

TO: HEARINGS OFFICER

**FROM: LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY
DEVELOPMENT DIRECTOR AND PLANNING ADMINISTRATOR**

**SUBJECT: CLASS 2 WILLAMETTE GREENWAY DEVELOPMENT PERMIT CASE
NO. WGP21-01
2743 FRONT ST NE
AMANDA NO. 21-113212-ZO**

REQUEST

Summary: The construction of an addition to a single-family home located in the Willamette Greenway and the Willamette Greenway Compatibility Review Boundary.

Request: A Class 2 Willamette Greenway Development Permit to build an addition on an existing single-family home located within the Willamette Greenway and the Willamette Greenway Compatibility Review Boundary for property 0.7 acres in size, zoned RS (Residential Single-family), and located at 2743 Front St NE (Marion County Assessor Map and Tax Lot numbers: 073W15AA / 9100).

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

APPLICANT/OWNER: Sharon Roberts

AGENT: Whitney Woolard

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer **APPROVE** the request for a Willamette Greenway Development Permit application subject to the following conditions of approval:

- Condition 1:** At the time of building permit, the applicant shall provide a landscaping plan that contains least 6 trees and 55 shrubs with a mix of overstory tree (ex. big leaf maple), understory shrubs (vine maple/ninebark), and native grass/forb seed mix as a ground cover.
- Condition 2:** Prior to any excavation, grading, or construction, a survey map, certified by a licensed professional land surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.
- Condition 3:** Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

On July 28, 2021 a Class 2 Willamette Greenway permit application was accepted for processing. After receiving additional information, the application was deemed complete for processing on December 21, 2021. The 120-day state mandated decision deadline for this collective application is April 20, 2022.

The public hearing before the City of Salem Hearings Officer is scheduled for January 12, 2022, at 5:30 p.m. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on December 23, 2021. Public hearing notice was also posted on the property on December 29, 2021 pursuant to SRC requirements.

PROPOSAL

The applicant has submitted a Class 2 Greenway Development Permit for an addition to an existing single-family residence located within the Willamette Greenway Boundary and the Willamette Greenway Compatibility Review Boundary. The property is zoned RS (Single Family Residential) and addressed 2743 Front St NE.

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.

APPLICANT'S STATEMENT

The applicant's proposed development plans are included as **Attachment B**, and the applicant's statement addressing the applicable approval criteria for the consolidated applications is included as **Attachment C**.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

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

2. Zoning and Surrounding Land Uses

The subject property is zoned RS (Single Family). The zoning of surrounding properties is as follows:

North: RS (Single Family)

South: RS (Single Family)

East: RS (Single Family)

West: Willamette River

3. Site Analysis

The subject property is located within the Willamette Greenway and the Willamette Greenway Compatibility Review Boundary, is 0.7 acres in size, zoned RS (Residential Single-family), and located at 2743 Front St NE (Marion County Assessor Map and Tax Lot numbers: 073W15AA / 9100). The property has access to Front St NE from the east via an accessway (easement).

4. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Highland 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 July 17, 2021, the applicant's representative contacted the CAN-DO Neighborhood Association to provide details about the proposal.

Neighborhood Association Comment

Notice of the application was provided to the Highland 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. As of the date of completion of this staff report, no comments have been 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. The subject property was posted pursuant to SRC 300.620(b)(3).

As of the date of completion of this staff report, no comments have been received from the public.

Homeowners Association

The subject property is not located within a Homeowners Association.

5. City Department and Public Agency Comments

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

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

The Salem Fire Department reviewed the proposal and indicated no concerns.

The Historic Preservation Officer/City Archaeologist has reviewed the proposal and commented that the tax lot is within Salem's High Probability archaeological zone. At the time of City permit submittal authorizing ground disturbing activity on the site (i.e. grading/civil site work), the applicant shall consult the City's Inadvertent Discovery Plan (IDP) to ensure any archaeological discoveries are properly documented.

6. Analysis of Willamette Greenway Development Permit Criteria

SRC Chapter 600.015(a)(1) provides that no intensification, change of use, or development within the Willamette Greenway Overlay Zone shall occur unless a greenway development permit has been issued pursuant to this chapter.

SRC Chapter 600.015 establishes that a Class 1 Greenway Development Permit is a permit for any intensification, development, or change of use occurring within the Willamette Greenway, but outside of the compatibility review boundary. A Class 2 Greenway Development Permit is a permit for any intensification, development, or change of use occurring inside of the compatibility review boundary.

As the proposed work takes place within the compatibility boundary established per SRC 600.010(b), the application is subject to the Class 2 Willamette Greenway Permit approval criteria.

SRC Chapter 600.015(e)(2) establishes the following approval criteria for a Class 2 Willamette Greenway Development permit:

Criterion 1:

SRC 600.015(e)(2)(A)(i): The proposed intensification, development, or change of use is consistent with the Willamette River Greenway Plan;

Finding: The Oregon Greenway Plan is Goal 15 of the Oregon's Statewide Planning Goals & Guidelines. The Salem Area Comprehensive Plan (SACP) includes adopted Urban Area Goals and Policies consistent with Statewide Planning Goal 15. In turn, the Salem Zoning Code implements the SACP land use goals, and more precisely governs development of the subject property. Therefore, conformance with all applicable standards in SRC Chapter 600 is

sufficient to establish consistency with the Greenway Plan. The existing house on the lot was constructed in 1960. The provisions of the Willamette River Greenway Plan were adopted by the City of Salem in 1979, after the home was originally constructed. Any new development of the property is required to adhere to the plan. The addition to the existing single-family home, as proposed, is consistent with the Greenway Plan.

SRC 600.015(e)(2)(A)(ii): The proposed intensification, development, or change of use is consistent with the Willamette Greenway Riparian Buffer Enhancement Guide;

Finding: The applicant's statement indicates that the project will include enhancement with native riparian plants and ground cover selected from the city's Guide to Salem's Common Native Riparian Plants (also known as the City of Salem Native Plant List). An enhancement plan, in accordance with the Willamette Greenway Riparian Buffer Enhancement Guide, is required because riparian buffer enhancement was chosen by the applicant as a mitigation measure under SRC 600.025(c)(3). Findings regarding compliance with the guide are examined in detail in the development standards found below.

SRC 600.015(e)(2)(A)(iii): The proposed intensification, development, or change of use is consistent with the applicable standards of this chapter; and

Finding: The applicable standards of this chapter are listed and addressed as follows:

SRC 600.020 – Uses

Except as otherwise provided in this section, any use or activity that is a permitted, special, conditional, or prohibited use or activity in the underlying zone is a permitted, special, conditional, or prohibited use or activity in the Willamette Greenway Overlay Zone.

- (a) Uses in riparian buffer. The following uses and activities, when allowed in the underlying zone, shall be the only uses and activities allowed within the riparian buffer of the Willamette Greenway Overlay Zone:
- (1) Uses and activities excepted from a greenway development permit under SRC 600.015(a)(2);
 - (2) Riparian restoration and enhancement activities; and
 - (3) Water-dependent and water-related uses and activities.

Finding: The applicant is not proposing to change the use of this property, which is currently used as a single-family residence, which is an allowed use in the RS zone. No development is proposed within the riparian buffer. This standard is met.

SRC 600.025 – Development Standards

Development within the Willamette Greenway Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone or any other overlay zone, the development standards in this section shall be the applicable development standard.

