGHTING FIXTURE SCHEDULE

| SYMBOL | QTY | MANUFACTURER | MODEL # | COLOR | DESCRIPTION | LAMP | WATTAGE |
|---|-----|--------------|-------------|-----------------|-------------------------|-----------|---------|
|  | 12 | KICHLER | 15374BKT | TEXTURED BLACK | LOW VOLTAGE UPLIGHT | 3SD-2700K | 8 W |
|  | 4 | KICHLER | 16070BK127R | TEXTURED BLACK | LOW VOLTAGE WALL WASH | 3SD-2700K | 12 W |
|  | 1 | KICHLER | 15CS300SS | STAINLESS STEEL | LOW VOLTAGE TRANSFORMER | NA | 300 W |



L5.1 - ENTRY LIGHTING PLAN



revisions:

Sundial
Entry DD Set
Landscape Plans
2310 Lancaster Drive SE, Salem OR

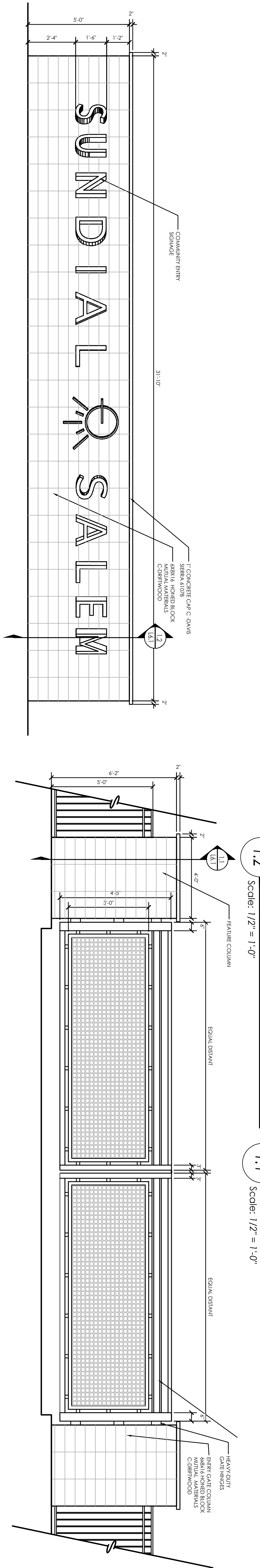
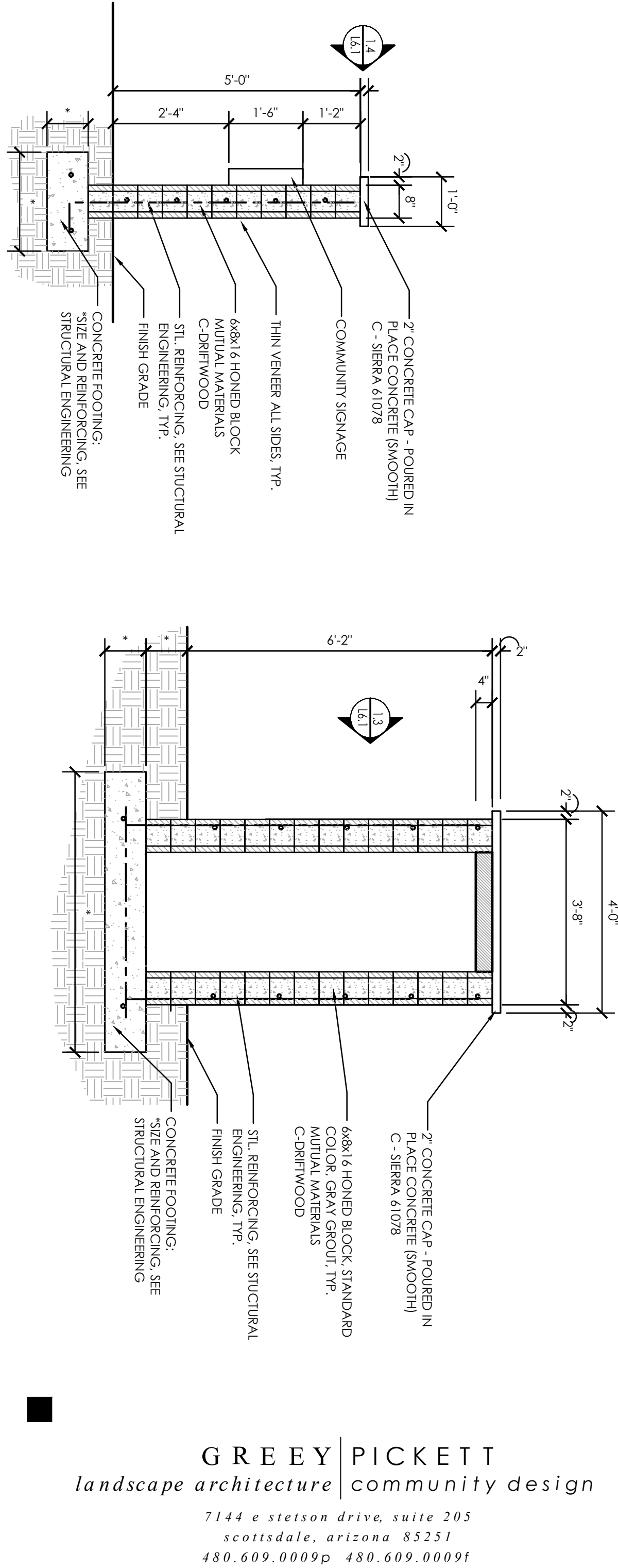
GREEY | PICKETT
landscape architecture | community design

