


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

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

**DATE:** August 14, 2024

**SUBJECT:** **Infrastructure Memo**  
**SPR-DAP24-24 (24-112090-PLN)**  
**1845 Beach Avenue NE**  
**Building and Ground Services and Construction Contracting Use**

## **PROPOSAL**

A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for a proposed development of a new Building and Ground Services and Construction Contracting, including a new building and site improvements for property approximately 0.46 acres in size, zoned General Commercial (CG), and located at 1845 Beach Avenue NE (Marion County Assessors Map and Tax Lot number: 073W13BC02800).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Provide an Engineered Stormwater Management 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).
2. The property is subject to a special setback equal to 30-feet from the centerline of Beach Avenue NE.
3. Permanently close the unused westerly driveway approach and replace with curbs and sidewalk in accordance with the Public Works Design Standards.
4. Construct the easterly driveway approach to meet current Public Works Design Standards, Standard Plan Details for driveway approaches.

## **EXISTING CONDITIONS – INFRASTRUCTURE**

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

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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).

Streets			
Street Name		Right-of-way Width	Improvement Width
Beach Avenue NE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	40-feet	30-feet

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

Utilities	
Type	Existing Conditions
Water	Water Service Level: G-0
	An 8-inch and 16-inch water main are located in Beach Avenue NE.
Sanitary Sewer	An 8-inch sanitary sewer main is located in Beach Avenue NE.
Storm Drainage	No Public storm mains are located in the vicinity of the property.

### **SITE PLAN REVIEW DECISION CRITERIA**

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:

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

**Finding**—As proposed and conditioned in the findings within the memo, the development meets all the applicable standards in the UDC as follows:

#### ***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 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 proposal requires green stormwater infrastructure to management stormwater generated from the proposed development. The applicant submitted a preliminary stormwater memo that describes the use of GSI; however, an engineered design has not yet been provided that demonstrates compliance with SRC Chapter 71 and the Public Works Design Standards. As a condition of approval, the applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

**Condition:** Provide an Engineered Stormwater Management 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).

### ***SRC 802 – Public Improvements:***

#### **▪ *Development to be served by City utilities:***

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

**Finding:** Public water and sanitary sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the property as shown on the applicant's preliminary utility plan. There are no public stormwater mains within the vicinity of the property. 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.

### ***SRC 803 – Street and Right-of-way Improvements***

#### **▪ *Boundary Street 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 condition of approval for certain development.

**Finding:** Beach Avenue NE abuts the subject property and is classified as a local street according to the Salem Transportation System Plan (TSP). Beach Avenue NE meets the current improvement width standards but does not meet the required right-of-way width standards for a local street. The right-of-way width for a local street is 60-feet

according to SRC 803.025 Table 803-1 (Right-of-way Width). The development generates less than 20 new average daily vehicle trips; therefore, no right-of-way dedication or street improvements are required (SRC 803.040(d)). The existing street system is adequate to serve the proposed development. As no right-of-way dedication is required, the property is subject to a special setback equal to 30-feet from centerline along Beach Avenue NE.

**Condition:** The property is subject to a special setback equal to 30-feet from the centerline of Beach Avenue NE.

▪ ***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:** As no right-of-way dedication is required for the proposal, there is inadequate existing right-of-way width for planter strips to accommodate street trees along Beach Avenue NE. Street trees are not required along Beach Avenue NE due to the inadequate right-of-way width abutting the property.

***SRC Chapter 804 – Driveway Approaches:***

SRC 804 establishes development standards for driveway approaches providing access from the public right-of-way to private property in order to provide safe and efficient vehicular access to development sites.

**Finding:** The subject property has two existing substandard driveway approaches onto Beach Avenue NE. The westerly driveway approach serving the subject property is not proposed to be used and does not meet the standards for a commercial driveway approach according to SRC Chapter 804. Pursuant to SRC 804.030(b)(1) driveway approaches are only permitted to provide access to an approved vehicular circulation area. As the westerly driveway approach is not proposed to be utilized for access, it shall be conditioned to be closed as a condition of approval.

**Condition:** Permanently close the unused westerly driveway approach and replace with curbs and sidewalk in accordance with the Public Works Design Standards.

The applicant proposes to modify one of the existing driveway approaches onto Beach Avenue NE and has applied for a Class 2 Driveway Approach Permit; findings for which are provided in this memo. As described in the findings below, the proposal meets the approval criteria for a Class 2 Driveway Approach Permit. With approval of the Class 2 Driveway approach permit, the proposed development meets applicable criteria in SRC Chapter 804 relating to driveway approaches.

***SRC Chapter 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. The proposed construction shop meets the vision clearance standards established in SRC Chapter 805.

***Natural Resources:***

***SRC 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:** 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 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 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**—Access to the proposed development will be provided by the network of existing public streets that surround the property. The street system in and adjacent to the development will provide for the safe, orderly, and efficient circulation of traffic to and from the development. This criterion is met.

**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 driveway access onto Beach 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**— The Development Services division reviewed the proposal and determined that water, sewer, and storm infrastructure are available and appear to be adequate to serve the lots within the proposed development, subject to the conditions of approval established in this decision. This approval criterion is met.

## **CLASS 2 DRIVEWAY APPROACH PERMIT DECISION CRITERIA**

Salem Revised Code (SRC) 804.025(d) provides that an application for a Class 2 Driveway Approach Permit shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

***SRC 804.025(d)(1): The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.***

**Finding:** The proposed driveway meets the standards for SRC Chapter 804; however, it is unclear from the plans submitted whether or not the proposed driveway approach will be constructed in accordance with the and Public Works Design Standards (PWDS) Standard Plan Details for Driveway Approaches. The existing driveway will be widened and it not constructed to current public works design standards. As a condition of approval, the applicant shall reconstruct the easterly driveway approach to meet current Public Works Standard Plan Details.

**Condition:** Construct the easterly driveway approach to meet current Public Works Design Standards, Standard Plan Details for driveway approaches.

***SRC 804.025(d)(2): No site conditions prevent placing the driveway approach in the required location.***

**Finding:** Development Services has reviewed the proposal and determined that no site conditions existing prohibiting the location of the proposed driveway. This criterion is met.

***SRC 804.025(d)(3): The number of driveway approaches onto an arterial are minimized.***

**Finding:** The subject property abuts Beach Avenue NE, which is classified as a local street. No driveway approaches are proposed onto an arterial street. This criterion is met.

***SRC 804.025(d)(4): The proposed driveway approach, where possible:***

***(A) Is shared with an adjacent property; or***

***(B) Takes access from the lowest classification of street abutting the property***

**Finding:** The subject property abuts one street, Beach Avenue NE, which is classified as a local street. The proposed driveway is currently located with access to the lowest classification of street abutting the subject property. This criterion is met.

***SRC 804.025(d)(5): The proposed driveway approach meets vision clearance standards.***

**Finding:** The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805. This criterion is met.

***SRC 804.025(d)(6): The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.***

**Finding:** No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, Development Services analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property. This criterion is met.

***SRC 804.025(d)(7): The proposed driveway approach does not result in significant adverse impacts to the vicinity.***

**Finding:** Development Services' analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets. This criterion is met.

***SRC 804.025(d)(8): The proposed driveway approach minimizes impact to the***

***functionality of adjacent streets and intersections.***

**Finding:** The proposed driveway approach is located on a local street and does not create a significant impact to adjacent streets and intersections. This criterion is met.

***SRC 804.025(d)(9): The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.***

**Finding—**The proposed driveway approach is not located in the vicinity of a residentially zoned area. The driveway will not have an effect on the functionality of the adjacent streets. This criterion is met.

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