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503-588-6173*

## DECISION OF THE PLANNING ADMINISTRATOR

**URBAN GROWTH AREA PRELIMINARY DECLARATION / CLASS 3 SITE PLAN  
REVIEW CASE NO.: UGA-SPR21-01**

**APPLICATION NO.: 21-104872-LD, 21-101720-RP**

**NOTICE OF DECISION DATE:** September 17, 2021

**SUMMARY:** An Urban Growth Preliminary Declaration and Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church.

**REQUEST:** An Urban Growth Area Preliminary Declaration and a Class 3 Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church on property 5.6 acres, zoned RMII (Residential Multifamily II) and RA (Residential Agriculture), and located at 1746 Davis Rd S (Marion County Map and Tax Lot Number: 0083W16C / 200.)

**APPLICANT:** Alex Polk

**LOCATION:** 1746 Davis Rd S, Salem OR 97306

**CRITERIA:** Salem Revised Code (SRC) Chapters 200.025(d) and (e) – Urban Growth Preliminary Declaration; 220.005(f) Class 3 Site Plan Review

**FINDINGS:** The findings are in the attached Decision dated September 17, 2021.

**DECISION:** The **Planning Administrator APPROVED** Urban Growth Area Preliminary Declaration/ Class 3 Site Plan Review Case No. UGA-SPR21-01 subject to the following conditions of approval:

- Condition 1:** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped to the Type A standard.
- Condition 2:** A pedestrian connection shall be provided between the primary entrance of each building on the development site and Davis Rd S.
- Condition 3:** At least one pedestrian connection shall connect to the street within 20 feet of the transit stop located along Davis Rd S.
- Condition 4:** At the time of building permit, the applicant shall demonstrate that required and conditioned pedestrian connections conform with the design and material requirements of SRC Chapter 800.
- Condition 5:** The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night.

# NOTICE OF DECISION

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



- Condition 6:** The applicant shall provide Fire Department access and water supply as required per the Oregon Fire Code.
- Condition 7:** In addition to the landscaping requirements of SRC 807, a minimum of two shade or evergreen trees with a minimum 1.5 inch caliper shall be planted for each tree removed within the required setback.
- Condition 8:** Before the issuance of a building permit, the applicant shall provide an updated tree removal plan which meets the standards of SRC Chapter 808.
- Condition 9:** Construct a minimum 17-foot-wide half-street improvement along the unimproved frontage of Davis Road S to Collector street standards as specified in the Public Works Design Standards (PWDS), consistent with the provisions of Salem Revised Code (SRC) Chapter 803.
- Condition 10:** As a condition of development in the S-3 water service level, the applicant shall be required to either:  
a. Construct Skyline #2 S-3 Reservoir, as specified in the Water System Master Plan; or  
b. Pay a temporary access fee of \$19,000 pursuant to SRC 200.080.
- Condition 11:** 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).

The rights granted by the attached decision must be exercised, or an extension granted, by the dates listed below, or this approval shall be null and void.

Urban Growth Area Preliminary Declaration	<u>October 5, 2023</u>
Class 3 Site Plan Review	<u>October 5, 2025</u>

Application Deemed Complete:	<u>July 28, 2021</u>
Notice of Decision Mailing Date:	<u>September 17, 2021</u>
Decision Effective Date:	<u>October 5, 2021</u>
State Mandate Date:	<u>November 25, 2021</u>

Case Manager: Kirsten Straus, [kstraus@cityofsalem.net](mailto:kstraus@cityofsalem.net), 503-540-2347

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](mailto:planning@cityofsalem.net), no later than 5:00 p.m. Monday, October 4, 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) 200, 220. 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 City Council will review the appeal at a public hearing. After the hearing, the City Council 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>

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

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**URBAN GROWTH AREA PRELIMINARY DECLARATION / CLASS 3 SITE PLAN REVIEW  
CASE NO. UGA-SPR21-01  
DECISION**

<b>IN THE MATTER OF APPROVAL OF</b>	<b>) FINDINGS AND ORDER</b>
<b>URBAN GROWTH PRELIMINARY</b>	<b>)</b>
<b>DECLARATION, AND CLASS 3 SITE</b>	<b>)</b>
<b>PLAN REVIEW CASE NO.</b>	<b>)</b>
<b>UGA-SPR21-01</b>	<b>)</b>
<b>1746 DAVIS RD S</b>	<b>) September 17, 2021</b>

**REQUEST**

Summary: An Urban Growth Preliminary Declaration and Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church.

Request: An Urban Growth Area Preliminary Declaration and a Class 3 Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church on property 5.6 acres, zoned RMII (Residential Multifamily II) and RA (Residential Agriculture), and located at 1746 Davis Rd S (Marion County Map and Tax Lot Number: 0083W16C / 200.)

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

**PROCEDURAL FINDINGS**

1. On January 27, 2021, an application for an Urban Growth Boundary Declaration and Class 3 Site plan review was submitted by Gene Bolante, Studio3 Architecture, on behalf of applicant and property owner First Slavic Baptist Church, represented by Alex Polk, for the proposed development.

Because multiple land use applications are required in connection with the proposed development, the applicant, pursuant to SRC 300.120(c), chose to consolidate the applications and process them together as one. When multiple applications are consolidated, the review process for the application shall follow the highest numbered procedure type required for the land use applications involved, and the Review Authority for the application shall be the highest applicable Review Authority under the highest numbered procedure type. Based on these requirements, the proposed consolidated Urban Growth Area Preliminary Declaration and Class 3 Site Plan Review application is required to be reviewed by the Planning Administrator and processed as a Type II procedure.

2. After additional requested information was provided by the applicant, the application was deemed complete for processing on July 28, 2021 and notice of filing of the application was sent, pursuant to SRC requirements on the same day.

3. The state-mandated local decision deadline for the application is November 25, 2021.

## **SUBSTANTIVE FINDINGS**

### **1. Proposal**

The application under review by the Planning Administrator is a consolidated Urban Growth Area Preliminary Declaration and Class 3 Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church located at 1746 Davis Rd S.

### **2. Applicant's Plans and Statement**

Land use applications must include a statement addressing the applicable approval criteria and be supported by proof they conform to all applicable standards and criteria of the Salem Revised Code. The plans submitted by the applicant depicting the proposed development, and in support of the proposal, are attached to this report as **Attachment B**. The written statement provided by the applicant addressing the applicable approval criteria associated with the proposal is included as **Attachment C**.

Staff utilized the information from the applicant to evaluate the proposal and to establish the facts and findings included within this decision.

### **3. Summary of Record**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

### **4. Salem Area Comprehensive Plan (SACP)**

The subject property is split designated "Multi-Family Residential" and "Developing Residential" on the Salem Area Comprehensive Plan map. The area of construction for the proposed accessory structure is located entirely in the "Developing Residential" portion of the property.

### **5. Zoning**

The subject property is zoned RM-II (Multiple Family Residential-II) and RA (Residential Agriculture). The area of construction for the proposed accessory structure is located entirely in the RA portion of the property. The zoning of surrounding properties is as follows:

North:	Across Davis Rd S – RS (Single Family Residential)
East:	RM-II (Multiple Family Residential-II)
South:	RM-II (Multiple Family Residential-II)
West:	RM-II (Multiple Family Residential-II)

## 6. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Sunnyslope Neighborhood Association.

Applicant Neighborhood Association Contact. SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On September 10, 2021, the applicant's representative contacted the Sunnyslope Neighborhood Association to provide details about the proposal.

### Neighborhood Association Comment

Notice of the application was provided to the Sunnyslope Neighborhood Association pursuant to SRC 300.620(b)(2)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. No comment was received from the Neighborhood Association.

### Public Comment

Notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the date of completion of this decision comments from two individuals have been received. One comment indicated no concerns regarding the project and the other comment is summarized below:

*Concerns about traffic for the increased use.* One comment indicated concern over the business of Davis Rd S and difficulty of exit from property if another driveway access was proposed.

**Staff Response:** The applicant is not proposing additional access to Davis Rd S. The existing access will remain the only access to the property and any traffic to the new accessory structure will enter the subject property through the access for the main church. If the applicant were to propose a new access, a Driveway Approach Permit would be required, ensuring safe access to the road.

*Loss of trees for construction of sidewalk and right-of-way.* One comment indicated concern about the loss of trees along Davis Rd and for the proposed accessory structure.

**Staff Response:** The applicant has provided a tree inventory for the site which indicates which trees will be removed for the proposed application. The central grove of significant Oregon white oaks will remain undisturbed and protective fencing will be required to preserve root structures. Some additional Oregon White Oaks are proposed for removal but none that are considered "significant" (defined as Oregon White Oaks above 24" diameter at breast height).

Fir trees along Davis Rd S are proposed for removal in order to facilitate sidewalk and right-of-way facilities. Additional trees located within the right-of-way (Street Trees) will be required to obtain a permit pursuant to SRC Chapter 86. Street Trees removed will be required to be

replaced to the maximum extent feasible. If they cannot be replaced along the frontage due to slope or spacing, trees can be replaced/planted elsewhere in the city.

