

# Conditional Use-Adjustment 20-05

320 14<sup>th</sup> Street NE

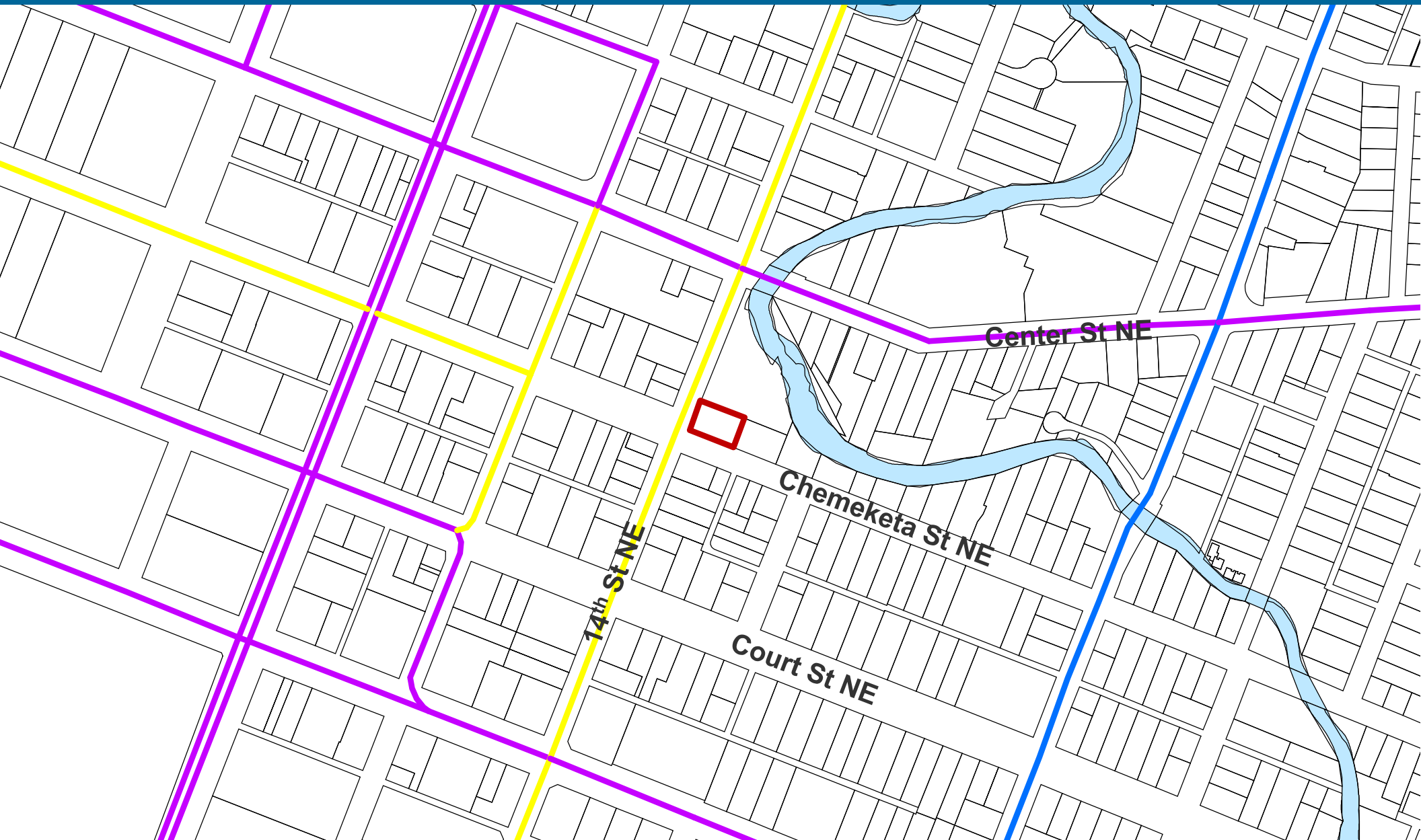
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Before the Salem Hearings Officer  
Pamela Cole, Planner II  
August 12, 2020