7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

project #:
CAR115
scale:
1" = 8'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
11.09.2020
drawing:
Lighting Plan

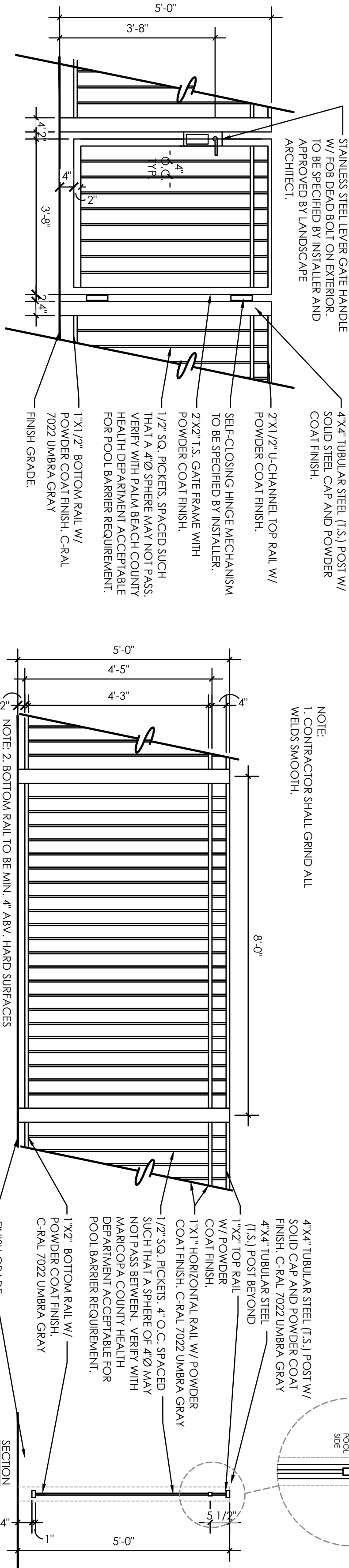
L5.1

sheet #



1.4 Entry Signage Design Intent - Submit Shop Drawings
Scale: 3/8" = 1'-0"

1.3 Entry Gate Detail Design Intent - Submit Shop Drawings
Scale: 3/8" = 1'-0"



1.6 Typ. Community Gate Detail
Scale: 1/2" = 1'-0"

1.5 Typ. Community Fence Detail
Scale: 1/2" = 1'-0"

Manufactured Home Building Permit

Project: Sundial Mobile Home Park

General Information: The Sundial Mobile Home Park project is proposing to demolish various existing structures and construct 28 new mobile homes, a 2,140 SF senior center building, and remodeling of a 8,300 square foot clubhouse.

Below is the required code section that must be addressed in order to obtain a manufactured home building permit. The relevant code sections are followed by the applicant’s response in *italics*.

Salem City Code Chapter 235:

Sec. 235.020 – Standards for manufactured dwelling parks.