SRC 600.025(a) *General standards.*

- (1) Existing predominant topographical features of the bank and escarpment shall be preserved and maintained, with the exception of disturbance necessary for:
 - (A) The construction or establishment of a water-related, water-dependent, or river-oriented use or activity; and
 - (B) Measures necessary to reduce existing or potential bank and escarpment erosion, landslides, or flood hazard conditions.
- (2) The slope, soil characteristics, and other physiographic conditions existing within the land area between the ordinary low water line and the Willamette Greenway Boundary shall be considered to assure that the proposed intensification, development, or change of use will not adversely affect the stability of the land area.
- (3) The hydraulic effect of the Willamette River on the bank shall be considered in the design of any proposed intensification, development, or change of use.
- (4) The hydraulic and flood carrying capacity of the river shall be considered in the design of any proposed intensification, development, or change of use.
- (5) Impact on the riparian buffer resulting from the proposed intensification, development, or change in use shall be minimized.

Finding: The applicant provided the following statement regarding this standard: “The existing predominate topographical features of the bank and escarpment will be preserved and maintained, no work is to be performed (sic) inside the Riparian buffer zone except for the planting of trees and shrubs for the riparian enhancement requirements. A Silt Fence shall be installed along the boundary of the Riparian zone, to ensure no work or erosion will extend into the riparian zone. The slope, soil characteristic and other physiographic conditions within the land area between the ordinary low water line and the Willamette greenway boundary has be considered, and the intensification will not adversely effect the stability of the land area. The Hydraulic effect of the Willamette River on the bank has been considered, as well as the Hydraulic and Flood carrying capacity of the river in the design of the proposed intensification. Please see Document “75 – Hydraulic and Flood study” found in Permit documents. There will be no impact on the riparian buffer because of the proposed addition.”

The applicant submitted a report by a professional engineer indicating that the flood carrying capacity of the Willamette River will not be impacted by the proposed development. The proposed developed is not located within the

regulatory floodway boundary of the Willamette River, reducing any potential impacts to the hydraulic and flood carrying capacity of the river. The approximate Base Flood Elevation is 139-feet and the proposed building additions will be located at approximately 142.5-feet or higher.

The applicant's buffer mitigation plan involves little disturbance of the existing landscaping and no construction within the Riparian Buffer zone. This standard is met.

SRC 600.250(b) Landscaping.

- (1) Landscaping shall conserve, or if disturbed by the development activity restore to the greatest extent possible, vegetative cover within the Willamette Greenway Boundary. Landscaping is not required where it would significantly interfere with a water-dependent or water-related use or activity.
- (2) Native vegetation removed from the riparian buffer shall be replaced with native vegetation which is compatible with and enhances the functions of the riparian buffer.
- (3) Trees and shrubs shall be provided as follows:
 - (A) A minimum of one tree shall be provided for every 20 feet of river frontage.
 - (B) A minimum of one shrub shall be provided for every two feet of river frontage.
 - (C) All trees and shrubs shall be planted within and generally riverward of the Willamette Greenway Boundary.
 - (D) The planting standards included under subsections (b)(3)(A) and (B) of this section are for calculation purposes only, and do not require linear planting. Groupings of trees, shrubs, or both are encouraged, particularly along the riverbank.
- (4) Areas which are not paved or revetted shall be planted with living ground cover.

Finding: The applicant has provided the following comment regarding landscaping of the proposed development site: "Landscaping shall conserve to the greatest extent possible the vegetative cover within the Willamette Greenway Boundary. No vegetation will be removed from the riparian zone. The riparian enhancement method has been selected, which requires a ratio of 0.25 sq. ft of enhancement relative to 1 sq. ft. of development area. This ratio results in 563 sq. ft. of enhancement area. The property has 108.24 ft of river frontage. Sec 600.025(b)(3) requires one tree for every 20 feet of river frontage, and one shrub for every two feet of river frontage. This requirement results in the addition of 6 trees and 55 shrubs. All plants and shrubs shall be planted on the riverward side of the structure. Areas that are not paved or revetted shall be planted with living ground cover. See 63 - Riparian Buffer enhancement Plan within the permit documents for specific types of plants and locations."

The applicant has submitted a riparian area mitigation plan showing an enhancement of the Willamette Greenway Riparian Buffer, meeting the Enhancement Guide standards and the standards of this section. In order to ensure this standard is met the following condition shall apply:

Condition 1: At the time of building permit, the applicant shall provide a landscaping plan that contains least 6 trees and 55 shrubs with a mix of overstory tree (ex. big leaf maple), understory shrubs (vine maple/ninebark), and native grass/forb seed mix as a ground cover.

SRC 600.025(c) Water quality.

- (1) *Water quality development standards, generally.* In order to protect and improve water quality within the Willamette Greenway Boundary, a riparian buffer, as set forth in subsection (c)(2) of this section, along with one or more of the mitigation measures, as set forth in subsection (c)(3) of this section, shall be established.
- (2) *Riparian buffer.* A riparian buffer shall be established as set forth in this subsection.
 - (A) *Boundary.* The applicant shall establish the riparian buffer boundary by choosing one of the methods described in SRC 600.025(c)(2)(A)-(B).

Finding: The applicant has provided a riparian buffer established under Method 1 of SRC 600.025(c)(2)(A)-(B). A 75-foot wide riparian buffer to the Willamette River measured from the ordinary high water line has been established and is reflected on the applicant's proposed site plan. The buffer zone is show on the site plan included as **Attachment C**. This standard is met.

- (3) *Mitigation measures.* A mitigation plan, to mitigate the effects of any intensification, development, or change of use, shall be provided based on one of the methods described in SRC 600.025(c)(3)(A)-(E):
 - (A) *Wider riparian buffer;*
 - (B) *Riparian buffer enhancement;*
 - (C) *Off-street parking stormwater quantity and quality;*
 - (D) *Tree planting for stormwater management;*
 - (E) *Alternative paving techniques.*

The applicant has chosen (B) *Riparian buffer enhancement* as the mitigation method. The standards of this method are as follows:

SRC 600.025(c)(3)(B) Riparian buffer enhancement.

Enhancement in the riparian buffer may be provided as a mitigation measure. Enhancement shall comply with the following standards:

- (i) Enhancement shall be provided at a ratio of 0.25:1, where 0.25 represents enhancement area and 1 represents development area.
- (ii) Enhancement shall comply with the Willamette Greenway Riparian Buffer Enhancement Guide.
- (iii) All plants shall be selected from the City of Salem Native Plant List and shall be of a species designated appropriate for each riparian section.
- (iv) Where enhancement includes removal of impervious surfaces or previous fill, exposed soils shall be replanted with a mixture of ground cover, shrubs, and trees.

- (v) All plantings shall occur within one year of the permit date unless another date is approved in the greenway development permit.

Finding: The proposed development area for this site is approximately 3,101 square feet in size. The Riparian Buffer Mitigation Plan requires at least 775 sq. ft. of enhancement. The applicant has provided a site plan providing more than 775 sq. ft.

The Willamette Greenway Riparian Buffer Area Enhancement guide defines three sections of land adjacent to the river: Riverside Section, Escarpment Section, and Outer section. The applicant has proposed enhancement in the Outer Section only as the Riverside and Escarpment section remain largely untouched.

The guide calls for trees to cover 30-50%, shrubs to cover 10-30%, and that groundcover openings can be up to 40%. Species must come from the “Riparian” or “Wetland” columns of the Salem Native Plant List. The target plant community is described as composed of “open forest with an understory dominated by groundcover with scattered clumps of shrubs.”

City of Salem Natural Infrastructure specialists have commented on the proposed buffer mitigation plan and proposed the following plants that are considered appropriated for the riparian and wetland section: a mix of overstory tree (ex. big leaf maple) and understory shrubs (vine maple/ninebark) and native grass/forb seed mix as a ground cover.

Landscaping, including riparian area enhancement is required to be complete prior to final occupancy for the proposed development.

Per the guide, the applicant is required to maintain, monitor, and document the success of the enhanced riparian buffer area.

As conditioned above, this standard is met.

SRC 600.025(d) Structures.