In addition, as religious assembly is a special use in the RA Zone, pursuant to SRC 700.055(j), the applicant shall be required to landscape all undeveloped areas. The landscaping standard will require at least 40 percent of the plant material used for landscaping must be trees. Existing trees count towards meeting this standard. This would include the setback area between the newly proposed parking area and the street.

#### Homeowners Association

The subject property is not located within a Homeowners Association.

### **7. City Department Comments**

- A. The Building and Safety Division reviewed the proposal and indicated no concerns.
- B. The Fire Department reviewed the proposal and indicated that access and water supply are required per the Oregon Fire Code. Access along the north side passes under a canopy that will need to comply with Fire Department access requirements. Access on the north side should not exceed 150 feet. The 16' wide driveway does not meet the minimum 20' width for Fire Department access. The grade at the proposed 16' driveway is somewhat steep; if the length of the grade over 12% does not exceed 200 feet, access should still be sufficient. Water supply was not shown and could not be evaluated at this time.
- C. The Public Works Department reviewed the proposal and provided comments regarding street and City utility improvements required to serve the development and recommended conditions of approval to ensure conformance with the applicable requirements of the SRC. Comments from the Public Works Department are included as **Attachment D**.

### **8. Public Agency & Private Service Provider Comments**

Notice of the proposal was provided to public agencies and to public and private service providers. No additional comments were received.

### **9. Analysis of Urban Growth Preliminary Declaration**

Salem Revised Code (SRC) 200.025(d) & (e) set forth the applicable criteria that must be met before an Urban Growth Preliminary Declaration may be issued. The following subsections are organized with approval criteria followed by findings identifying those public facilities that are currently in place and those that must be constructed as a condition of the Urban Growth Preliminary Declaration in order to fully serve the development in conformance with the City's adopted Master Plans and Area Facility Plans.

An Urban Growth Preliminary Declaration is required because the subject property is located outside the Urban Service Area in an area without required facilities

- A. *SRC 200.0025(d): The Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the Master Plans and the Area Facility Plans and determine:*
- (1) The required facilities necessary to fully serve the development;*
  - (2) The extent to which the required facilities are in place or fully committed.*
- B. *SRC 200.025(e): The Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.*

Analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

#### **SRC 200.055—Standards for Street Improvements**

**Findings:** An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Street improvements are required along Davis Road S as described in the conditions of approval. See additional findings under SRC 220.005(f)(3)(B) below.

#### **SRC 200.060—Standards for Sewer Improvements**

**Findings:** The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facility appears to be located in Davis Road S that terminates at the western boundary of the subject property.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. All adjacent parcels are currently served, and the existing sewer is adequate to serve the proposed development. No extension of the sewer main is required.

#### **SRC 200.065—Standards for Storm Drainage Improvements**

**Findings:** The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be located in Davis Road S along the frontage of the subject property. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

#### **SRC 200.070—Standards for Water Improvements**



**Findings:** The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards. Storage capacity for this area is provided from the future S-3 Skyline #2 Reservoir. At this time, temporary storage capacities are available from the S-3 Champion Hill Reservoir.

As a condition of linking to the S-3 water system, the applicant shall be required to construct the S-3 Skyline #2 Reservoir, and water mains connecting those facilities. Because temporary capacity is available in the Champion Hill S-3 Reservoir, the applicant is eligible for a temporary access fee pursuant to SRC 200.080. The temporary access fee amount in this area has been based on a \$1,200,000 proportional contribution from up to 600 lots, or approximately 120 acres. As a result, the temporary access fee is \$10,000 per acre multiplied by 1.9 acres of site area, or \$19,000.

#### **SRC 200.075—Standards for Park Sites**

**Findings:** The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Parks System Master Plan.

The proposed development is currently served by Secor Park, a developed park site less than one-half mile northeast of the subject property. No park-related improvements are required as a condition of this development.

### **10. Analysis of Class 3 Site Plan Review Approval Criteria**

Site plan review is required for any development that requires a building permit, unless the development is identified as being exempt from site plan review under SRC 220.005(a)(2). Class 3 Site Plan Review is required for development proposals that involve a land use decision or limited land use decision as defined under ORS 197.015. Because the proposed development involves an Urban Growth Area Preliminary Declaration the proposed site plan review must be processed as a Class 3 Site Plan Review.

Salem Revised Code (SRC) 220.005(f)(3) sets forth the following criteria that must be met before approval can be granted to an application for Class 3 Site Plan Review. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the proposed development's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Class 3 Site Plan Review application, or for the issuance of certain conditions to ensure the criteria are met.

#### ***(A) The application meets all applicable standards of the UDC***

**Finding:** The proposed work includes the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church.

The subject property is split designated “Multi-Family Residential” and “Developing Residential” on the Salem Area Comprehensive Plan map. The subject property is zoned RM-II (Multiple Family Residential-II) and RA (Residential Agriculture). The area of construction for the proposed accessory structure is located entirely in the RA portion of the property; however, the special use standards of SRC Chapter 700.055(a) designates that the entire development site is subject to the more restrictive development standards, which in this case is the RA Zone. The allowed uses and applicable development standards of the RA zone are set forth under SRC Chapter 510.

The proposed development conforms to SRC Chapter 510 and all other applicable development standards of the Salem Revised Code as follows:

**SRC Chapter 510 (RA Zone)**

***SRC 510.005 - Uses:***

The proposed development includes the construction of an accessory structure for an existing religious assembly use.

Allowed uses within the RA zone are identified under SRC 510.005, Table 510-1. Within the RA zone, *religious assembly* is classified as a special use and subject to the standards found in SRC 700.055. The Special Use Standards are addressed below.

***SRC 510.010(a) - Lot Standards:***

The minimum lot size and dimension requirements applicable to the subject property based on its RA zoning designation are included under SRC 510.010(a), Table 510-2.

A summary of the applicable minimum lot size and dimension requirements is provided in the following table:

RA Zone Lot Size & Dimension Standards		
Requirement	Standard	Limitations & Qualifications
Lot Area (All Uses Except for <i>Single and Two Family</i> )	Min. 6,000 sq. ft.	-
Lot Width (All Uses Except for <i>Single and Two Family</i> )	Min. 60 ft.	-
Lot Depth (All Uses Except for <i>Single and Two Family</i> )	Min. 70 ft.	-
	Min. 120 ft.	Applicable to double frontage lots
	Max. 300% of average lot width	-

Street Frontage (All Uses Except for <i>Single and Two Family</i> )	Min. 60 feet	-
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**Finding:** No changes to the lot are proposed. It is currently approximately 24,700 sq. ft in size, 450 ft. in width, 530 ft. in depth and has over 60 feet of street frontage. The lot meets this standard.

***SRC 510.010(b) – Setbacks:***

Setback requirements for buildings, accessory structures, and vehicle use areas within the RA zone are established under SRC 510.010(b), Table 510-3.

Based on the requirements of SRC 510.010(b), the required building, accessory structure, and vehicle use area setbacks applicable to the proposed development are as follows:

Required Setbacks		
	Standard	Limitations & Qualifications
<b>Abutting Street</b>		
Buildings (all uses)	Min 12 ft.	Applicable along collector or arterial streets.
	Min 20 ft.	Applicable to accessory structures not more than 4 ft. in height.
<b>Interior Side</b>		
Buildings (all uses besides one and two family)	Min. 5 ft.	Applicable to buildings not more than 35 ft. in height.
	Min. 5 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 20 ft. in depth.	Applicable to buildings greater than 35 ft. in height.
<b>Interior Rear</b>		
Buildings (all uses)	Min 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min 20 ft.	Applicable to any portion of a building greater than 1 story in height.

**Finding:** The applicant has provided a site plan meeting the minimum requirements of the zone for the new building on the lot. This standard is met.

***SRC 510.010(e) - Lot Coverage; height:***

Lot coverage requirements within the RA zone are established under SRC 510.010(c), Table 510-4. For all uses besides one and two family and non-profit shelters, the maximum lot coverage standard for buildings and accessory structures is 35 percent. The maximum height is 50 ft.

**Finding:** The newly proposed building does not exceed the lot coverage or height maximums of the zone. This standard is met.

***SRC Chapter 700 (Special Use Provisions):***

**Religious Assembly (SRC 700.055)**

Where designated as a special use, religious assembly shall comply with the additional standards set forth in this section.

*SRC700.055(a)* - Where a development site is located in two or more zones, the entire development site shall comply with the more restrictive development standards of the zones involved.

**Finding:** The site is zoned both RA and RM-II. The more restrictive of these zones in terms of what uses are allowed is the RA Zone and is the standard used to review this Site Plan Review. This criterion is met.

*SRC700.055(b)* - Notwithstanding SRC chapter 270, existing nonconforming religious assemblies that are substantially damaged or destroyed by any cause may be rebuilt provided that the degree of nonconformity is not increased. For purposes of this section, "existing nonconforming religious assemblies" are religious assemblies that were nonconforming on February 25, 1993.

