


TO: Jacob Brown, Planner I
Community Planning and Development Department

FROM: Robin Dalke, Development Services Operations Manager
Community Planning and Development Department 

DATE: May 29, 2024

SUBJECT: **Infrastructure Memo**
SPR-ADJ24-14 (24-101905-PLN)
1441 45th Avenue NE
New Storage Building

PROPOSAL

A Class 3 Site Plan Review for development of a new building containing an existing general manufacturing use, Nature's Kick Original Honeystix, with three Class 2 Adjustment requests. The subject property is 3.25-acres in size, zoned IC (Industrial Commercial), and located at 1441 45th Avenue NE (Marion County Assessors Map and Tax lot number: 072W19DB00100).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to public infrastructure.

FACTS

Streets

1. 45th Avenue NE
 - 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 34-foot improvement within a 64-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

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).

- a. A 30-inch storm main is located in 45th Avenue NE.
- b. Portions of 12-inch storm mains are located within an easement along the western property line of the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in 45th Avenue NE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in 45th Avenue NE.
- b. A 54-inch interceptor main is located within an easement along the western property line of the subject property.

CRITERIA AND FINDINGS—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*)

Finding—The subject property meets all applicable standards of the following chapters of the Unified Development Code (UDC): 200 – Urban Growth Management; 601 – Floodplain Development; 802 – Public Improvements; 803 - Street and Right-of-way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; 810 – Landslide Hazards.

SRC Chapter 200 (Urban Growth Management): SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

SRC Chapter 601 (Floodplain): The Floodplain Administrator 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 802.030 (Watercourses): A portion of the West Fork Little Pudding River runs along the northern property boundary within an easement.

SRC 804 (Driveway Approaches): The development site is served by an existing driveway approach onto 45th Avenue NE. The existing driveway approach serving the site meets applicable sections of SRC Chapter 804 and does not warrant modification.

SRC 805 (Vision Clearance): The proposal does not cause a vision clearance obstruction per SRC Chapter 805.

SRC Chapter 809 (Wetlands): The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

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

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

Finding—45th Avenue NE is fully developed and meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

A condition of approval for a previous Comprehensive Plan Change/Zone change on the property limits the transportation impacts from the site to a maximum cumulative 264 Average Daily Trips (ADTs) (CPC-NPC-ZC19-09). According to the applicant's site plan, there will be a 12,333 square feet of building area dedicated to manufacturing on the development site. The total trips generated by the development site are 59 ADTs per the *ITE Trip Generation Manual*. Therefore, the proposal complies with the trip cap established by CPC-NPC-ZC19-09.

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

Finding—The development site is served by an existing driveway approach onto 45th Avenue SE. The existing driveway access onto 45th Avenue NE provides for safe turning movements into and out of the property.

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

Finding—SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas; however, the proposal does not include any changes to existing utilities nor proposes any new connections to utilities.

The proposal includes a new 2,472 square foot building that will be placed over an existing asphalt surface. Based on the plans submitted, it is unclear whether or not the existing asphalt will be removed, and a new foundation will be poured for the structure. However, the new or replaced impervious surface for the building subject to this site plan review is less than 10,000 square feet. Therefore, the building addition is in compliance with SRC Chapter 71 because the proposal involves less than 10,000 square feet of new or replaced impervious surface. 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.

There is approximately 2,900 square feet of asphalt surface that was added to the subject property without permits between 2022 and 2023 according to aerial imagery. This asphalt surface is within a City-owned maintenance and drainage easement for the West Fork of the Little Pudding River which abuts the northern line of the subject property. Pursuant to SRC 75.050(b)(A) an Erosion Control Permit is required for work that involved disturbance of more than 1,000 square feet of land. It is recommended that at time of Building Permit Review, a retroactive permit for this work be included in the scope of the building permit for civil site work.

cc: File