All buildings, structures, and exterior mechanical equipment shall be screened, colored, or surfaced so as to blend with the riparian area. Colors shall be natural earth or leaf tones. Surfaces shall be non-reflective. Screening shall be sight-obscuring.

Finding: The applicant is proposing to paint the addition “Colonial Revival Gray” as shown in the attachment. The color is neutral in tone and would blend in with the riparian area. There are no proposed reflective surfaces and required screening will be sight obscuring. This standard is met.

SRC 600.025(e) Lighting.

- (1) Lighting shall not flash, if visible from the Willamette River, and shall not be focused or oriented onto the surface of the Willamette River.

- (2) The maximum aggregate intensity of all lighting falling on the surface of the Willamette River shall not exceed one-tenth foot-candle per square foot.
- (3) No red or green lights shall be visible from the Willamette River.
- (4) Notwithstanding any other provision of this section, lighting necessary for safety of pedestrians may be provided for public or private walkways.

Finding: The applicant is not proposing any flashing lights oriented towards the river. All exterior lighting will be designed to comply with the general development requirements of the UDC, which prohibit exterior lighting from shining or reflecting onto adjacent properties or cast glare onto the public right-of-way. This standard is met.

SRC 600.025(f) *Screening of parking and unenclosed storage areas.*

Parking, loading, and unenclosed storage areas shall be screened from the Willamette River and from adjacent properties by:

- (1) A sight-obscuring berm; or
- (2) A sight-obscuring hedge, a minimum of six feet in height at maturity. Hedges shall, when planted, be no less than three feet in height and shall be of a species capable of attaining a minimum height of six feet within three years after planting.

Finding: The applicant is proposing parking within an enclosed garage. No screening will be required. There are no proposed unenclosed storage areas, this standard is met.

SRC 600.025(g) *View corridors.*

- (1) Whenever right-of-way located wholly or partially within the Willamette Greenway Overlay Zone is vacated, the City shall retain a scenic easement or other equivalent interest in the area vacated to provide visual access to the Willamette River across the entire width of the vacated right-of-way, or for a width of 30 feet, whichever is less, and along the entire length of the vacated right-of-way. Subject to approval by the Council, the abutting property owner, or owners, may substitute an area with equivalent size and dimensions under like restriction, if the substitute area provides comparable or better visual access to the Willamette River.
- (2) The area covered by the scenic easement or other equivalent interest shall be limited to use for walkways, bicycle paths, and berms or landscaped areas; provided, however, that within an area of 7.5 feet on either side of the centerline of the scenic easement or other equivalent interest, landscaping and berms shall not exceed three feet in height.

Finding: No portion of right-of-way is being vacated with this request. This standard is not applicable.

SRC 600.025(h) *Public access. Where practical, public access to and along the Willamette River should be provided by easement, dedicated right-of-way, or other appropriate legal means.*

Finding: Public access is not practical at this site due to the single-family use and lack of public access at adjacent sites.

SRC 600.015(e)(A)(iv): The proposed intensification, development, or change of use is consistent with Where applicable, the stormwater runoff water quality standards adopted and administered by the Public Works Department.

Finding: The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

Criterion 2:

(B)The proposed intensification, development, or change of use complies with all applicable development standards in the UDC.

Finding: The applicable standards of the UDC are addressed below:

RS Zone – SRC Chapter 511

Sec. 511.005 Uses

(a)Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the RS zone are set forth in Table 511-1. Table 511.1 indicates that the following single-family uses are a permitted used in the zone: Single family detached dwelling, Residential home, as defined under ORS 197.660, Manufactured dwelling park, subject to SRC chapter 235.

Finding: The applicant is not proposing to change the use of the property as part of this proposal and it will continue being used as a single-family home. This standard is met.

Sec. 511.010 Development standards.

Development within the RS zone must comply with the development standards set forth in this section.

(a) Lot standards. Lots within the RS zone shall conform to the standards set forth in Table 511-2.

TABLE 511-2. LOT STANDARDS		
<i>Requirement</i>	<i>Standard</i>	<i>Limitations & Qualifications</i>
Lot Area		
<i>Single family</i>	<i>Min. 4,000 sq. ft.</i>	
Lot Width		
<i>All Uses</i>	<i>Min. 40 ft.</i>	
Lot Depth		
<i>Single family and two family</i>	<i>Min. 70 ft.</i>	
	<i>Min. 120 ft.</i>	<i>Applicable to double frontage lots.</i>

	<i>Max. 300% of average lot width</i>	
<i>Street Frontage</i>		
<i>Single family</i>	<i>Min. 40 ft.</i>	

Finding: There are no changes proposed for the lot, which already meets the minimum standards of the zone.

(b) *Setbacks. Setbacks within the RS zone shall be provided as set forth in Table 511-3.*

TABLE 511-3. SETBACKS		
<i>Requirement</i>	<i>Standard</i>	<i>Limitations & Qualifications</i>
<i>Abutting Street</i>		
<i>Buildings</i>		
<i>All uses</i>	<i>Min. 12 ft.</i>	
	<i>Min. 20 ft.</i>	<i>Applicable along collector or arterial streets.</i>
<i>Interior Front</i>		
<i>Buildings</i>		
<i>All uses</i>	<i>Min. 12 ft.</i>	
<i>Interior Side</i>		
<i>Buildings</i>		
<i>Single family</i>	<i>Min. 5 ft.</i>	<i>Applicable to new buildings, other than zero side yard dwellings and townhouses.</i>
	<i>Min. 3 ft.</i>	<i>Applicable to existing buildings, other than zero side yard dwellings and townhouses.</i>
<i>Interior Rear</i>		
<i>Buildings</i>		
<i>All uses</i>	<i>Min. 14 ft.</i>	<i>Applicable to any portion of a building not more than 1 story in height.</i>
	<i>Min. 20 ft.</i>	<i>Applicable to any portion of a building greater than 1 story in height.</i>

Finding: The applicant has provided a site plan meeting the minimum setback standards of the zone. There are no accessory structures proposed as part of the development. This standard is met.

(c) *Lot coverage; height. Buildings and accessory structures within the RS zone shall conform to the lot coverage and height standards set forth in Table 511-4.*

TABLE 511-4. LOT COVERAGE; HEIGHT		
<i>Requirement</i>	<i>Standard</i>	<i>Limitations &</i>

		<i>Qualifications</i>
<i>Lot Coverage</i>		
<i>Buildings and Accessory Structures</i>		
<i>Single family and two family</i>	<i>Max. 60%</i>	
<i>Rear Yard Coverage</i>		
<i>Buildings</i>		
<i>All uses</i>	<i>N/A</i>	
<i>Height</i>		
<i>Buildings</i>		
	<i>Max. 28 ft. or existing building height, whichever is greater</i>	<i>Applicable to existing buildings.</i>

Finding: The applicant has provided a site plan meeting the minimum coverage standards of the zone. The height of the new addition is less than twenty-eight feet. This standard is met.

(d) *Maximum square footage for all accessory structures. In addition to the maximum coverage requirements established in Table 511-4, accessory structures to single family and two family uses shall be limited to the maximum aggregate total square footage set forth in Table 511-5.*

TABLE 511-5. MAXIMUM SQUARE FOOTAGE FOR ALL ACCESSORY STRUCTURES	
<i>Main Building Gross Area</i>	<i>Maximum Aggregate Total Square Footage for All Accessory Structures</i>
<i>1,200 square feet or less</i>	<i>600 sq. ft.</i>
<i>Greater than 1,200 square feet</i>	<i>1,000 sq. ft. or 50% of main building gross area, whichever is less</i>

Finding: The applicant is not proposing to build any accessory structures as part of this application. This standard is not applicable.