**Finding:** This standard does not apply to the proposed development.

*SRC700.055(c) - Seating Capacity.*

The seating capacity of the largest space within a religious assembly shall not exceed the standards set forth in Table 700-3:

Zone	Standard	Limitations and Qualifications
RA Zone	Max. 375	Applicable to: <ul style="list-style-type: none"><li>■ Lots abutting a local street.</li><li>■ Lots abutting a collector or arterial street with less than 250 feet of frontage on such street.</li></ul>
	No Max.	Applicable to: <ul style="list-style-type: none"><li>■ Lots abutting a collector or arterial street with 250 feet or more of frontage on such street.</li></ul>

		<ul style="list-style-type: none"> <li>■ Lots located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.</li> <li>■ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>
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**Finding:** The development site is located along a collector street and has more than 250 feet of street frontage. There is no maximum seating capacity.

*SRC 700.055(d) - Locational Standards.*

Religious assemblies shall be located on streets as set forth in Table 700-4:

Zone	Street Type	Standard
RA Zone	Local Street	Allowed for seating capacity of 375 seats or less.
	Collector or arterial street	Allowed for seating capacity of 375 seats or less, when located on a lot with less than 250 feet of frontage on a collector or arterial street.
		Allowed, regardless of seating capacity, when: <ul style="list-style-type: none"> <li>■ Located on a lot with 250 feet or more of frontage on a collector or arterial street.</li> <li>■ Located at the intersection of a collector and arterial street, 2 collector streets, or 2 arterial streets.</li> <li>■ Double frontage lots with both frontages on collector or arterial streets.</li> </ul>

**Finding:** The development site is located along a collector street and has more than 250 feet of street frontage. The location is allowed.

*SRC 700.055(e) - Access.*

Access to religious assemblies may be provided from local, collector, or arterial streets.

Access provided from a local street shall conform to the standards set forth in Table 700-5.

**Finding:** The applicant is not proposing access from a local street, this standard is not applicable.

*SRC 700.055(f) – Lot Standards.*

Maximum lot area and minimum street frontage requirements for religious assemblies are set forth in Table 700-6. The lot standards identified in Table 700-6 apply to an individual lot, or contiguous lots when two or more lots under a single ownership are combined to accommodate the development. For purposes of this subsection, contiguous lots shall include lots that are separated by an alley. There is no maximum lot size for lots abutting a collector

with more than 250 ft. of frontage on such street and minimum of 100 feet of street frontage required per street.

**Finding:** No changes are proposed to the existing lot and there is no maximum lot size for lots abutting a collector with more than 250 ft. of frontage on such street. This standard is met.

*SRC 700.055(g) - Setbacks.*

Setbacks for religious assemblies shall be provided as set forth in Table 700-7. The applicable setbacks are included below:

Zone	Standard	Limitations and Qualifications
Abutting Street		
Building and Accessory Structures		
RA, RS, RD, RM-I, RM-II, and RH zones	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
Vehicle Use Areas		
RA, RS, RD, RM-I, RM-II, RH, and CO zones	Min. 12 ft.	
Interior Side		
Building and Accessory Structures		
RA, RS, RD, RM-I, RM-II, and RH zones	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
Vehicle Use Areas		
RA, RS, RD, RM-I, RM-II, RH, and CO zones	Min. 5 ft.	
	Min. 15. Ft.	Applicable when abutting a residential zone
Interior Rear		
Building and Accessory Structures		
RA, RS, RD, RM-I, RM-II, and RH zones	Min. 12 ft., plus 2 feet for each 5 feet of height over 25 ft.	Applicable to building and accessory structures greater than 25 ft. in height.
Vehicle Use Areas		
RA, RS, RD, RM-I, RM-II, RH, and CO zones	Min. 5 ft.	
	Min. 15. Ft.	Applicable when abutting a residential zone

**Finding:**

*North:* The development site abuts Davis Road to the north. The proposed vehicle use area is located a minimum of 12 feet from the property line abutting a street.

*East:* There is a new vehicle use area and new 33-foot tall building located adjacent to the side property line. The vehicle use area is located fifteen feet from the side property line and the new building is located sixteen feet from the side property line.

*South:* The new 33-foot tall building is located more than sixteen-feet from the rear property line.

*West:* There are no new structures or vehicle use area proposed adjacent to the western property line.

This standard is met.

*SRC 700.055(h) - Lot Coverage; Height.*

Buildings and accessory structures for religious assemblies shall conform to the lot coverage and height standards set forth in Table 700-8. Within the RA, RS, RD, RM-I, RM-II, RH, and CO zones, the maximum lot coverage is 40 percent. Within the RA and RS zones, the maximum height for buildings and accessory structures is 35 feet; spires, steeples, and towers without usable floor space have a maximum height of 50 feet.

**Finding:** The applicant's site plan shows a lot coverage of approximately 43,700 square feet, or 18 percent ( $43,700 / 247,321 = 0.176$ ). The proposed new building is 33 feet in height. The proposal meets these standards.

*SRC 700.055(i) - Off-Street Parking.*

Off-street parking for religious assemblies shall conform to the location and screening standards set forth in this section.

**Finding:** The parking for this use is provided on-site. This standard is met.

*SRC 700.055(j) - Landscaping.*

All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC chapter 807.

**Finding:** The applicant's development plans show that the areas which are not developed for buildings, structures, parking, loading, or driveways as landscaped, though the specific do not show the specifics of the landscaping type. In order to meet this standard, the following condition shall apply:

**Condition 1:** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped to the Type A standard.

*SRC 700.055(k) - Related Uses.*

Schools, day care facilities, kindergartens, meeting facilities for clubs and organizations, and other similar activities operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation shall be permitted. When such activities are not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation, the activities shall be allowed only if they are an allowed use in the zone.

**Finding:** The applicant has indicated in their application that the new building will be assembly spaces, a gymnasium, banquet hall, educational classrooms, and supporting spaces for the existing religious assembly use. All of these activities are proposed as accessory to the religious assembly use. This standard is met.

### **SRC CHAPTER 601 (FLOODPLAIN OVERLAY ZONE)**

SRC Chapter establishes development standards related to the floodplain and floodway.

**Finding:** Public Works Department 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 800 (GENERAL DEVELOPMENT STANDARDS)**

#### *SRC 800.065 – Pedestrian Access.*

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, 2-4 family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section.

**Finding:** The pedestrian access standards of SRC Chapter 800 apply to the proposed development.

#### *SRC 800.065(a)(1) – Pedestrian Connection Between Entrances and Streets.*

(A) A pedestrian connection shall be provided between the primary entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street.

**Finding:** The applicant's plan does not currently show pedestrian connections between the buildings and Davis Rd S. In order to meet this standard, the following condition shall apply:

**Condition 2:** A pedestrian connection shall be provided between the primary entrance of each building on the development site and Davis Rd S.

(B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop.

**Finding:** There is a transit stop located along the frontage of the development site. The site plan does not currently show a pedestrian connection near this stop. In order to meet this standard, the following condition shall apply:



**Condition 3:** At least one pedestrian connection shall connect to the street within 20 feet of the transit stop located along Davis Rd S.

*SRC 800.065(a)(2) – Pedestrian Connection Between Buildings on the same Development Site.*

Where there is more than one building on a development site, a pedestrian connection(s), shall be provided to connect the primary building entrances of all the buildings.

**Finding:** There are two main buildings with a few existing smaller buildings located on the site. There are pedestrian connections provided between the existing and proposed buildings on the site. This standard is met.

*SRC 800.065(a)(3) – Pedestrian Connection Through Off-Street Parking Areas.*

(A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance as provided in this subsection.

**Finding:** The existing parking lot is over 25,000 square feet and has four consecutive drive aisles. There is a pedestrian connection provided through the parking area that links both parking areas with the main building. This standard is met.

(B) Parking structures and parking garages. Where an individual floor of a parking structure or parking garage exceeds 25,000 square feet in size, a pedestrian connection shall be provided through the parking area on that floor to an entrance/exit.

**Finding:** The development site does not include any existing or proposed parking structures or garages; therefore, this standard is not applicable.

*SRC 800.065(a)(4) – Pedestrian Connection to Existing or Planned Paths and Trails.*

Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:

(A) Be constructed, and a public access easement or dedication provided; or

(B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.

**Finding:** There is not a planned pedestrian path or trail in the proximity of the subject property. This standard is not applicable.

*SRC 800.065(a)(5) – Pedestrian Connection to Abutting Properties.*

Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided.

**Finding:** There are no abutting properties that share a vehicular connection. This standard is not applicable.

*SRC 800.065(b)(1) – Design and Materials.*

Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza. Walkways shall conform to the following:

- (A) Materials and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards, and a minimum of five feet in width.
- (B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.
- (C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

*SRC 800.065(b)(2) – Design and Materials.*

Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

**Finding:** Proposed pedestrian connections are five feet in width. The type of material proposed for the pedestrian connections is not listed in the application materials. At the time of building permit, the applicant shall demonstrate that all applicable standards of this section are met.