In addition to the requirements of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code, manufactured dwelling parks shall comply with the standards set forth in this section.

- (a) **General development standards.** Manufactured dwelling parks shall conform to the general development standards set forth in Table 235-1.

| TABLE 235-1. MANUFACTURED DWELLING PARK GENERAL DEVELOPMENT STANDARDS | | |
|---|-------------|------------------------------|
| Standard | Requirement | Limitations & Qualifications |
| Park Size | | |
| RM-I and RM-II zones | Min. 1 acre | |
| | No Max. | |
| Park-To-Park Separation | | |
| RM-I and RM-II zones | None | |

TABLE 235-1. MANUFACTURED DWELLING PARK GENERAL DEVELOPMENT STANDARDS

| Standard | Requirement | Limitations & Qualifications |
|-------------------------|---|--|
| Park Space Size | | |
| RM-I and RM-II zones | Min. 4,000 sq. ft. | Applicable to spaces abutting an RA or RS zone district. |
| | Min. average of 3,000 sq. ft., provided no space shall be less than 2,000 sq. ft. | Applicable to spaces not abutting an RA or RS zone district. |
| Park Space Width | | |
| RM-I and RM-II zones | Min. 30 ft. | |
| Park Space Depth | | |
| RM-I and RM-II zones | Min. 40 ft. | |

Applicants response: The park size exceeds the minimum 1-acre requirement. All new proposed park spaces meet the minimum of 4,000 sq. ft. All new proposed park spaces meet the minimum width requirement of 30 ft. All new proposed park spaces meet the minimum of 40 ft. depth requirement.

- (b) **Theater spaces.** Within the RA and RS zones, a minimum of ten percent of the spaces within a manufactured dwelling park shall be theater spaces. Theater spaces shall meet minimum space size requirements; and shall have a minimum space depth of 50 feet and a minimum space width that is greater than the depth.

Applicants response: Section (B) is not applicable because the park is not within the RA or RS zones.

- (c) **On-site storage.** All trash enclosures and outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the management of the park shall be screened. Screening shall be a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Applicants response: No new trash enclosures or outdoor storage are proposed for construction.

- (d) **Fire hydrants.** Fire hydrants shall be provided according to the standards and specifications on file in the office of the Director and applicable state law. Fire hydrants shall be installed and provide fire flow as required by the fire code official.

Applicants response: No new fire hydrants are proposed for construction.

- (e) **Driveways and driveway approaches.** Within 100 feet of the intersection of a park street with a public street, driveway approaches shall conform to the standards set forth in SRC [chapter 804](#). Driveways providing access from a public street shall be a minimum 20 feet in depth.

Applicants response: The driveway from Lancaster is greater than 20 feet in depth.

Sec. 235.025 – Types of manufactured dwellings permitted.

Within the RA, RS, RM-I, and RM-II zones, the following types of manufactured dwellings are permitted within a manufactured dwelling park:

- (b) **RM-1 and RM-II Zones.** Only manufactured dwellings meeting state manufactured dwelling construction and safety standards are permitted.

Applicants response: Only manufactured dwellings will be constructed within the park.

Sec. 235.030 – Standards for manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks.

In addition to the requirements of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code, manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall comply with the standards set forth in this section.

- (a) **Park perimeter setbacks.** Setbacks from the perimeter boundary of a manufactured dwelling park shall be provided as set forth in Table 235-2.

| TABLE 235-2. PARK PERIMETER SETBACKS | | |
|---|----------|------------------------------|
| Requirement | Standard | Limitations & Qualifications |
| Park Perimeter Setbacks—Abutting Street | | |
| Manufactured Dwellings | | |

TABLE 235-2. PARK PERIMETER SETBACKS

| Requirement | Standard | Limitations & Qualifications |
|--|-------------|---|
| RA, RS, RM-I, and RM-II zones | Min. 12 ft. | Applicable along local streets. |
| | Min. 20 ft. | Applicable along collector or arterial streets. |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Min. 12 ft. | Applicable along local streets. |
| | Min. 20 ft. | Applicable along collector or arterial streets. |
| Park Buildings | | |
| RA, RS, RM-I, and RM-II zones | Min. 12 ft. | Applicable along local streets. |
| | Min. 20 ft. | Applicable along collector or arterial streets. |
| Park Perimeter Setbacks—Not Abutting Street | | |
| Interior Side | | |
| Manufactured Dwellings | | |
| RA, RS, RM-I, and RM-II zones | Min. 5 ft. | |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Min. 5 ft. | |
| Park Buildings | | |
| RA, RS, RM-I, and RM-II zones | Min. 14 ft. | For any portion of a park building not more than 1 story in height. |
| | Min. 20 ft. | For any portion of a park building greater than 1 story in height. |