(e) *Garages required.*

(1) *Except as otherwise provided in SRC 700.025 for manufactured homes on individual lots, each dwelling constructed after February 8, 2006, within the RS zone shall have, at the time of original construction, a garage that is constructed of like materials and color as the dwelling. The garage may be attached to, or detached from, the dwelling. Nothing in this subsection shall prevent subsequent removal or conversion of the garage, so long as the minimum number of required off-street parking spaces is maintained.*

Finding: The existing dwelling has a garage, meeting the standard. The addition does not require additional parking.

Floodplain Overlay Zone – SRC Chapter 601

Sec. 601.001 Lands to which this chapter applies.

This chapter shall apply to all special flood hazard areas and interim flood hazard areas within the jurisdiction of the City of Salem.

Finding: The subject property is located within the mapped Federal Emergency Management Agency floodway and floodplain. Development within the floodplain requires a floodplain development permit and is subject to the requirements of Salem Revised Code (SRC) Chapter 601.

If the proposed improvements to the existing structure meet the definition of a substantial improvement, as defined in SRC 601.005(ff), the building must be brought into compliance with the current floodplain overlay zone regulations in SRC Chapter 601. The proposed improvement valuation shall be provided at the time of building permit application.

Off-Street Parking, Loading, and Driveways – SRC Chapter 806

Sec. 806.005 Off-street parking; when required.

(a) *General applicability.* Off-street parking shall be provided and maintained as required under this chapter for:

- (1) Each proposed new use or activity.
- (2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.
- (3) Any intensification, expansion, or enlargement of a use or activity.

Finding: The applicant is proposing an expansion of a single-family use, including a newly constructed garage and driveway; parking is required to be provided.

Sec. 806.015 Amount off-street parking.

Per Table 806-1, a single-family use is required to provide two parking spaces.

Finding: The applicant is providing a minimum of two spaces to serve the single-family use.

Sec. 806.025 Off-street parking and vehicle storage area development standards for single family, two family, three family, and four family uses or activities.

Unless otherwise provided under the UDC, off-street parking and vehicle storage areas for single family, two family, three family, and four family uses or activities shall be developed and maintained as provided in this section.

- (a)(3) *Interior front, side, and rear yards.* Within interior front, side, and rear yards, off-street parking and vehicle storage shall be allowed only:
- (A) Within a garage or carport;

(B) Within an off-street parking area or vehicle storage area that is screened as set forth in SRC 806.025(f); or

(C) On a driveway leading to:

- (i) A garage or carport;
- (ii) A garage that has been legally converted to another use subsequent to its construction as a garage;
- (iii) A screened off-street parking area; or
- (iv) A screened vehicle storage area.

Finding: The applicant has provided a site plan showing parking spaces provided within a garage, this standard is met.

(b) *Garage or carport vehicle entrance setback abutting street or flag lot accessway.* The vehicle entrance of a garage or carport facing a street or flag lot accessway shall be setback a minimum of 20 feet.

Finding: The applicant has provided a site plan indicating the garage entrance is located further than twenty feet away from the interior accessway. This standard is met.

(c) *Dimensions.* Off-street parking spaces shall conform to the minimum dimensions set forth in Table 806-3.

TABLE 806-3. MINIMUM OFF-STREET PARKING SPACE DIMENSIONS		
Type of Space	Width	Depth
Compact	8 ft.	15 ft.
Standard	9 ft.	19 ft.

Finding: The parking spaces provided meet the minimum dimensions of Table 806-3. This standard is met.

(d) *Maneuvering.* Where access to off-street parking is taken from an alley, a minimum maneuvering depth of 24 feet shall be provided between the back of the parking space and the opposite side of the alley.

Finding: There is no alley access at this location, this standard is not applicable.

(e) *Surfacing.* Any area that is used for off-street parking shall be paved with a hard surface material meeting the Public Works Design Standards. Vehicle storage areas are not required to be paved.

Finding: The applicant has indicated the parking spaces will paved. This standard is met.

(f) *Screening.* Off-street parking areas and vehicle storage areas shall be screened as follows:

- (1) Off-street parking areas located within a garage or carport or on a driveway are not required to be screened. All other off-street parking areas shall be screened from all public areas, public streets, and abutting residential uses by a minimum six-foot-tall sight-obscuring fence, wall, or hedge.
- (2) Vehicle storage areas within an enclosed structure or on a driveway are not required to be screened. All other vehicle storage areas shall be screened from all public areas, public streets, and abutting residential uses by a minimum six-foot-tall sight-obscuring fence, wall, or hedge.

Finding: The required parking spaces are located within the garage and are not required to be screened. This standard is not applicable.

Sec. 806.030 Driveway development standards for single family, two family, three family, and four family uses or activities.

Unless otherwise provided under the UDC, driveways for single family, two family, three family, and four family uses or activities shall be developed and maintained as provided in this section.

- (a) *Location.* Driveways crossing from the lot line to a permitted off-street parking area by the shortest direct route shall be permitted within yards abutting streets.

Finding: The applicant has provided a site plan that includes a driveway leading from the accessway directly to the garage, this standard is met.

- (b) *Dimensions.* Driveways shall conform to the minimum dimensions set forth in Table 806-4. The minimum width of a driveway serving more than one parking space must meet the standard set forth in Table 806-4 for only the first 20 feet of depth behind the parking spaces served; beyond 20 feet, the minimum width may be reduced to ten feet.

TABLE 806-4. MINIMUM DRIVEWAY DIMENSIONS		
Number of Parking Spaces Served	Width	Depth
1 space	10 ft.	20 ft.
2 spaces	16 ft.	20 ft.
3 or more spaces	22 ft.	20 ft.

Finding: The applicant is proposing a garage that holds three cars, requiring a minimum width of twenty-two feet and a minimum depth of twenty feet. The applicant has provided a site plan meeting the minimum dimensions. This standard is met.

(c) *Surfacing.*

- (1) All driveways, except those serving developments on parcels within approved partitions located more than 300 feet from an available sewer, shall be paved with a hard surface material meeting the Public Works Design Standards. Driveways serving developments on parcels within approved partitions located more than 300 feet from an available sewer are not required to be paved.
- (2) Access to vehicle storage areas shall be paved with a hard surface material meeting the Public Works Design Standards when such access is being utilized for parking.

Finding: The applicant is proposing to pave the driveway; this standard is met.

Criterion 3:

(C)The proposed intensification, development, or change of use will, to the greatest extent possible, provide the maximum possible landscaped area, open space, or vegetation.

Finding: The applicant is proposing to landscape as the Willamette Greenway enhancement guide requires. Additionally, the applicant is not proposing to remove any landscaping that isn't required for the proposed addition to the single-family house. As proposed, this standard is met.

Conditions of Approval – SRC Chapter 600.015(f)

- (1) Conditions may be imposed on any greenway development permit necessary to insure that proposed intensification, development, or change of use complies with the Willamette River Greenway Plan and the purpose of this chapter, and preserves and enhances the natural, scenic, historic, and recreational qualities of the Willamette River Greenway.
- (2) In addition to any conditions imposed under subsection (f)(1) of this section, every greenway development permit shall include the following conditions:
 - (A) Prior to any excavation, grading, or construction, a survey map, certified by a licensed professional land surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.
 - (B) Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

Finding: In compliance with this section, the following conditions shall apply:

Condition 2: Prior to any excavation, grading, or construction, a survey map, certified by a licensed professional land surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.