**Condition 4:** At the time of building permit, the applicant shall demonstrate that required and conditioned pedestrian connections conform with the design and material requirements of SRC Chapter 800.

*SRC 800.065(c) – Lighting.*

The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

**Finding:** The applicant has not provided lighting standards for the proposed pedestrian connections. In order to meet this standard, the following condition shall apply:

**Condition 5:** The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night.

**SRC CHAPTER 806 (OFF-STREET PARKING, LOADING, & DRIVEWAYS)**

SRC Chapter 806 establishes requirements for off-street parking, loading, and driveways. Included in the chapter are standards for minimum and maximum off-street vehicle parking, minimum bicycle parking, minimum off-street loading spaces, and vehicle use area development standards.

***Off-Street Parking and Vehicle Use Areas:***

Minimum Off-Street Vehicle Parking (SRC 806.015(a)). Minimum off-street vehicle parking requirements are established under SRC Chapter 806, Table 806-1. The minimum off-street parking requirements for the proposed development is as follows:

Minimum Off-Street Parking Spaces		
Use	Minimum Number of Spaces Required	Limitations & Qualifications
Religious assembly	1 per 5 seats or 10 feet of bench length within the principle worship area; or 1 per 80 sq. ft. within the principal worship area, when no fixed seating or benches are provided.	None

Compact Parking (SRC 806.015(b)). Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.

Maximum Off-Street Vehicle Parking (SRC 806.015(d)). Maximum off-street vehicle parking requirements are established under SRC 806.015(d), Table 806-2. The maximum number of allowed parking spaces is based upon the minimum number of spaces required for the proposed development. If the minimum number of spaces required equals 20 spaces or less, the maximum allowed parking is 2.5 times the minimum number of spaces required. If the minimum number of spaces required equals more than 20 spaces, the maximum allowed parking is 1.75 times the minimum number of spaces required.

**Finding:** The applicant is not providing additional worship area in the new building, so no additional parking is required. The proposed development of additional parking area with a total of 233 provided parking spaces. Based on 1000 worship seats in the main building, the minimum parking is 200 and the maximum is 350. The proposed number of parking spaces meets this standard.

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

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section shall apply to: the development of new off-street parking and vehicle use areas; the expansion of existing off-street parking and vehicle use areas, where additional paved surface is added; the alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and the paving of an unpaved area.
- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

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

*Adjacent to Buildings and Structures:* The off-street parking or vehicle use area shall be set back from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip or by a minimum 5-foot-wide paved pedestrian walkway.

**Finding:** There is a newly proposed parking area located at the north end of the site and a vehicle use area adjacent to the newly developed building. These areas are not located in required setbacks, have landscaped setbacks and are separated from buildings by a minimum five-foot walkway. This standard is met.

- d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas greater than 5,000 square feet and less than 50,000 square feet in size, a minimum of 5 percent of the interior parking area shall be landscaped.

**Finding:** The newly proposed parking area located at the northern end of the site is approximately 10,250 sq. ft. in size, requiring a minimum of 5% interior landscaping or 512 sq. ft. of landscaping ( $10,250 \times 0.05 = 512.2$ ). The applicant has provided a site plan showing approximately 550 sq. ft. of interior landscaping, meeting the standard. There are no changes proposed to the existing parking area.

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

**Finding:** The applicant has provided a site plan that proposed development adheres to the minimum dimensions set forth in SRC Table 806-6. Adherence to these standards will be reviewed again at the time of building permit.

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

**Finding:** The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, screening, striping, marking and signage, lighting, and drainage. Bumper guards and wheel barriers are not required for the proposed off-street parking area, as extra space within the pedestrian pathways is provided to allow vehicle overhang.

***Driveways:***

Driveway development standards for uses or activities other than single family, two family, three family, or four family (SRC 806.040(a)-(g)).

- a) Access. Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available or a loop to the single point of access.
- b) Location. Driveways shall not be located within required setbacks.

c) Additional Development Standards 806.040(c)-(g).

**Finding:** There is one new driveway proposed to provide circular access from the vehicle use area adjacent to the new building to the existing parking lot. Table 806-7 requires a minimum of 12' for a one-way driveway, with 25 ft. inside radius of the curve. The proposed driveway meets this standard, however the Fire Department has indicated that additional access will be required to meet the Oregon Fire Code in the proposed orientation. A turn-around located within 150 feet or wider driveway at least 20' in width are options which would provide adequate access for the Fire Department. In order to ensure proper access, the following condition shall apply:

**Condition 6:** The applicant shall provide Fire Department access and water supply as required per the Oregon Fire Code.

***Bicycle Parking:***

Amount of Bicycle Parking (SRC 806.055). Minimum bicycle parking requirements are established under SRC 806.055, Table 806-8. The minimum bicycle parking requirement for the proposed development is as follows:

Minimum Bicycle Parking	
Use	Minimum Number of Spaces Required
Religious assembly	1 per 30 vehicle parking spaces.

Based on the above identified minimum bicycle parking requirements, the proposed development results in the following bicycle parking requirements:

Required Bicycle Parking		
Use	Parking spaces provided	Minimum Number of Spaces Required
Multiple Family	233	8 (7.7)

**Finding:** The proposed development shows eight bike parking spaces, the proposal meets the standard.

Bicycle Parking Location (SRC 806.060(a)). Bicycle parking areas are required to be located within a convenient distance of, and clearly visible from, the primary entrance of a building, but in no event shall the bicycle parking area be located more than 50 feet from the primary building entrance.

**Finding:** The site plan shows all eight bike parking spaces located within fifty feet of the newly proposed building. The proposal meets the standard.

**Bicycle Parking Access (SRC 806.060(b)).** Bicycle parking areas are required to have direct and accessible access to the public right-of-way and the primary building entrance.

**Finding:** As shown on the proposed site plan, the proposed bicycle parking areas have direct access to the public right-of-way through the proposed pedestrian paths and/or the vehicle use area. Additionally, the bicycle parking areas have direct access to primary building entrances through the proposed pedestrian pathways in conformance with the requirements of SRC 806.060(b).

**Bicycle Parking Dimensions (SRC 806.060(c)).** Bicycle parking spaces are required to be a minimum of 2 feet in width by 6 feet in depth, and served by a minimum 4-foot-wide access aisle.

**Finding:** The location of the proposed bicycle parking spaces is approximately 4 feet wide by 6 feet deep. The spaces are adjacent to a proposed pedestrian accessway, providing a minimum 4-foot-wide access aisle. The proposal meets the standard.

**Bicycle Surfacing Dimensions (SRC 806.060(d)).** Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

**Finding:** The applicant has provided a site plan that indicates the required bicycle parking is located on a concrete sidewalk. This proposal meets the standard.

**Bicycle Racks (SRC 806.060(e)).** Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the standards outlined in 806.060(e)(1)-(5).

**Finding:** The applicant has provided a plan that shows the bike racks will be provided in the staple design meeting the standards of this section.

### ***Off-Street Loading:***

Minimum off-street loading requirements are established under SRC Chapter 806.075, Table 806-9. Unless otherwise provided, when required loading is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area. The minimum loading requirement for the proposed development is as follows:

Minimum Off-Street Loading						
Use Category/Use	Minimum Number of Spaces Required		Dimensions in Feet			Limitations & Qualifications
			Width	Length	Height	
Religious assembly (18,631 sq. ft. building area)	1	5,000 to 60,000 sq. ft.	12 ft.	30 ft.	14 ft.	-

**Finding:** The applicant has provided a site plan showing one off-street loading space provided for the new building. This standard is met.

### **SRC CHAPTER 807 (LANDSCAPING AND SCREENING)**

The City's landscaping and screening ordinance (SRC Chapter 807) establishes standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City. Below is a summary of the applicable standards of SRC Chapter 807:

Landscaping and screening standards (SRC 807.015(a)-(c), (e)-(g)). This section of code provides the standards for the number of plant units and calculations for trees and plant units required for each type of landscaping.

**Fining:** The applicant has provided a preliminary plan which shows the areas which are to be landscaped. Full compliance with this section will be reviewed at the time of building permit.

Tree replanting requirements (SRC 807.015(d)). In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.

**Fining:** The applicant has provided a preliminary plan which shows which trees are proposed to be removed, there are currently two trees (12" oak and 13" oak) proposed for removal within a required setback. Two new trees for each tree removed are required to be planted. In order to ensure compliance with this section, the following condition shall apply:

**Condition 7:** In addition to the landscaping requirements of SRC 807, a minimum of two shade or evergreen trees with a minimum 1.5 inch caliper shall be planted for each tree removed within the required setback.