TABLE 235-2. PARK PERIMETER SETBACKS

| Requirement | Standard | Limitations & Qualifications |
|-------------------------------|--|---|
| Interior Rear | | |
| Manufactured Dwellings | | |
| RA, RS, RM-I, and RM-II zones | Min. 14 ft. | For any portion of a manufactured dwelling not more than 1 story in height. |
| | Min. 20 ft. | For any portion of a manufactured dwelling greater than 1 story in height. |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | None | Applicable to accessory structures not more than 9 ft. in height. |
| | Min. 1 ft. for each 1 ft. of height over 9 ft. | Applicable to accessory structures greater than 9 ft. in height. |
| Park Buildings | | |
| RA, RS, RM-I, and RM-II zones | Min. 14 ft. | For any portion of a park building not more than 1 story in height. |
| | Min. 20 ft. | For any portion of a park building greater than 1 story in height. |

Applicants response: All buildings meet the minimum setback requirement of 20 ft. from a collector street. No accessory structures are proposed for construction. All proposed park buildings meet the 12 ft. setback requirement from local streets. All new proposed structures meet the interior side setback requirements. All new proposed structures meet the interior rear setback requirements.

- (b) **Space coverage; height.** Manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall conform to the space coverage and height standards set forth in Table 235-3.

TABLE 235-3. SPACE COVERAGE; HEIGHT

| Requirement | Standard | Limitations & Qualifications |
|--|-------------|------------------------------|
| Space Coverage | | |
| Manufactured Dwellings and Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Max. 60% | |
| Park Buildings | | |
| RM-I and RM-II zones | Max. 50% | |
| Height | | |
| Manufactured Dwellings | | |
| RM-I and RM-II zones | Max. 35 ft. | |
| Accessory Structures | | |
| RA, RS, RM-I, and RM-II zones | Max. 15 ft. | |
| Park Buildings | | |
| RM-I and RM-II zones | Max. 70 ft. | |

Applicants response: All new proposed manufactured dwellings will be in accordance with the height and space coverage standards. All new proposed accessory structures will be under the max. 15 ft. height standard. All proposed park buildings will meet the 50% coverage and max. 70ft. height standards.

- (c) **Decks; patios.** Each space shall be provided with one or more slabs or decks adjacent to the stand that are constructed of concrete, asphalt, flagstone, wood, or other equivalent surface material which, either singly or in combination, total not less than 120 square feet in area and are not less than four feet in width in their smallest dimension.

Applicants response: Each proposed new space will be provided with one or more slabs or decks adjacent to the stand that are constructed of concrete or asphalt. The total will not be less than 120 sq. ft. in area and are not less than four feet in width in their smallest dimension.

- (d) **Storage of manufactured dwellings.** A manufactured dwelling shall not remain overnight in a manufactured dwelling park unless it is parked in a manufactured dwelling space.

Applicants response: All new proposed manufactured dwellings have a designated manufactured dwelling space.

- (e) **Storage of recreational vehicles.** Storage of recreational vehicles is allowed in the following locations:

- (1) On driveways within a yard adjacent to a street; and
- (2) Within side or rear yards that are screened from all public areas, public and private rights-of-way, and property that is used for residential purposes by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Applicants response: Recreational vehicles will be stored in the areas outlined in (1) and (2).



Sundial Mobile Home Park Adjustment Class 2 – Written Statement

Project Description:

The proposed project makes improvements to the existing Sundial Mobile Home Park (MHP) located at 2200 Lancaster Dr SE (tax lots 082W06A 100-200 and 082W06AC 2500-2600). The project consists of twelve (12) separate projects including renovation of the existing clubhouse, demolition of existing structures, construction of multiple new mobile home units, and construction of a new entrance fence at the south and west entrances. Refer to the Civil Drawings submitted with the Land Use application for more details.

