

08/29/2024

2711 19th Street SE
Salem, OR 97302

**RE: Frito-Lay Salem (OR) DC Paving Project
24 117455 00 PLN – Class 2 Site Plan Review**

Hello,

We are in response of your review comments received on August 28th, 2024, for the proposed site improvements located at 2711 19th Street SE in Salem, OR. Below is a summary of the actions taken in response to these comments.

Completeness Review Items - Planning:

1. Site Plan:

- a. Please include the location, height, and material of fencing

Response: Callouts for existing fencing added stating “Existing 8-foot tall, galvanized chain link fence with barbed wire”. No proposed change to existing fencing or new fencing is proposed with the scope of this project.

- b. Please indicate if there is any existing bicycle parking.

Response: There is no existing bicycle parking on site, this was added to the site summary on the existing conditions plan. Four bicycle parking spaces were added to comply with SRC 806.060 – Development Parking Development Standards.

2. Existing Conditions Plan:

- a. Please show the location of all existing structures and other improvements on the site and note their distance from the property line.

Response: Existing warehouse and existing garage shown on existing conditions plans with dimension to property lines.

- b. Please show the location of the 100-year floodplain.

Response: 100-year floodplain added to existing conditions plan. The entirety of the site is within the 100-year floodplain FEMA Zone AE.

Completeness Review Items – Development Services:

- 3. In accordance with SRC 220.005(e)(1)(B)(iii) the applicant shall show the regulatory floodplain on the subject property. Development within the floodplain requires a floodplain development permit subject to the requirements of SRC 601 at time of Building Permit.

Response: The 100-year floodplain was added to the existing conditions plan and site plan. The entirety of the site is within the 100-year floodplain, FEMA Zone AE. A floodplain development permit shall be applied for at the time of building permit.

4. It is unclear from the submitted plans whether or not the proposal meets the definition of a large project pursuant to SRC 70.005. The applicant shall submit a written finding regarding the definition of large project and new/replaced impervious surfaces pursuant to SRC 70.005. If the proposal meets the definition of a large project the applicant shall provide a storm drainage system that provides treatment and flow control as required by the 2014 PWDS.

Response: The scope of the proposed project involves repairing a portion of the existing pavement and maintenance work of crack seal on the remaining pavement. All repairs are being done to restore the decline of the deteriorating pavement condition, to ensure safe operations of the facility. All repairs and maintenance will be conducted so after completion all paved surfaces will match the existing conditions including elevations and drainage. Based on SRC 70.002, we do not believe this project is classified as a "large project", due the definition of replaced impervious surface stating "replacement does not include repair or maintenance activities on structures, paved surfaces, or facilities taken to prevent decline, lapse, or cessation in the use of the existing impervious surfaces as long as no additional hydrologic impact results from the repair or maintenance activity."

5. City records show the proposed development is located within a mapped landslide hazard area. Activities which involve excavation or fill, as an independent activity, exceeding 2 feet in depth or 25 cubic yards of volume and disturb the mapped landslide hazard area will require a Geotechnical assessment per SRC 220.005(b)(3)(B) and pursuant to SRC 810.025. If a geotechnical assessment is required, a Class 3 Site Plan review would be required. The applicant's engineer has the option to submit a statement demonstrating the proposal does not exceed 2 feet in depth or 25 cubic yards of volume. If the project does not exceed this threshold, no additional information would be required.

Response: The only excavation scoped in the project includes 3 CY of subgrade undercutting to a depth of 12". Therefore, a geotechnical assessment was not conducted.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at 331-256-9356.

Sincerely,



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