

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

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



DATE: August 16, 2024

SUBJECT: Infrastructure Memo
SPR-ADJ24-25 (24-110426-PLN)
1330 Ewald Avenue SE
Morningside Park Improvements

PROPOSAL

A Class 3 Site Plan Review for expansion and reconstruction to the existing sport court and pedestrian improvements to the existing playground area at Morningside Park with a Class 2 Adjustment to allow a chain-link fence for the sport court to be ten feet in height where height is limited to eight feet when within ten feet of a property line (SRC 800.050(a)(B)(1)). The subject properties is 4.46 acres in size and zoned PA (Public Amusement) and located at 1330 Ewald Avenue SE (Marion County Assessor Map and Tax Lot 083W02CC / 0200 / 0100).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to public infrastructure.

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
Ewald Avenue SE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	60-feet	34-feet
Pringle Road SE (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	60-to-72-feet	48-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: S-1
	8-inch and 6-inch water mains are located in Ewald Avenue SE.
	A 16-inch water main is located in Pringle Road SE.
Sanitary Sewer	An 8-inch sanitary sewer main is located in Ewald Avenue SE.
Storm Drainage	A 10-inch storm main is located in Ewald Avenue SE.
	A 12-inch storm main is located in Pringle Road SE.

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 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. The applicant's engineer submitted a statement demonstrating compliance with SRC Chapter 71 because the project involves less than 10,000 square feet of new or replaced impervious surface.

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, sanitary sewer, and stormwater 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. 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: Ewald Avenue SE abuts the northern property boundary and meets the minimum right-of-way width and improvement width standards established in SRC Chapter 803. No improvements along Ewald Avenue SE are required as a condition of approval per SRC 803.040.

Pringle Road SE abuts the subject property along the eastern property boundary and is classified as a minor arterial street according to the Salem Transportation System Plan (TSP). Pringle Road SE does not meet the current right-of-way width and improvement width standards for a minor arterial street. The proposal does not involve a new building or building addition subject to boundary street improvements established in SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required as a condition of development. The existing street system is adequate to serve the proposed development.

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 proposal does not include new driveway approaches. This chapter is not applicable.

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.

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 proposal does not include any off-street parking areas or driveway approaches. This criterion is not applicable.

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.

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