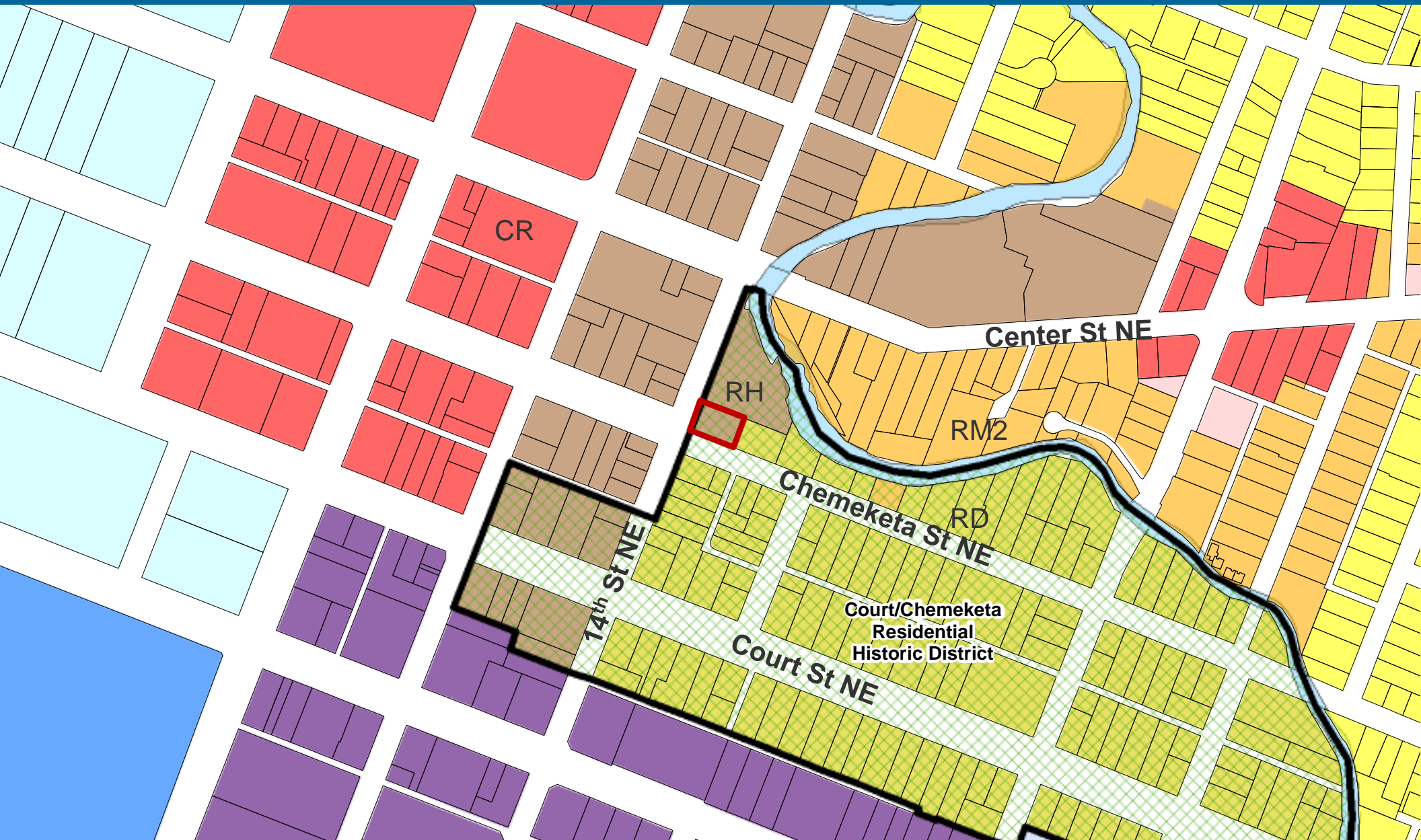
# Request

- Conditional Use for room and board facility serving 6 to 10 persons
- Adjustments from two bicycle parking development standards so that required bicycle parking spaces may be placed in garage