Purpose:

The project site borders Lancaster Drive SE to the west. Lancaster Drive SE is a major arterial street along the project site frontage. The project proposes to provide a brick fence along its Lancaster Drive SE frontage located at the south and west entrances. The proposed fence will be constructed along the property line abutting Lancaster Drive SE to provide maximum yard space for the mobile home units adjacent to Lancaster Drive. Sundial MHP consists of several large 10+ acre lots and individual mobile home units are non on separate tax lots. By the SRC 800.050 definition of a front yard, the proposed privacy fence is located in the front yard. However, the mobile home units within the lot will be facing away from Lancaster Drive and therefore the area between the fence and the mobile home units will effectively be used as a back yard, not a front yard in the common use of the term.

Per SRC 800.050(a)(1)(A)(i) within a residential zone, a fence within a front yard abutting a street shall not exceed a maximum height of four feet when located within 20 feet of the property line and must be less than 25% opaque for any portion above 30 inches if located within 10 feet of the property line. An adjustment is requested to increase the allowed fence height to 6 feet and the allowed fence opacity to up to 100% for the west and south entrances of the property where a brick fence is proposed along the property line abutting Lancaster Drive SE.

Below is the Criteria in italics, followed by the applicant's response.

Review Criteria per SRC 250.005:

(d)(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) 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.

Response: The intent of the 4-foot maximum height for a fence in the front yard required per SRC 800.050(a)(1)(A)(i) is to promote the livability and appearance of residential areas by providing a welcoming environment. The proposed Adjustment is requested because the fence would abut a major arterial street, not a local or collector street as was likely envisioned for this standard. Additionally, the zoning west of Sundial Mobile Home Park across Lancaster Drive is industrial, not residential. Therefore, the proposed fence will not block any views for residential neighbors. As mentioned above, the mobile home units within Sundial Mobile Home Park will face away from Lancaster Drive, making the area between Lancaster Drive and the mobile home units act effectively as a back yard. Fences within in back yards abutting street are allowed to be up to 6-feet in height and 100% opaque per SRC 800.050(a)(ii). In



addition, the privacy fence would improve the livability and appearance for the residents at Sundial by creating visual separation from the commuter and truck traffic on Lancaster Drive.

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

Response: The subject property is within a residential zone, but the adjacent zoning to the west is industrial. The proposed privacy fence is located on the western property line facing the industrial zone. A brick fence with is common in residential areas and will not detract from the livability or appearance of the residential area.

(C) 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.

Response: Only one adjustment is requested. This criteria is not applicable.

Olivia Dias

From: Josh Wells <jwells@westech-eng.com>
Sent: Thursday, January 7, 2021 2:24 PM
To: Olivia Dias
Cc: Daniel Thompson
Subject: RE: Sundial - Fence Adjustment

Auto sensor and keypad for peds

W. Josh Wells, P.E.
Westech Engineering, Inc.
3841 Fairview Industrial Dr. SE Suite 100
Salem, OR 97302
P 503.585.2474
C 503.991.1615
<http://www.westech-eng.com/>

From: Olivia Dias [mailto:ODias@cityofsalem.net]
Sent: Thursday, January 7, 2021 2:23 PM
To: Josh Wells <jwells@westech-eng.com>
Cc: Daniel Thompson <DThompson@westech-eng.com>
Subject: RE: Sundial - Fence Adjustment

Would a person walking be able to open the gate? Or is the motion sensor for a car?

Olivia Dias
Current Planning Manager
City of Salem | Community Development Department
555 Liberty St SE, Suite 305, Salem, OR 97301
odias@cityofsalem.net | 503-540-2343
[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#) | [CityofSalem.net](#)

From: Josh Wells <jwells@westech-eng.com>
Sent: Thursday, January 7, 2021 2:22 PM
To: Olivia Dias <ODias@cityofsalem.net>
Cc: Daniel Thompson <DThompson@westech-eng.com>
Subject: RE: Sundial - Fence Adjustment

Both

W. Josh Wells, P.E.
Westech Engineering, Inc.
3841 Fairview Industrial Dr. SE Suite 100
Salem, OR 97302
P 503.585.2474
C 503.991.1615
<http://www.westech-eng.com/>

From: Olivia Dias [mailto:ODias@cityofsalem.net]
Sent: Thursday, January 7, 2021 2:21 PM
To: Josh Wells <jwells@westech-eng.com>
Cc: Daniel Thompson <DThompson@westech-eng.com>
Subject: RE: Sundial - Fence Adjustment

It is just on Lancaster?
Is there a Gate on 42nd?