Condition 3: Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

RECOMMENDATION

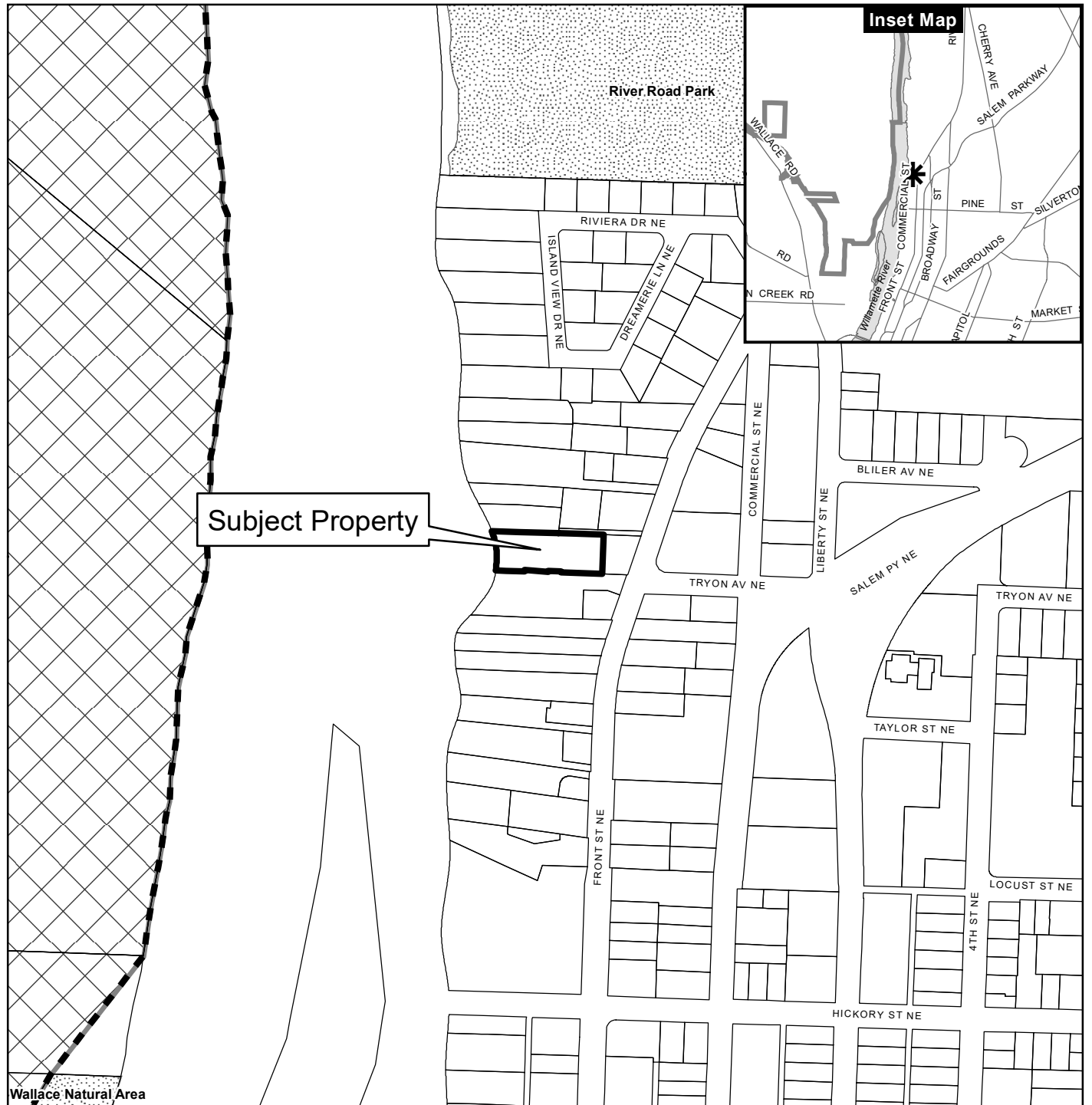
Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer **APPROVE** the request for an addition to an existing single-family residence located within the Willamette Greenway Boundary and the Willamette Greenway Compatibility Review Boundary. The property is zoned RS (Single Family Residential) and addressed 2743 Front St NE.

Prepared by Kirsten Straus, Planner I

Application Deemed Complete Date: December 21, 2021
State Mandated Decision Date: April 20, 2022

Attachments: A. Vicinity Map
B. Proposed Development Plans
C. Applicant's Statement Addressing Approval Criteria
D. Public Works Memo






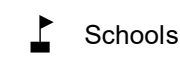

Vicinity Map 2743 Front St NE

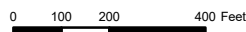


Subject Property

Inset Map

Legend

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

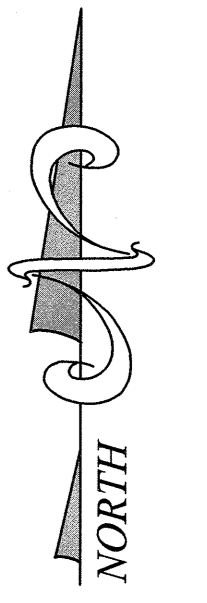
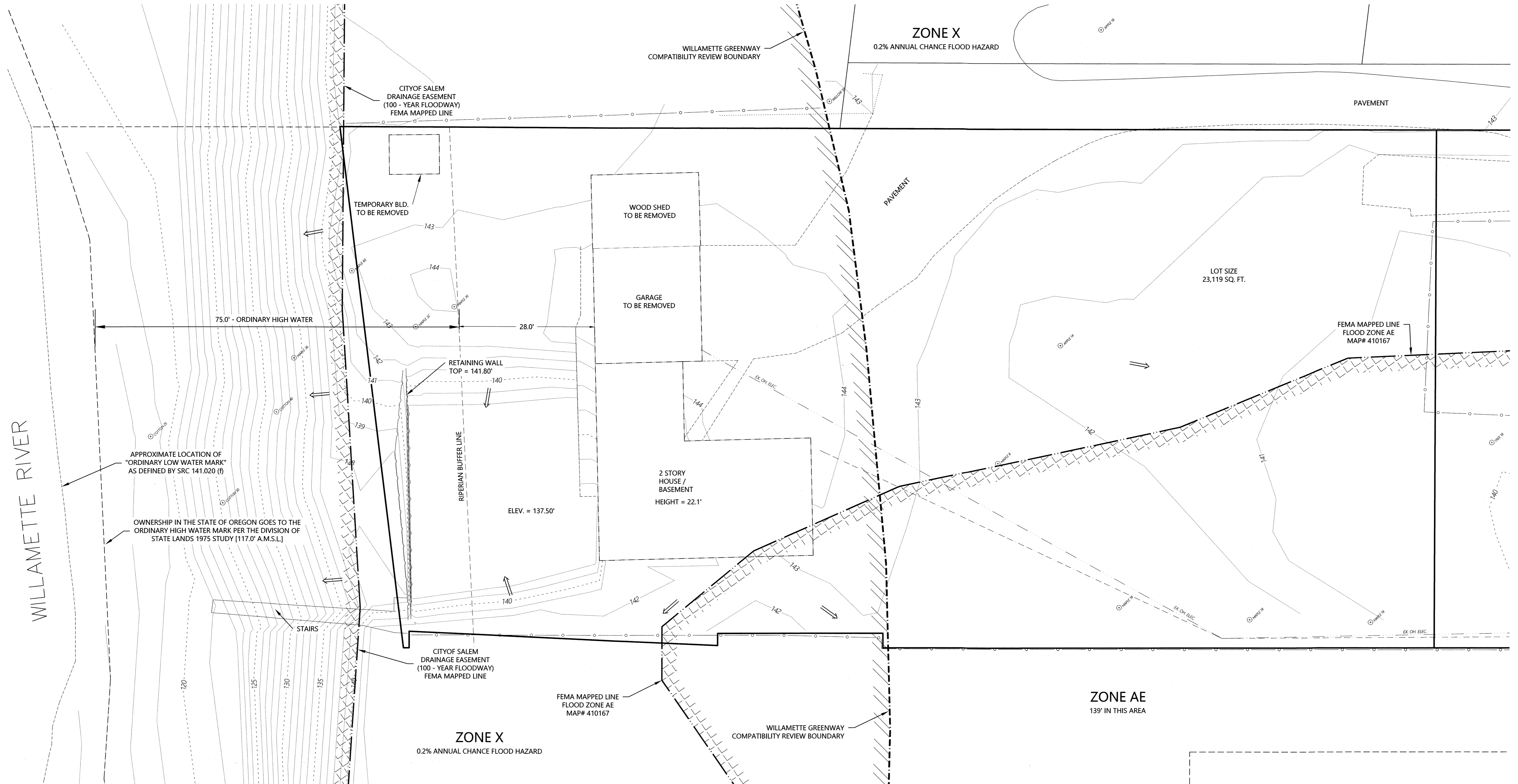