### **SRC CHAPTER 808 (PRESERVATION OF TREES AND VEGETATION)**

The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (*including Oregon White Oaks with diameter-at-breast-height (dbh) of 24 inches or greater*), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines *tree* as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

**Finding:** There is a grove of Oregon White Oak trees located on the property, many of which are larger than 24" dbh. The applicant is not proposing to remove any significant trees as part of the proposal and is preserving this grove intact within the development site. The applicant has provided an existing condition plan that shows the proposed trees for removal. However, a significant ice storm affected many of these trees and the provided plan may no longer be accurate. In order to ensure proper retention of trees, the following condition shall apply:

**Condition 8:** Before the issuance of a building permit, the applicant shall provide an updated tree removal plan which meets the standards of SRC Chapter 808.

There are a large number of trees on the lot, sixteen of which the applicant is proposing to remove as part of this development. The tree proposed to be removed are as follows:

Type of Tree	Size	Total
Oregon White Oak (south side of lot)	11", 16", 16", 12", 12", 11", 12", 11", 9", 13", 14"	11
Oregon White Oak (north side of lot)	10", 10", 13", 12"	4
Fir	15"	1

As the storm damaged many trees, it is currently unclear how many trees are located on the lot. As conditioned, the proposal meets this standard.

**SRC CHAPTER 809 (WETLANDS):**

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any mapped wetlands.

**SRC CHAPTER 810 (LANDSLIDE HAZARDS)**

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds 3 activity points to the proposal, which results in a total of 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geological Assessment prepared by Redmond Geotechnical Services and dated April 24, 2020, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

**(B) 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.**

**Finding:** The subject property abuts Davis Road S to the north, which currently does not meet the standard for a Collector Street within the *Salem Transportation System Plan*. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way. This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property. In order for the proposal to meet the standard, the applicant shall construct a 17-foot-wide half-street improvement to Collector street standards as specified in the Public Works Design Standards and consistent with the provisions of SRC Chapter 803. Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(I)(2)(A)); however, due to the existing slope and existing infrastructure along the frontage of the subject property, there is not enough room to locate the sidewalk parallel to and one foot from the adjacent right-of-way. The sidewalk may be located along the curb line pursuant to SRC 803.035(I)(2)(B). Additionally, per SRC 803.065(a)(1),



alternative street standards can be authorized when existing development or physical constraints make compliance with the standards set forth in the chapter impracticable as is the case in this situation. Removal of trees located in the right-of-way requires a separate permit pursuant to SRC Chapter 86. In order to ensure compliance with this section, the following condition shall apply:

**Condition 9:** Construct a minimum 17-foot-wide half-street improvement along the unimproved frontage of Davis Road S to Collector street standards as specified in the Public Works Design Standards (PWDS), consistent with the provisions of Salem Revised Code (SRC) Chapter 803.

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

**Finding:** As conditioned above, the application provides for the safe and efficient movements of vehicles, bicycles, and pedestrians through the site.

The existing driveway access onto Davis Road provides for safe turning movements into and out of the property. No changes are proposed to the existing access.

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

**Finding:** The Public Works Department has reviewed the applicant's preliminary plan for this site. As stated above, the S-3 water infrastructure is lacking adequate reservoir capacity. As a condition of development in the S-3 water service level, the applicant has the option to either construct Skyline #2 S-3 Reservoir, as specified in the Water System Master Plan, or pay a temporary access fee of \$19,000 pursuant to SRC 200.080(a).

The sewer and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. A 12-inch water main is located in Davis Street. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute and an 8-inch sewer main is located in Davis Street that terminates at the western boundary of the subject property. 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. The applicant is proposing a 12-inch stormwater main along the frontage of the property. 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). 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.

In order to ensure compliance with this section, the following conditions shall apply:

**Condition 10:** As a condition of development in the S-3 water service level, the applicant shall be required to either:

- a. Construct Skyline #2 S-3 Reservoir, as specified in the Water System Master Plan; or
- b. Pay a temporary access fee of \$19,000 pursuant to SRC 200.080.

**Condition 11:** 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).

## **CONCLUSION**

Based upon review of SRC Chapters 220, 225, 250, and the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

## **IT IS HEREBY ORDERED**

The Urban Growth Area Preliminary Declaration and a Class 3 Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church on property 5.6 acres, zoned RMII (Residential Multifamily II) and RA (Residential Agriculture), and located at 1746 Davis Rd S Case No. UGA-SPR21-01 is hereby **APPROVED** subject to SRC Chapters 220, 225, 250, and the applicable standards of the Salem Revised Code, the findings contained herein, the approved site plan included within **Attachment B**, and the following conditions of approval:

- Condition 1:** All lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped to the Type A standard.
- Condition 2:** A pedestrian connection shall be provided between the primary entrance of each building on the development site and Davis Rd S.
- Condition 3:** At least one pedestrian connection shall connect to the street within 20 feet of the transit stop located along Davis Rd S.
- Condition 4:** At the time of building permit, the applicant shall demonstrate that required and conditioned pedestrian connections conform with the design and material requirements of SRC Chapter 800.
- Condition 5:** The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night.
- Condition 6:** The applicant shall provide Fire Department access and water supply as required per the Oregon Fire Code.
- Condition 7:** In addition to the landscaping requirements of SRC 807, a minimum of two shade or evergreen trees with a minimum 1.5 inch caliper shall be planted for each tree removed within the required setback.

- Condition 8:** Before the issuance of a building permit, the applicant shall provide an updated tree removal plan which meets the standards of SRC Chapter 808.
- Condition 9:** Construct a minimum 17-foot-wide half-street improvement along the unimproved frontage of Davis Road S to Collector street standards as specified in the Public Works Design Standards (PWDS), consistent with the provisions of Salem Revised Code (SRC) Chapter 803.
- Condition 10:** As a condition of development in the S-3 water service level, the applicant shall be required to either:
- a. Construct Skyline #2 S-3 Reservoir, as specified in the Water System Master Plan; or
  - b. Pay a temporary access fee of \$19,000 pursuant to SRC 200.080.
- Condition 11:** 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).

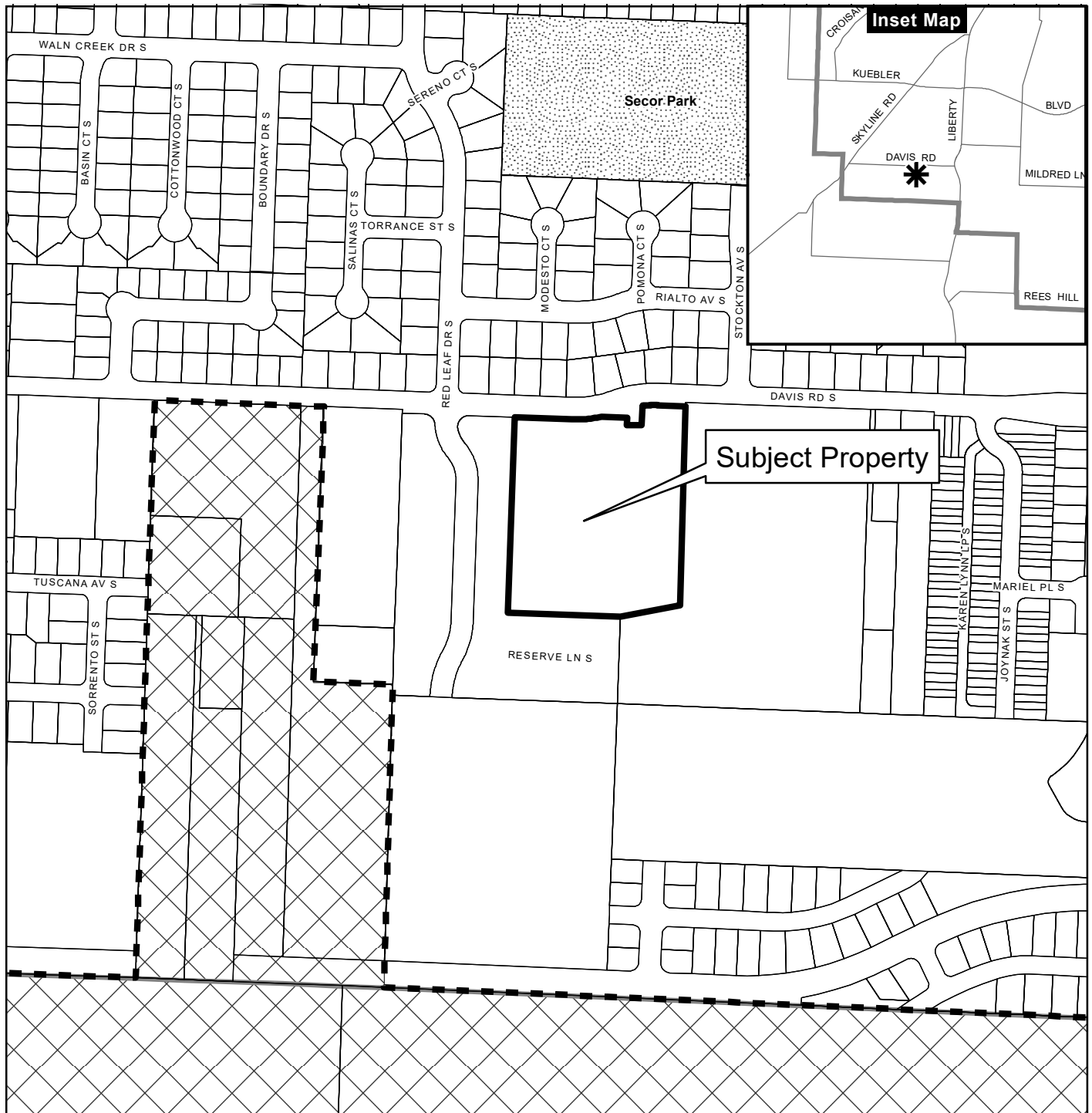


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Kirsten Straus, Planner I, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

- Attachments:
- A. Vicinity Map
  - B. Proposed Development Plans
  - C. Applicant's Written Findings
  - D. Public Works Department Memorandum

# Vicinity Map 1746 Davis Rd S



## Legend

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

Parks

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Community Development Dept.