Olivia Dias

Current Planning Manager

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

odias@cityofsalem.net | 503-540-2343

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#) | [CityofSalem.net](#)

From: Josh Wells <jwells@westech-eng.com>
Sent: Thursday, January 7, 2021 2:18 PM
To: Olivia Dias <ODias@cityofsalem.net>
Cc: Daniel Thompson <DThompson@westech-eng.com>
Subject: RE: Sundial - Fence Adjustment

It would look like this (attached), there isn't any proposed separated access, but the access does not preclude pedestrians.

W. Josh Wells, P.E.

Westech Engineering, Inc.

3841 Fairview Industrial Dr. SE Suite 100

Salem, OR 97302

P 503.585.2474

C 503.991.1615

<http://www.westech-eng.com/>

From: Olivia Dias [<mailto:ODias@cityofsalem.net>]
Sent: Thursday, January 7, 2021 1:54 PM
To: Josh Wells <jwells@westech-eng.com>
Cc: Daniel Thompson <DThompson@westech-eng.com>
Subject: RE: Sundial - Fence Adjustment

Josh,

Do you know if the gates will have a pedestrian component?
The school district commented:

The Salem-Keizer Public Schools commented that the Planning and Property Services staff for the school district reviewed the proposal and that occasionally there are K-12 students residing there. Students are eligible for school transportation. Pedestrian access at gates would be needed for students to get to the bus stop on Sylvia Street or Cranston Street. Alternative for pedestrian access to school bus stop could be provided onto Campbell near the City Park.

Olivia Dias

Current Planning Manager

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

odias@cityofsalem.net | 503-540-2343

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#) | [CityofSalem.net](#)

From: Josh Wells <jwells@westech-eng.com>
Sent: Thursday, January 7, 2021 12:23 PM
To: Olivia Dias <ODias@cityofsalem.net>
Cc: Daniel Thompson <DThompson@westech-eng.com>
Subject: Sundial - Fence Adjustment

Olivia,

See attached adjustment findings, also each unity has 20ft wide driveway wide enough for two parking stalls.

Let me know if you need anything else.

Thanks

W. Josh Wells, P.E.

Westech Engineering, Inc.

3841 Fairview Industrial Dr. SE Suite 100

Salem, OR 97302

P 503.585.2474


C 503.991.1615

<http://www.westech-eng.com/>



MEMO

TO: Olivia Dias, Current Planning Manager
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer 
Public Works Department

DATE: January 29, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
MHP-ADJ-PBV20-01 (20-114456-LD)
2200 LANCASTER DRIVE SE
MANUFACTURED HOME PARK REDEVELOPMENT**

PROPOSAL

A Manufactured Home Park permit to demolish an existing mobile home park and redevelop with Manufactured Home units, to refurbish existing clubhouse building, and to construct a security fence and gates. The property is zoned RM-II (Multiple Family Residential - II) and RA (Residential Agriculture) and located at 2200 Lancaster Drive SE (082W06AC 02500, 082W06A 00100, 082W06AC 02600 and 082W06A 00200).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE.
2. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Campbell Drive SE.
3. Modify the existing driveway along Lancaster Drive SE pursuant to PWDS.
4. Construct curb and sidewalk along the Lancaster Drive SE frontage in an alignment that accommodates the future major arterial street improvement. This requirement shall be satisfied through either: a deferral agreement, or payment of a fee-in-lieu of improvement totaling \$61,875.00.
5. Construct sidewalk along the Campbell Drive SE frontage in an alignment that minimizes conflicts between the existing water main and street tree installation.
6. Provide street trees along the frontages of Lancaster Drive SE and Campbell Drive SE in accordance with SRC Chapter 86 and PWDS.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

7. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS in effect at the time of Site Plan Review application.