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EXISTING SITE

ADDRESS: 2743 FRONT STREET N.E.
CITY OF SALEM, MARION COUNTY, OREGON
DATE OF MAP: 10/06/2021

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



1" = 10'
10/06/2021
#7236

FEMA DATA
SITE BFE 139.0
MAP: 41047C0333H
DATE: 01/19/2000
BM MARION COUNTY 1208

Riparian Buffer Zone Limits established using
Method 1 as found in SRC Sec. 600.025 9 (c) (2)

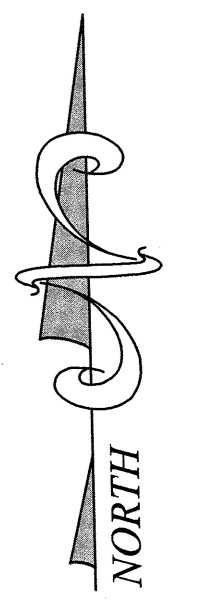
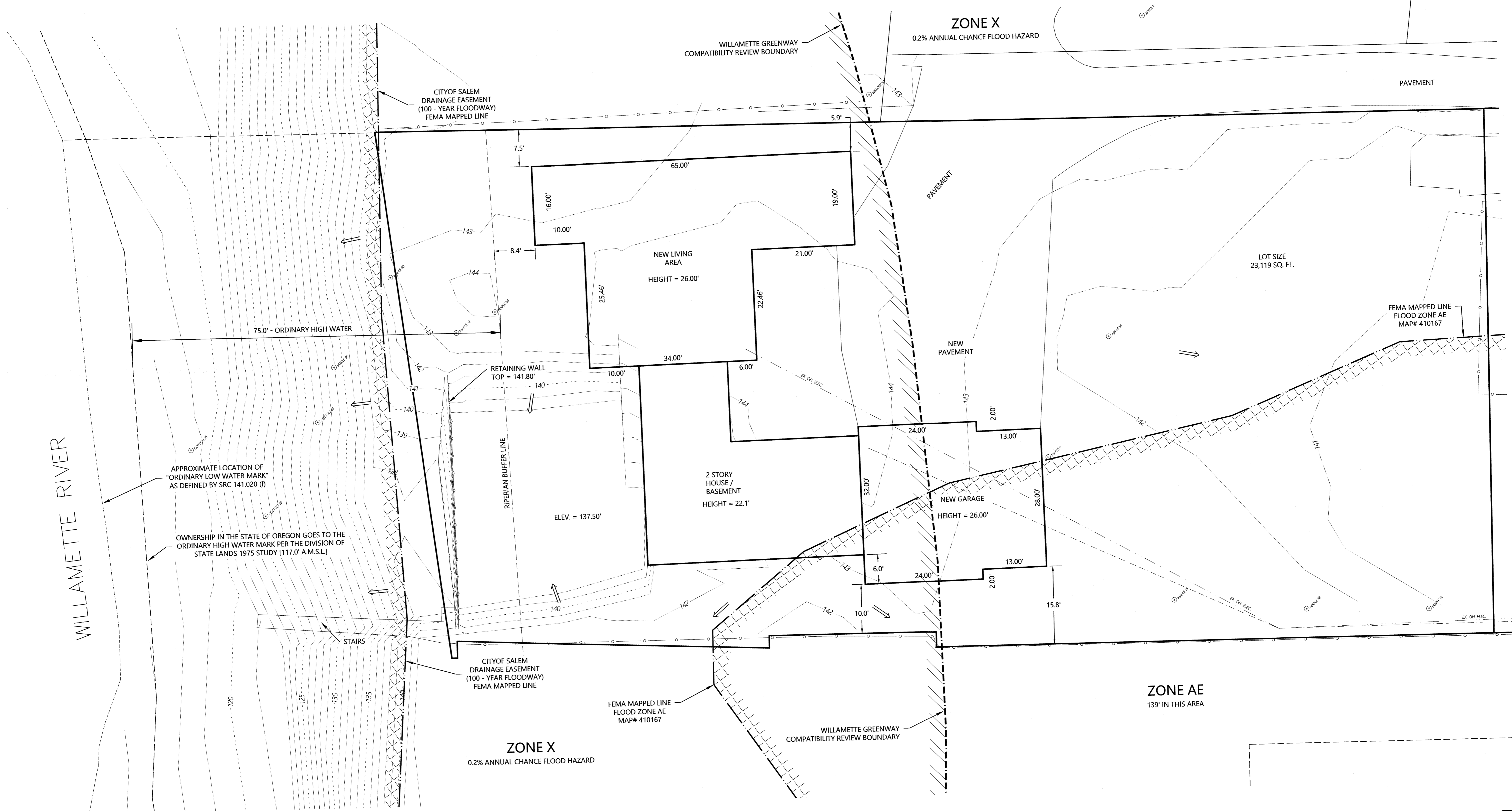
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

PROPOSED SITE
ADDRESS: 2743 FRONT STREET N.E.
CITY OF SALEM, MARION COUNTY, OREGON
 DATE OF MAP: 10/06/2021

BY:
 MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-363-9227



1" = 10'
 10/06/2021
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REGISTERED
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 LAND SURVEYOR

 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2023

PRELIMINARY
NOT FOR CONSTRUCTION



WEST ELEVATION

SCALE 1/4"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"