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0 100 200 400 Feet





SITE PLAN NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING

SITE CALCULATIONS AND LEGEND:

SITE ELEMENT DESCRIPTION:	LEGEND:	AREA: (sf)	PERCENTAGE: (%)
BUILDINGS:		18,631.37 sf	22.1 %
BUILDINGS OVERHANG ABOVE:			
LANDSCAPING:		45,271.95 sf	53.8 %
ASPHALT PAVING:		12,707.36 sf	15.1 %
CONCRETE PAVING & CURBS:		7,597.72 sf	9.0 %
TOTALS:		84,208.4 sf	100.0 %

SITE DEVELOPMENT CODE REVIEW:

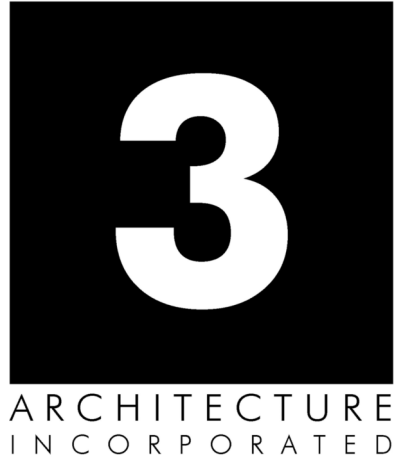
- SITE AREA: 84,208.4 sf = 1.933 ac
- ZONING: RA - RESIDENTIAL AGRICULTURAL  
RM II - MULTIPLE FAMILY RESIDENTIAL
- BUILDING AREAS:
- BLDG 1 LEVEL 01 - A3: 18,631 sf
  - BLDG 1 LEVEL 02 - E: 18,631 sf
- BUILDING HEIGHT: 33'-0"
- PARKING:
- BUILDING IS ACCESSORY TO THE CHURCH AND THEREFOR NO ADDITIONAL PARKING IS REQUIRED
    - MINIMUM PARKING REQD:
      - 1 PER 5 SEATS
      - 1000 SEATS IN WORSHIP AREA
      - MAXIMUM PARKING REQD: 200 STALLS
    - EXISTING PARKING PROVIDED: 209 STALLS
    - EX. STALLS TO BE REMOVED: -8 STALLS
    - ADDITIONAL PARKING PROVIDED: 22 STALLS
    - TOTAL PARKING PROVIDED: 233 STALLS
- BIKE PARKING:
- 1 PER 30 VEHICLE PARKING SPACES: 2 STALLS REQD
  - 8 REQD FOR ENTIRE SITE
- LOADING SPACES:
- FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.
  - LOADING SPACE SIZE: 12'-0" x 30'-0" WITH ACCESS TO STREET OR ALLEY

SITE PLAN KEY NOTES:

- PROPERTY LINE
- SHORT TERM BIKE STORAGE, SEE DETAIL 1/ A1.03
- CANOPY OVERHANG
- FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST HYDRANT
- RISER ROOM, PROVIDE SIGNAGE ADJACENT TO DOOR
- PROVIDE ACCESSIBLE PARKING SYMBOL STRIPING. SEE DETAIL 9/ A1.03
- CONCRETE WALKWAY, MIN 5'-0" WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 13'-0" x 30'-0" LOADING SPACE, CLEAR HEIGHT OF 14'-0" REQUIRED BELOW CANOPY
- BUILDING SETBACK PER SRC CHAPTERS 510 AND 700
- PROJECT WILL UTILIZE ADJACENT CHURCHES EXISTING SOLID WASTE AND RECYCLING ENCLOSURE
- 12" CONCRETE RETAINING WALL, SEE CIVIL
- EXISTING MODULAR BUILDING
- ON-SITE PARKING ADJACENT TO A RESIDENTIAL PROPERTY MUST BE SCREENED WITH EVERGREEN SHRUBBERY THAT WILL OBTAIN A MINIMUM 6'-0" WITHIN THREE YEARS OF PLANTING
- EXISTING 8" CMU RETAINING WALL TO REMAIN. REDUCE CMU WALL HEIGHT TO MATCH HEIGHT OF ADJACENT EXISTING GROUND LEVEL

Attachment B

STUDIO



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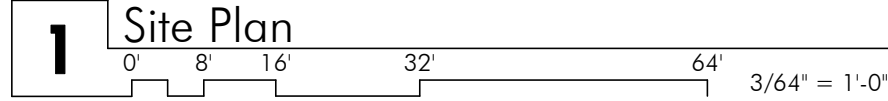
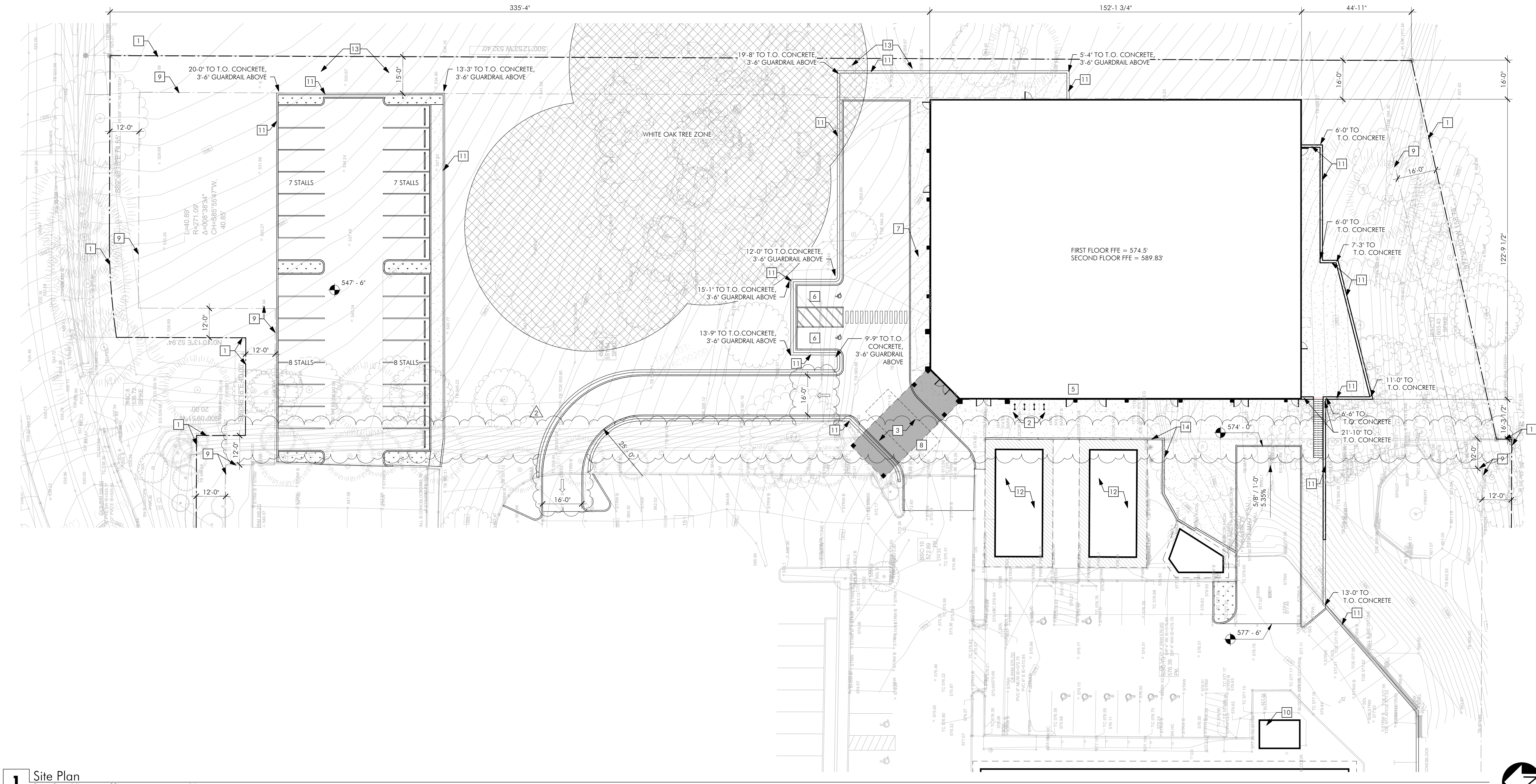
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PROJECT # 2019-055  
DATE: 02/15/2021