FACTS

Streets

1. Lancaster Drive SE
 - a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 24-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
2. 42nd Avenue SE
 - a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
3. Campbell Drive SE
 - a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 30-foot improvement within a 46-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A ditch and culvert stormwater system are located along Lancaster Drive SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Lancaster Drive SE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.
- c. There are 10-inch water mains located in Lancaster Drive SE and Campbell Drive SE. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located within the subject property.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 235.010(d) is as follows:

Criteria: SRC 235.010(d)(1) The proposed manufactured dwelling park complies with the standards of this chapter and with all applicable provisions of the UDC (*Unified Development Code*)

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 - Landslides.

SRC Chapter 601 – Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC Chapter 802 – The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible and the proposed development is subject to the standards in effect prior to Ordinance 8-20. At the time of development, the applicant shall design and construct a

storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

SRC Chapter 803 – The proposed development is part of a complex subject to boundary street requirements pursuant to SRC 803.040(e)(3). The complex abuts Lancaster Drive SE, 42nd Avenue SE, and Campbell Drive SE.

Lancaster Drive SE is a Major Arterial street and does not meet the standard of the Salem TSP along the property frontage. Under the complex rule of SRC 803.040(e)(3), the applicant shall convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Lancaster Drive SE. Based on the limited transportation impacts of the proposed development, a half-street improvement is not warranted along the entire frontage of the proposed development area. Because Lancaster Drive is a major arterial street, there are no options for interim improvements that will improve pedestrian or vehicular safety in this area.

Pursuant to SRC 200.405, the development approval only requires the construction of a portion of the Lancaster improvements, and additional portions are required to be constructed in order to have an operational, fully functioning public improvement. No other funding is available to complete the remaining improvements, and construction of a temporary improvement would impede construction of additional portions at a future date. Therefore, the applicant shall either defer or pay a fee-in-lieu of improvement for curb and sidewalk improvements along the frontage of this development phase. The applicant's engineer submitted an estimate of improvements totaling \$61,875. Street trees shall be installed pursuant to SRC Chapter 86 and PWDS.

42nd Avenue SE is a Local street and meets the standards of the Salem TSP. No improvements to 42nd Avenue SE are required as part of the proposed development.

Campbell Drive SE is a Local street and does not meet the standard of the Salem TSP along the property frontage. Under the complex rule of SRC 803.040(e)(3), the applicant shall convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Campbell Drive SE. The applicant shall also provide sidewalk and street trees in accordance with SRC 78.180(a), SRC Chapter 86, and PWDS. The sidewalk along Campbell Drive SE may be placed over the existing water main pursuant to SRC 803.035(l)(2)(B) in order to minimize conflicts and provide adequate spacing for street trees.

SRC Chapter 804 – The driveway accesses onto Lancaster Drive SE and 42nd Avenue SE are existing and provide for safe turning movements into and out of the property. The applicant shall modify the existing driveway along Lancaster Drive SE pursuant to PWDS.

SRC Chapter 805 – The proposed development does not appear to impact vision clearance areas. The development will comply with the standards in SRC Chapter 805.

SRC Chapter 809 – The Salem-Keizer Local Wetland Inventory shows there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025. The response from DSL indicates that the proposed development does not impact wetland areas.

SRC Chapter 810 – According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

RESPONSE TO CITIZEN COMMENTS:

1. Vehicular and pedestrian safety along Lancaster Drive SE: Lancaster Drive SE abutting the proposed development is a 2-lane road without pedestrian facilities. The Salem TSP designates this portion of Lancaster Drive SE to be a Major Arterial street, which will ultimately include 2 travel lanes in each direction, 1 bike lane in each direction, a center turn lane, and sidewalks on both sides of the street. The estimated cost for constructing Lancaster Drive SE from Cranston Street SE to Kuebler Boulevard SE exceeds four million dollars. The proposed development does not significantly increase the amount of pedestrian and vehicular traffic using Lancaster Drive SE, so major improvements along Lancaster Drive SE are not warranted as a condition of the proposed development. Therefore, the most effective solution for mitigating the impacts of the proposed development is either a deferral agreement or fee-in-lieu of improvement to augment the City costs of the future Lancaster Drive SE construction. Public Works staff anticipates that Lancaster Drive SE improvements will be constructed within approximately 5 years.

Prepared by: Jennifer Scott, Program Manager
cc: File