

TO: Abigail Pedersen, Planner I
Community Planning and Development Department

FROM: Laurel Christian, Infrastructure Planner III
Community Planning and Development Department

DATE: July 1, 2024

SUBJECT: Infrastructure Memo
CLASS 2 SITE PLAN REVIEW (24-102562-PLN)
3485 Commercial Street SE
Interior and Exterior Improvement to US Bank



PROPOSAL

A Class 2 Site Plan Review for, interior and exterior improvements including a new awning, trash receptacle, pedestrian path, and changes to an existing ADA parking spaces for a property totaling approximately 1.2 acres in size, zoned MU-III (Mixed Use-III), and located at 3485 Commercial Street SE (Marion County Assessor Map and Tax Lot: 083W03BD03800).

SUMMARY OF FINDINGS

1. **Pursuant to SRC 802.020:** Prior to issuance of a Building Permit, the applicant shall obtain *Revocable License to Encroach into a Pipeline Easement* for the proposed trash enclosure within the City's easement on the subject property.
2. **Pursuant to SRC 800.040(b):** The property is subject to a special setback of 36 feet measured from the centerline of Madrona Avenue SE.
3. **Pursuant to SRC 86.015(e):** Install street trees to the maximum extent feasible along Commercial Street SE.

EXISTING CONDITIONS – INFRASTRUCTURE

The existing conditions of streets abutting the subject property are described in the following table:

Streets			
Street Name		Right-of-way Width	Improvement Width
Commercial Street SE (Major Arterial)	Standard:	96-feet	68-feet
	Existing Condition:	103-feet	86-feet
Madrona Avenue SE (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	62-feet	40-feet

The existing conditions of public utilities available to serve the subject property are described in the following table:

Utilities	
Type	Existing Conditions
Water	Water Service Level: S-1
	A 8-inch S-1 water main is located in Commercial Street SE.
	A 8-inch S-2 water main is located in Madrona Avenue SE.
Sanitary Sewer	An 18-inch sanitary sewer main is located on the subject property in an easement.
	A 8-inch sanitary sewer main is located in Madrona Avenue SE.
Storm Drainage	A 10-inch storm main is located on the subject property in an easement.
	A 54-inch storm main is located on the subject property in an easement.
	A 10-inch storm main is located in Madrona Avenue SE.

CRITERIA AND FINDINGS

SRC 220.005 indicates 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:

SRC 220.005(f)(2)(B): The application meets all applicable standards of the UDC (Unified Development Code)

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.

Finding: 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): Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: 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 Chapter 802 (Public Improvements): Pursuant to SRC 802.015 all development shall be served by city utilities that are designed and constructed according to all applicable provisions of the Salem Revised Code (SRC) and the Public Works Design Standards (PWDS).

Finding: The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. At time of building permit review, 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. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed and accepted to the satisfaction of the Public Works Director prior to occupancy.

According to SRC 802.020, no buildings, structures, or other obstructions are allowed within easements for City infrastructure. There are existing public sanitary and stormwater mains on the subject property in easements. The proposed trash enclosure is within a City-owned easement. Prior to issuance of a building permit, the applicant shall obtain a *Revocable License to Encroach into a Pipeline Easement* which permits the encroachment into the City's easement with the stipulation that the trash enclosure may need to be removed in order for the City to access and maintain their infrastructure within the easement.

Pursuant to SRC 802.020: Prior to issuance of a Building Permit, the applicant shall obtain *Revocable License to Encroach into a Pipeline Easement* for the proposed trash enclosure within the City's easement on the subject property.

SRC Chapter 71 – Stormwater: The proposed development is subject to SRC Chapter 71 and the revised Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004.

Finding: The applicant shall be required to design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS 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.

SRC Chapter 803 (Street and Right-of-way Improvements): Pursuant to SRC 803.025, except as otherwise provided in this chapter, right-of-way width and pavement width for streets and alleys shall conform to the standards set forth in Table 803-1 (Right-of-way Width) and Table 803-2 (Pavement Width). In addition, SRC 803.040 requires dedication of right-of-way for, and construction or improvement of, boundary streets up to one-half of the right-of-way and improvement width specified in SRC 803.025 as a requirements for certain development.

Finding: Commercial Street SE abuts the eastern property boundary 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.

Madrona Avenue SE abuts the southern property boundary. The existing condition of Madrona Avenue SE does not meet current standards for its classification of street per the *Salem Transportation System Plan* for right-of-way width or improvement width. The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to 803.040(a); therefore, no right-of-way dedication or street improvements are required.

Madrona Avenue SE is classified as a minor arterial street according to the Salem TSP. The ultimate right-of-way width for a minor arterial street is 72-feet and the existing right-of-way width is 62-feet. The proposed development is subject to a special setback equal to 36-feet from centerline on the development side of Madrona Avenue SE pursuant to SRC 800.040(b).

Pursuant to SRC 800.040(b): The property is subject to a special setback of 36 feet measured from the centerline of Madrona Avenue SE.

SRC 803.035(k) (Street Trees): Pursuant to SRC 803.035(k) and SRC 86.015(e), anyone undertaking development along public streets shall plant new street trees to the maximum extent feasible.

Finding: Commercial Street SE has is fully improved and has adequate right-of-way width to accommodate street trees behind the back of the sidewalk. Street trees are required along the frontage of Commercial Street SE. Madrona Avenue SE is underimproved for it's street classification according to the Salem TSP. Along Madrona Avenue SE, street trees are not required as they may conflict with future street widening at the Commercial Street SE and Madrona Avenue SE intersection street tree installation will be reviewed for conformance with the requirements of SRC 86 at the time of building permit review.

Pursuant to SRC 86.015(e): Install street trees to the maximum extent feasible along Commercial Street SE.

SRC 804 (Driveway Approaches): Development standards for Driveway Approaches are established in SRC chapter 804 to ensure safe, orderly, and efficient movement of vehicles from the public way to private property.

Finding: The development site is served by an existing driveway approach onto Madrona Avenue SE. The existing driveway approach serving the site meets applicable sections of SRC Chapter 804 and does not warrant modification.

SRC 805 (Vision Clearance): SRC Chapter 805 establishes vision clearance standards in order to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Finding: The proposal does not cause a vision clearance obstruction per SRC Chapter 805.

SRC Chapter 809 (Wetlands): Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

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

SRC Chapter 810 (Landslide Hazards): The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: According to the adopted landslide hazard maps, there are category 2-point landslide hazards on the subject property. SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

Prepared by: Laurel Christian, Infrastructure Planner III
cc: File