REVISIONS

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

DESIGNS IV
PAUL G. WILLETTTS
DESIGN / DRAFTING
503-932-5473 PWDESIGNS@RAHDO.COM

WEST ELEVATION
SOUTH ELEVATION

WOOLARD
2743 FRONT ST NE
SALEM, OR 97301

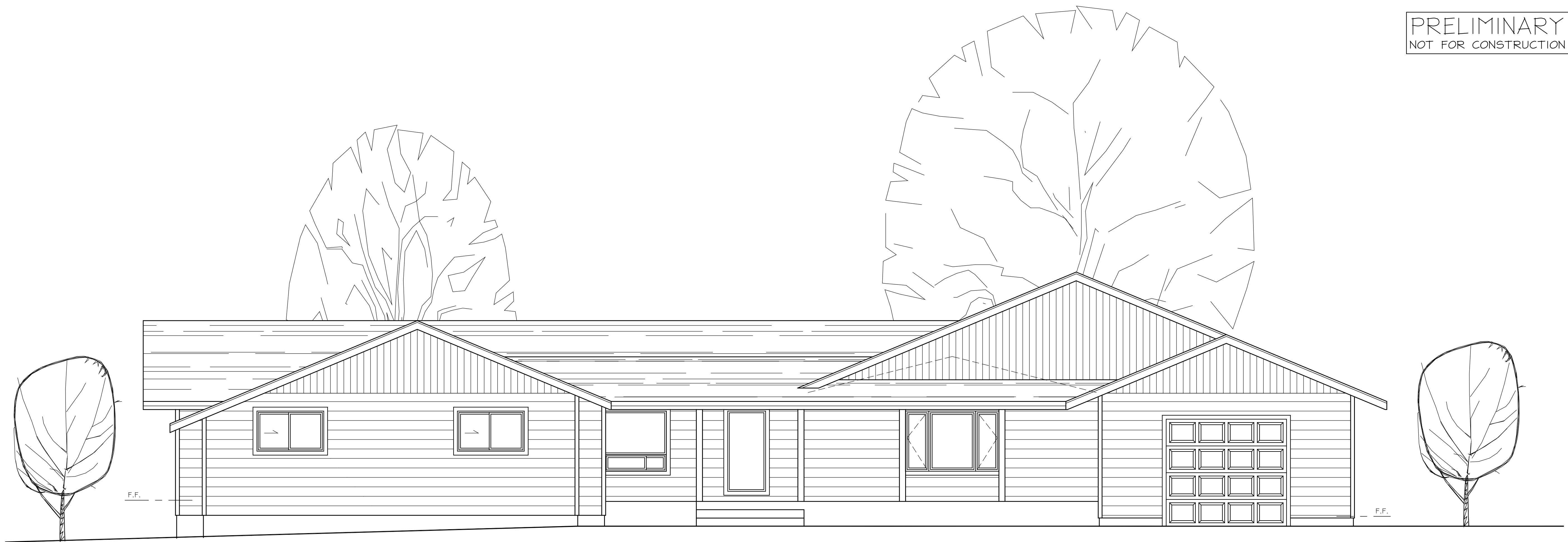
DATE: 7-2-2021
DRAFTER: WOOLARD 2021
CLIENT: WHITNEY W. WOOLARD

SHEET

2

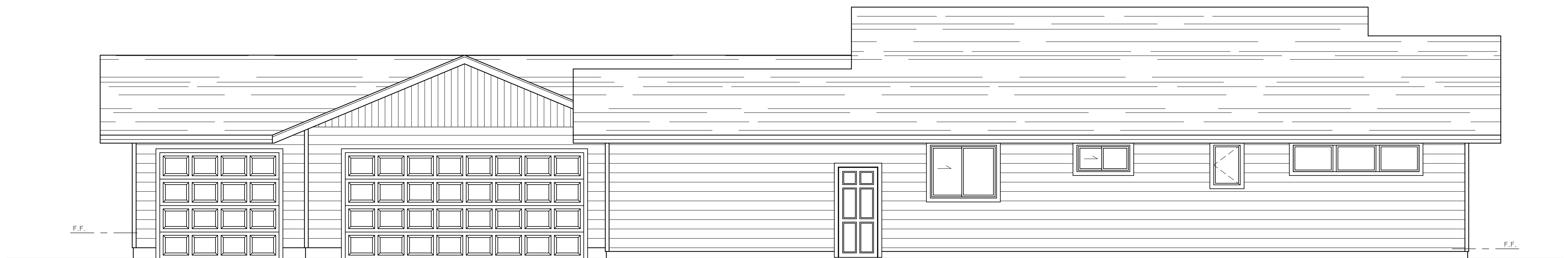
OF SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION



EAST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"

REVISIONS

NOTE: DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

DESIGNS IV

PAUL G. WILLETTS
DESIGN / DRAFTING
503-932-5473 PWDESIGNS@AOL.COM

EAST ELEVATION
NORTH ELEVATION

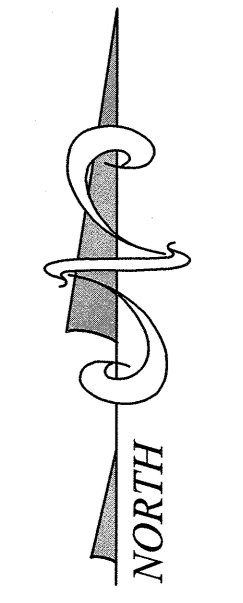
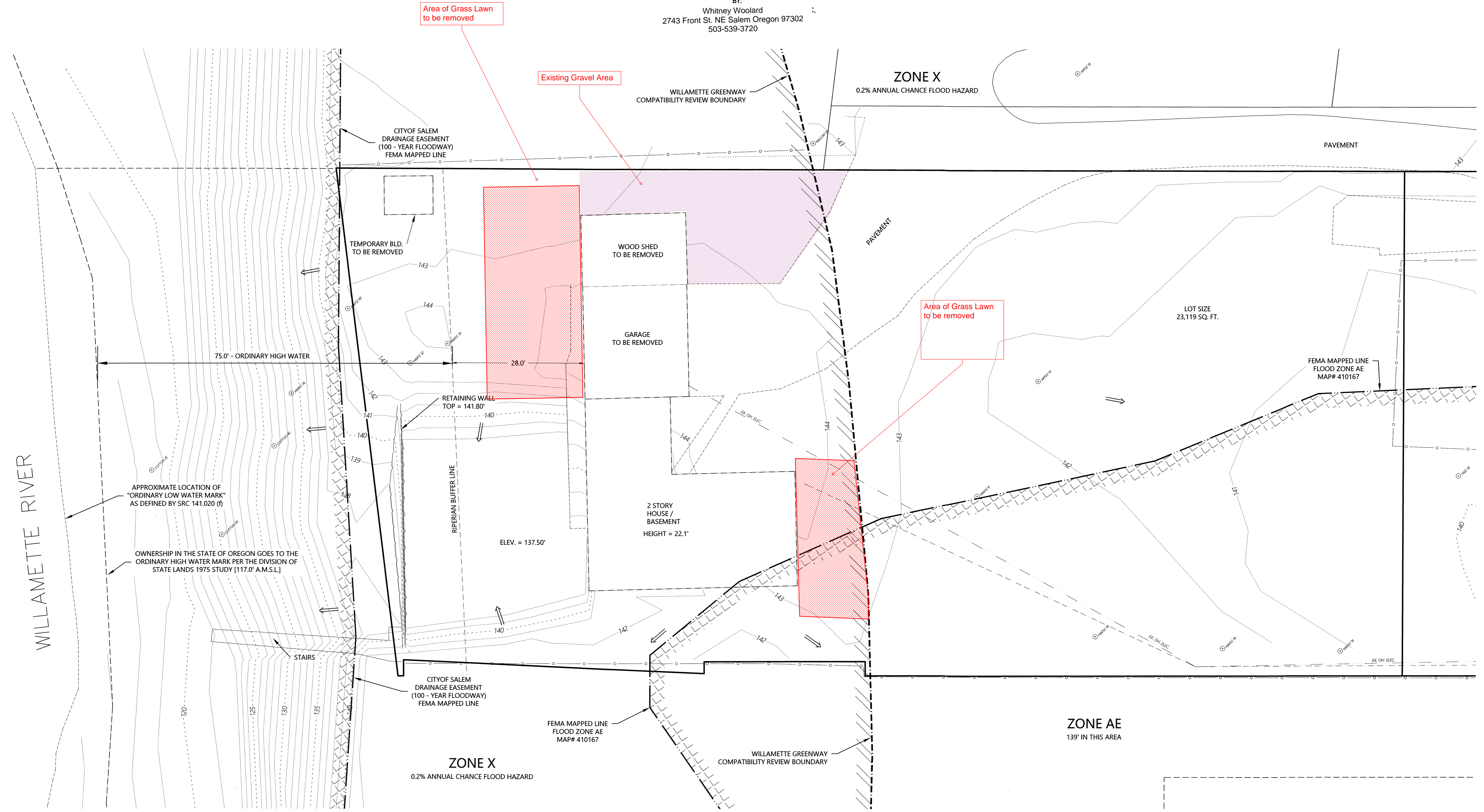
WOOLARD
2743 FRONT ST NE
SALEM, OR 97301