REVISIONS  
1 03/18/2021 SPR COMMENTS  
2 07/22/2021 SPR COMMENTS

MULTI-PURPOSE BUILDING  
**FIRST SLAVIC BAPTIST**  
1746 DAVIS ROAD, SALEM OR

SHEET:  
**A1.02**  
SITE PLAN



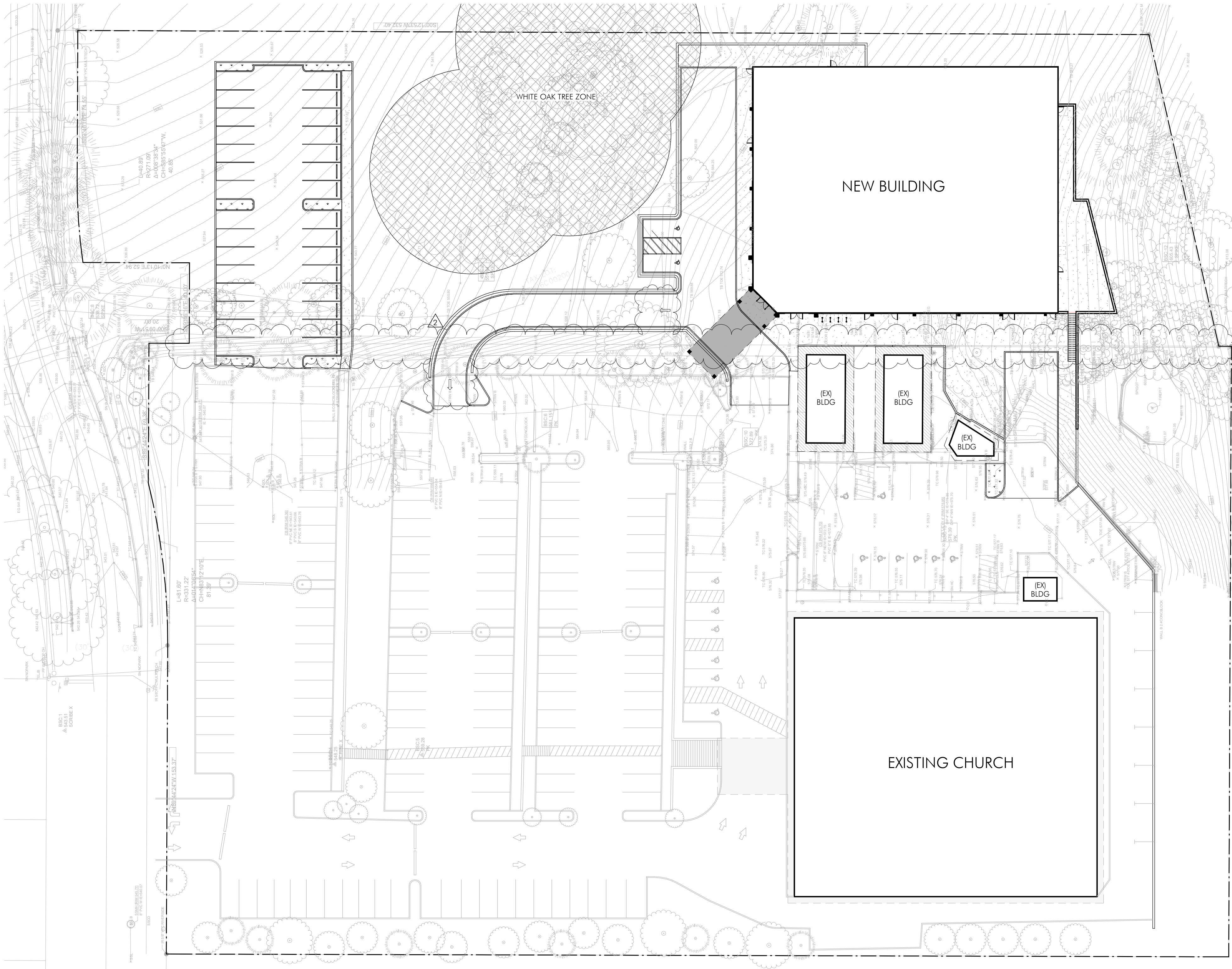


MULTI-PURPOSE BUILDING  
**FIRST SLAVIC BAPTIST**  
1746 DAVIS ROAD, SALEM OR

SHEET:

**A1.01**

OVERALL SITE PLAN







### Class III Site Plan Review - Written Statement

September 9<sup>th</sup>, 2020

First Slavic Baptist Church  
Multi-Purpose Building  
1746 Davis Road  
Salem, OR  
Zoned RM II & RA

The proposed project includes the development of approximately 37,250 square feet, two-story, multi-purpose accessory building to the First Slavic Baptist Church. The ground floor is made up of assembly spaces, consisting of a gymnasium, banquet hall and supporting space. The second floor is made up of an assortment of educational classrooms and supporting spaces. The new multi-purpose building sits on the vacant part of the property just east of the existing church. Outlined below is how the proposed project addresses all applicable approval criteria for a Class III Site Plan Review.

Class III – Site Plan Review design criteria:

- **The application meets all applicable standards of the UDC**

- The proposed project meets all of the applicable standards within the city of Salem's Title X – Unified Development Code, the following is a summary of applicable development standards for a Special Use (Religious Assembly) within a RA (Residential Agriculture) zone
  - *Seating Capacity and Location Standards:* There is no maximum seating compacity for religious assembly uses when the property has more than 250 feet of frontage on a collector or arterial street, per tables 700-3 and 700-4
    - The subject property has approximately 475 feet of frontage along Davis Road S, a collector street. The Proposed project will not be increasing the seating capacity within the main worship hall of the church.
  - *Lot Area and Dimensions:* There is no maximum lot size limitation for Religious Assembly uses when the property has more than 250 feet of frontage on a collector or arterial street, per tables
    - The subject property has approximately 475 feet of frontage along Davis Road S, a collector street, therefor the use is not limited in lot size
  - *Setbacks:* Setbacks are provided per tables 510-3 and 700-7. All setbacks are to be a minimum of 12'-0" plus 2'-0" for every 5'-0" of building height over 25'-0." The proposed building is 33'-0" in height, requiring a minimum 16'-0" setback for all buildings along all property lines. Parking area setbacks are to be a minimum of 12'-0" from an abutting street and a minimum of 15'-0" from an abutting residential zone.

- Site plan demonstrates compliance with the minimum setback requirements listed above
- *Height:* The maximum height for buildings and accessory structures within an RA zone is 35 feet
  - The proposed building complies with this standard with a max height of 33'-0"
- *Screening:* per SRC 700.055(i)(2), off-street parking areas shall be screened from abutting residentially zoned properties
  - Site plan demonstrates compliance with the screening requirements of off-street parking
    - The Eastern property of the site is zoned RM-II, thus requiring a 6'-0" evergreen screening along the Eastern portion of the property line adjacent to the off-street parking, this screening is provided through keynote 14 on the site plan and will be further developed in landscape plans upon permitting the building
    - The Southern property to the site is zoned RM-II, thus requiring screening, however, the Southern portion of the off-street parking area is screened from the Southern property by the proposed building
    - The Western property to the site is zoned RM-II, thus requiring screening, however, the existing off-street parking of the church adequately screen the new off-street parking from the adjacent RM-II property
- *Landscaping:* Per SRC 700.055(j), all lot area not developed for buildings, structures, parking, loading, or driveways shall be landscaped as provided in SRC Chapter 807
  - Site plan demonstrates compliance with the landscaping requirements. All areas not developed for buildings, structures, parking, loading, or driveways are shown as landscaped
- *Pedestrian Access:* Per SRC 800.065, the on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site. Pedestrian circulation is demonstrated via connection between building entrances and streets, connection between buildings on the same development site, and connection through off-street parking areas.
  - The propose project demonstrates compliance with the above pedestrian access standards
    - Connection between building entrances and streets: As demonstrated in the site plan, a sidewalk from the proposed building to the pedestrian sidewalk adjacent to the existing church provides a connection between the primary building entrance and the adjacent development. Furthermore, the installation of a sidewalk along Davis Road provides a better connection to the adjacent properties at the public level. In order to provide a better connection between adjacent properties and the proposed development, we are requesting an alternative street design standard to install a curb line sidewalk in lieu of a property line sidewalk. By doing so, the proposed sidewalk will better match the newly installed sidewalk to the West of the property. The existing