# Vicinity Map

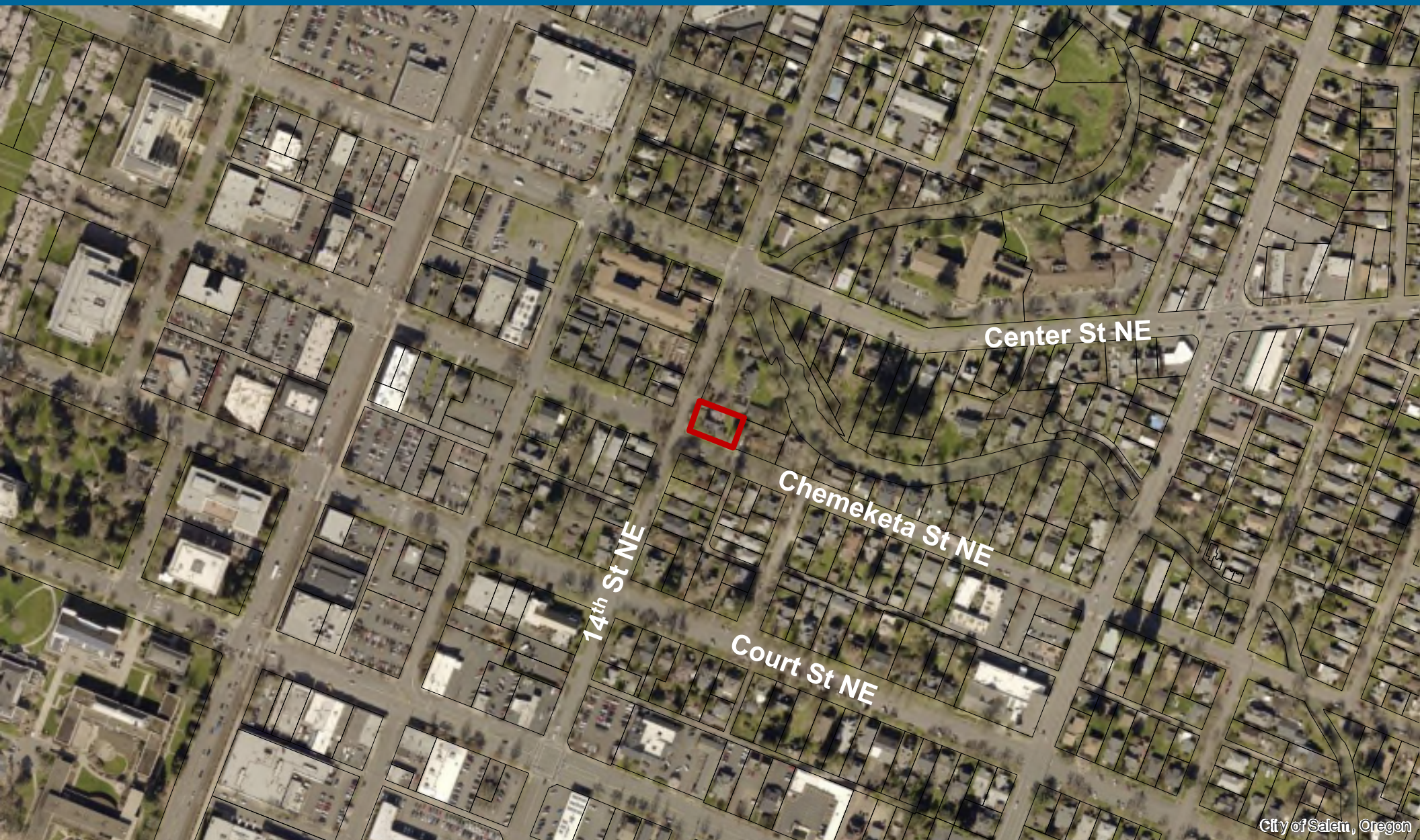


# Zoning





# Aerial

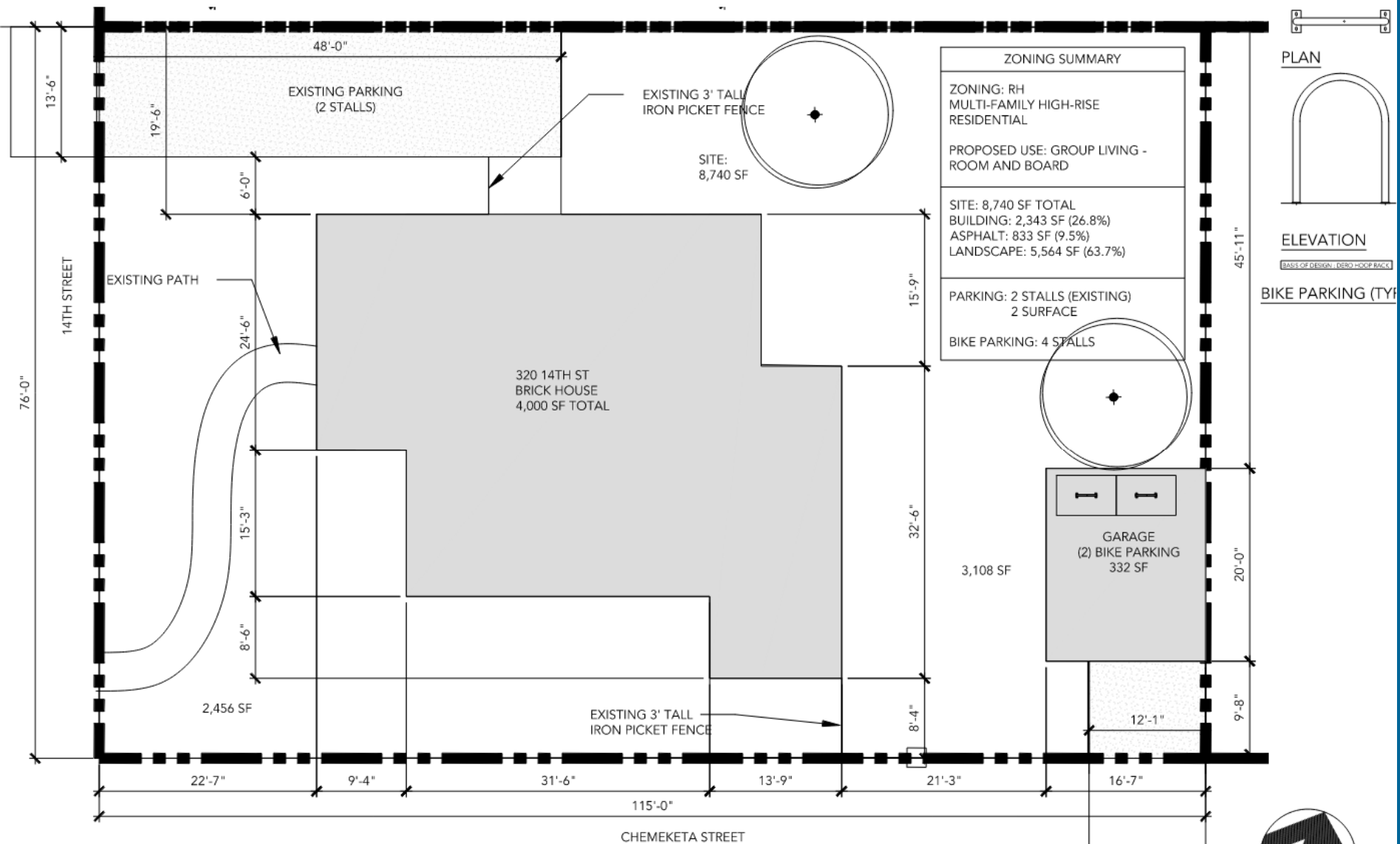




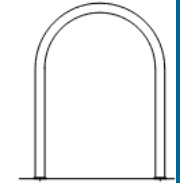
# Aerial



# Proposed Site Plan



PLAN



ELEVATION

BASE OF DESIGN: DEDD HOOF RACKS

BIKE PARKING (TYPE)



1 SITE PLAN  
A0.1 SCALE: 1:10



# Photos





# Photo





# Photos





# Photo





# Photos





# Photos



# Testimony

- Neighborhood Association and Citizens
  - Northeast Neighbors – support the proposal
  - Property owners and neighbors – generally oppose room and board use in the Court / Chemeketa Residential Historic District, suggest conditions of approval for this proposal



# SRC 240.005 – Conditional use permits

(d) *Criteria.* An application for conditional use permit shall be granted if all of the following criteria are met:

- (1) The proposed use is allowed as a conditional use in the zone;
- (2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and
- (3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

(e) *Transfer of conditional use permit.* Unless otherwise provided in the decision granting the conditional use permit, conditional use permits shall run with the land.

# SRC 300.820 – Conditions of Approval

(a) *Imposition of conditions, generally.* The Review Authority may impose conditions on land use actions to the extent allowed by law in order to protect the public and adjacent property owners from adverse impacts resulting from the proposed development, to fulfill an identified need for public services or infrastructure caused by or required for the proposed development, or to ensure conformance with the applicable development standards and criteria in the UDC. A condition of approval shall be valid and enforceable from and after the date the decision becomes effective.

(1) Conditions of approval should be stated in clear and unambiguous terms; be reasonably related to the public health, safety, and welfare; and be designed to reasonably effectuate the intended purpose.

(2) The Review Authority shall not impose any permanent condition which would limit use of the subject property to one particular owner, tenant, or business. Permanent conditions may limit the subject property as to use, but shall not be so restrictive that other occupants who might devote the property to the same or substantially similar use would be unable to reasonably comply with the conditions.



# Recommendation

- APPROVE, subject to conditions:

## CONDITIONAL USE:

- **Condition 1:** The Conditional Use approval shall be limited to a room and board facility for 6 to 10 persons operated by a non-profit entity.

## ADJUSTMENT:

- **Condition 2:** The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.