DATE: 7-2-2021
DUE: WOOLARD 2021
CLIENT: WHITNEY W. WOOLARD

SHEET
1
OF SHEETS

Vegetation Removal Plan
 ADDRESS: 2743 FRONT STREET N.E.
 CITY OF SALEM, MARION COUNTY, OREGON
 DATE OF MAP: 10/06/2021

BY:
 Whitney Woolard
 2743 Front St. NE Salem Oregon 97302
 503-539-3720



1" = 10'
 10/06/2021
 #7236

FEMA DATA
 SITE BFE 139.0
 MAP: 41047C0333H
 DATE: 01/19/2000
 BM MARION COUNTY 1208

Riparian Buffer Zone Limits established using
 Method 1 as found in SRC Sec. 600.025 9 (c) (2)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2023


Riparian Buffer Mitigation Plan

ADDRESS: 2743 FRONT STREET N.E.
CITY OF SALEM, MARION COUNTY, OREGON
DATE OF MAP: 10/06/2021


BY:
Whitney Woolard
2743 Front St. NE Salem Oregon 97302
503-539-3720

LANDSCAPE SCHEDULE

NATIVE TREES

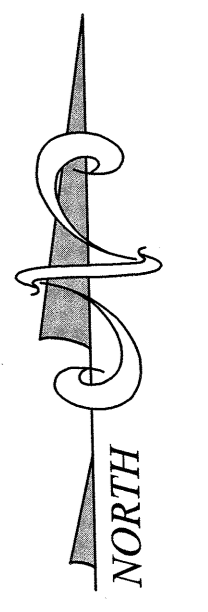
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AC	ACER CIRCINATUM	VINE MAPLE	1.5" Cal	6

NATIVE SHRUBS

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PC	Physocarpus Capitatu	Ninebark	1 Gal.	54

The riparian buffer enhancement Method has been chosen for this project. SRC 600.025(c)(3) requires a ratio of 0.25:1, where 0.25 represents enhancement area and 1 represents development area.

The development area is 3101 sq. ft., therefore an enhancement of 775 sq. ft. is required.



1" = 10'
10/06/2021
#7236

Riverside Section
Escarpment Section
Outer Section

Note: The existing Vegetation in the Riverside and Escarpment Sections currently exceed the required Tree and shrub coverage in the Willamette Greenway Enhancement Option.

FEMA DATA
SITE BFE 139.0
MAP: 41047C0333H
DATE: 01/19/2000
BM MARION COUNTY 1208

Riparian Buffer Zone Limits established using Method 1 as found in SRC Sec. 600.025 9 (c) (2)

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

**Written Statement addressing each applicable approval criterion and development standard in SRC
600.025**

The existing predominate topographical features of the bank and escarpment will be preserved and maintained, no work is to be preformed inside the Riparian buffer zone except for the planting of trees and shrubs for the riparian enhancement requirements. A Silt Fence shall be installed along the boundary of the Riparian zone, to ensure no work or erosion will extend it the riparian zone.

The slope, soil characteristic and other physiographic conditions within the land area between the ordinary low water line and the Willamette greenway boundary has be considered, and the intensification will not adversely effect the stability of the land area.

The Hydraulic effect of the Willamette River on the bank has been considered, as well as the Hydraulic and Flood carrying capacity of the river in the design of the proposed intensification. Please see Document "75 – Hydraulic and Flood study" found in Permit documents.

There will be no impact on the riparian buffer because of the proposed addition.

Landscaping shall conserve to the greatest extent possible the vegetative cover within the Willamette Greenway Boundary. No vegetation will be removed from the riparian zone. The riparian enhancement method has been selected, which requires a ratio of 0.25 sq. ft of enhancement relative to 1 sq. ft. of development area. This ratio results in 563 sq. ft. of enhancement area. The property has 108.24 ft of river frontage. Sec 600.025(b)(3) requires one tree for every 20 feet of river frontage, and on shrub for every two feet of river frontage. This requirement results in the addition of 6 trees and 55 shrubs. All plants and shrubs shall be planted on the riverward side of the structure. Areas that are not paved or revetted shall be planted with living ground cover. See 63 - Riparian Buffer enhancement Plan within the permit documents for specific types of plants and locations.

The Riparian Buffer has been established using method 1 found SRC Sec. 600.025(4)(c). Please see 61 – Existing Site Plan REV01 for plan view.

No off-street parking is proposed; thus, no on-site stormwater detention shall be provided.

All building, structures and exterior mechanical equipment shall be screened, colored, or surfaced so as to blend with the riparian area. See 86 – Colonial Revival Grey, and 85 – Hardi Shingle for siding and paint product information.

No exterior lighting is proposed for this project.

No Parking, loading or unenclosed storage is proposed for this project

No right of way is proposed to be vacated.

No scenic easement or equivalent interest exists on the property of proposed improvements

No Public access exists or is proposed for this project.

Written Response Showing how the project meets each criterion of the SRC
600.15


This Project does have improvements that are located within the Willamette River review boundary, which results in a Class 2 greenway development permit requirement. A Class 2 greenway permit is processed as a Type III procedure under SRC chapter 300.

The Project will protect and enhance the natural, scenic, recreational, historical, and economic resources of the Willamette River Corridor, by using the Riparian Buffer enhancement Guide to add native trees and Shrubs to the riparian buffer. See 63 - Riparian Buffer enhancement Plan within the permit documents for specific types of plants and locations.



MEMO

TO: Kirsten Straus, Planner I
Community Development Department

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

DATE: January 4, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
WGP21-01 (21-113212-ZO)
2743 FRONT STREET NE
RESIDENTIAL ADDITION**

PROPOSAL

A Class 2 Greenway Development Permit for an addition to an existing single-family residence located within the Willamette Greenway Boundary and the Willamette Greenway Compatibility Review Boundary. The property is zoned RS (Single Family Residential) and addressed 2743 Front Street NE (Marion County Map and Tax Lot Numbers: 073W15AA / 9100 and 073W15AA / 9000).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works review criteria.

FACTS

Streets

1. Front Street NE

- a. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

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).

Storm Drainage

1. Existing Condition

- a. An 8-inch storm main is located in Front Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Front Street NE.
- c. The existing dwelling is serviced by a 3/4-inch water service and a 5/8-inch domestic water meter. The required water meter and service line size will be evaluated at the time of development.

Sanitary Sewer

1. Existing Condition

- a. An 8-inch sewer line is located in Front Street NE.

CRITERIA AND FINDINGS—Willamette Greenway

Analysis of the development based on relevant criteria in SRC 600.15(e)(2) and 600.025(a)(4) is as follows:

Criteria: SRC 600.15(e)(2)(A)(iv) Where applicable, the stormwater runoff water quality standards adopted and administered by the Public Works Department.

Finding—The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

Criteria: SRC 600.15(e)(2)(B) The proposed intensification, development, or change of use complies with all applicable development standards in the UDC.

Finding—An existing floodway and floodplain are located on the subject property as designated on the Federal Emergency Management Agency floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. If the proposed improvements to the existing structure meet the definition of a substantial improvement, as defined in SRC 601.005(ff), the building must be brought into compliance with the current

floodplain overlay zone regulations in SRC Chapter 601. The proposed improvement valuation shall be provided at the time of building permit application.

Standard: The hydraulic and flood carrying capacity of the river shall be considered in the design of any proposed intensification, development, of change of use

Finding: The applicant submitted a report by a professional engineer indicating that the flood carrying capacity of the Willamette River will not be impacted by the proposed development. The proposed developed is not located within the regulatory floodway boundary of the Willamette River, reducing any potential impacts to the hydraulic and flood carrying capacity of the river. The approximate Base Flood Elevation is 139 feet and the proposed building additions will be located at approximately 142.5 feet or higher.

Prepared by: Robin Dalke, Development Services Operations Manager
cc: File