topography also prohibits the installation of a property line sidewalk

- Connection between buildings on the same development site: As demonstrated in the site plan, we are proposing a sidewalk connecting the main building entrance of the multi-purpose building to the existing sidewalk to the West that leads to the primary entrance of the existing First Slavic Baptist Church. This creates a direct connection between the proposed building and the existing church
  - Connection through off-street parking: Since the surface parking area is under 25,000 SF in size, pedestrian connection through the parking area to the primary building entrance is not required, per section 800.065(a)(3)(A)(iii)
- Per SRC 800.065 (b), required pedestrian connections shall be in the form of a walkway and must be paved with a hard-surface material and be a minimum 5'-0" in width
  - All proposed pedestrian walkways will be made of concrete and be a minimum 5'-0" in width, excluding the 6" curb separating the pedestrian walkway from the adjacent parking area, where applies. All vehicular parking stalls adjacent to a pedestrian walkway will be provided with a wheel stop to prevent the encroachment of vehicles onto the pedestrian walkways
- *Off-street Parking, Loading, and Driveways:* Per SRC 806.015, table 806-1, the minimum off-street parking requirements for Religious Assembly uses is one space per 5 seats or 10 feet of bench length in the principle worship area. Maximum parking shall not exceed the amounts set forth in Table 806-2, or 1.75 times the minimum number of parking spaces required
  - Site plan demonstrates compliance with the off-street parking requirements. Based on a 1000 seat principle worship area, the existing church requires 200 parking stalls. The existing off-street parking area provides 209 parking stalls. The proposed parking area provides 32 additional parking stalls, while removing 5 of the existing parking stalls in order to provide vehicular access between the exiting church and the proposed Multi-purpose building. Total parking provided is 236 stalls, well below the maximum 350 stalls that can be provided for the church
- *Bicycle Parking General Applicability:* Bicycle parking shall be provided as required per any intensification, expansion, or enlargement of a use or activity. The minimum bicycle parking requirement for religious assembly uses is one space per 30 vehicle parking spaces
  - Site plan demonstrates compliance with the bicycle parking requirements, providing 2 additional bicycle parking stalls for the additional 48 parking stalls provided. The 2 additional bicycle parking stalls are within 50'-0" of the primary building entrance of the multi-purpose building, are 2'-0" x 6'-0" in size, and are served by a minimum of 4'-0" wide access aisle
- *Loading Spaces General Applicability:* Religious assemblies require a minimum of one off-street loading space for uses containing between 5,000 – 60,000 SF of floor area, per SRC 806.065. If total floor area of the religious assembly use exceeds 60,000 SF, two off-street loading spaces are required

- The existing church is roughly 23,500 SF and the new multi-purpose building is 37,250 SF, for a total of 60,800 SF, thus requiring an additional off-street loading space. Site plan demonstrates compliance with the off-street loading space, providing one in the drive aisle directly in front of the main building entrance. As demonstrated in keynote 9, the loading space will be 13'-0" x 30'-0" with a clear height of 14'-0"
- **The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impact to the transportation system are mitigated adequately**
  - The proposed site plan allows for ease of circulation and connection of the proposed multi-purpose building with both the existing church parking lot and access to Davis Road. The additional parking stalls will also provide additional parking for the church during church hours, which is a current need of the site.
- **Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians**
  - As demonstrated in the site plan, the parking area was designed in a way to promote efficient circulation throughout the site for vehicles, bicycles and pedestrians alike while providing adequate landscaping, stormwater retention, and the protection of existing white oak trees on the site.
- **The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development**
  - As demonstrated in the attached Preliminary Utility Plan, the proposed development will be adequately served with city water, sewer and storm drainage

We believe that through the findings above, the proposed project meets all applicable approval criteria for a Class III Site Plan Review.

Sincerely,




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# MEMO

**TO:** Kirsten Straus, Planner I  
Community Development Department

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

**DATE:** September 16, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
UGA-SPR21-01 (21-101720-RP)  
1746 DAVIS ROAD S  
NEW ACCESSORY STRUCTURE**

## **PROPOSAL**

An Urban Growth Area Preliminary Declaration and a Class 3 Site Plan Review for the construction of an accessory structure proposed to serve the existing First Slavic Baptist Church on property 5.6 acres, zoned RMII (Residential Multifamily II) and RA (Residential Agriculture), and located at 1746 Davis Road S (Marion County Map and Tax Lot Number: 0083W16C / 200.)

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Construct a minimum 17-foot-wide half-street improvement along the unimproved frontage of Davis Road S to Collector street standards as specified in the PWDS, consistent with the provisions of SRC Chapter 803.
2. As a condition of development in the S-3 water service level, the applicant shall be required to either:
  - a. Construct Skyline #2 S-3 Reservoir, as specified in the *Water System Master Plan*; or
  - b. Pay a temporary access fee of \$19,000 pursuant to SRC 200.080.
3. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 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).

## **FACTS**

### **Streets**

1. Davis Road S
  - a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-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.

### **Storm Drainage**

1. Existing Conditions
  - a. A 12-inch storm main is located in Davis Road S.

### **Water**

1. Existing Conditions
  - a. The subject property is located in the S-3 water service level.
  - b. A 12-inch water main is located in Davis Road S. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

### **Sanitary Sewer**

1. Existing Conditions
  - a. An 8-inch sewer main is located in Davis Road S that terminates at the western boundary of the subject property.

### **Parks**

1. Existing Conditions
  - a. The proposed development is served by Secor Park, which is an developed park site located less than one-half mile northeast of the subject property.

## **CRITERIA AND FINDINGS**

The following code references indicate the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

### **URBAN GROWTH PRELIMINARY DECLARATION**

An Urban Growth Preliminary Declaration is required because the subject property is located outside the Urban Service Area in an area without required facilities. Analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

#### **SRC 200.055—Standards for Street Improvements**

**Findings:** An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Street improvements are required along Davis Road S as described in the conditions of approval. See additional findings under SRC 220.005(f)(3)(B) below.

#### **SRC 200.060—Standards for Sewer Improvements**

**Findings:** The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facility appears to be located in Davis Road S that terminates at the western boundary of the subject property.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. All adjacent parcels are currently served, and the existing sewer is adequate to serve the proposed development. No extension of the sewer main is required.

#### **SRC 200.065—Standards for Storm Drainage Improvements**

**Findings:** The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities, which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be located in Davis Road S along the frontage of the subject property. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

### **SRC 200.070—Standards for Water Improvements**

**Findings:** The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards. Storage capacity for this area is provided from the future S-3 Skyline #2 Reservoir. At this time, temporary storage capacities are available from the S-3 Champion Hill Reservoir.

As a condition of linking to the S-3 water system, the applicant shall be required to construct the S-3 Skyline #2 Reservoir, and water mains connecting those facilities. Because temporary capacity is available in the Champion Hill S-3 Reservoir, the applicant is eligible for a temporary access fee pursuant to SRC 200.080. The temporary access fee amount in this area has been based on a \$1,200,000 proportional contribution from up to 600 lots, or approximately 120 acres. As a result, the temporary access fee is \$10,000 per acre multiplied by 1.9 acres of site area, or \$19,000.

### **SRC 200.075—Standards for Park Sites**

**Findings:** The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Parks System Master Plan.

The proposed development is currently served by Secor Park, a developed park site less than one-half mile northeast of the subject property. No park-related improvements are required as a condition of this development.

### **SITE PLAN REVIEW**

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

**Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)**

**Findings:** 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.

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.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds 3 activity points to the proposal, which results in a total of 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geological Assessment prepared by Redmond Geotechnical Services and dated April 24, 2020, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

**Criteria: SRC 220.005(f)(3)(B) 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**

**Findings:** The existing configuration of Davis Road S does not meet current standards for its classification of street per the Salem TSP. The street is currently built as a 13-foot turnpike improvement on the southern side. The applicant shall construct a 17-foot-wide half-street improvement to Collector street standards as specified in the PWDS, and consistent with the provisions of SRC Chapter 803. Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(l)(2)(A)); however, due to the existing slope and infrastructure along the frontage of the subject property, the sidewalk may be located along the curb line pursuant to SRC 803.035(l)(2)(B). Removal of trees located in the right-of-way requires a separate permit pursuant to SRC Chapter 86.

**Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians**

**Findings:** The existing driveway access onto Davis Road S provides for safe turning movements into and out of the property. No changes are proposed to the existing access.

**Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development**

**Findings:** The Public Works Department has reviewed the applicant's preliminary plan for this site. As stated above, the S-3 water infrastructure is lacking adequate reservoir capacity. As a condition of development in the S-3 water service level, the applicant has the option to either construct Skyline #2 S-3 Reservoir, as specified in the Water System Master Plan, or pay a temporary access fee of \$19,000 pursuant to SRC 200.080(a).

The 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. The applicant is proposing a 12-inch stormwater main along the frontage of the property. At the time of development, the applicant shall design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS. 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.

Prepared by: Jennifer Scott, Program Manager  
cc: File