

Class III Plan Review

Bailey Ridge Park

December 2, 2024

Applicant	Raymond Joseph, Jr
Owner	City of Salem Parks and Recreation
Request	Requesting a Class III Site Plan Review for the parks improvements at Bailey Ridge Park based on the following sections in the Salem Unified Development Code as noted below.
Location	3801 Tayside St S, Salem, OR, 97302, Tax Lot: #083W06CC13900
Acres	5.49

1. Background:

- a. Existing Conditions: Bailey Ridge Park, a former Christmas tree farm, encompasses 5.49 acres, approximately 3.37 of which is woodland.
- b. Project Description: This project aims to enhance pedestrian connectivity by constructing an ADA-compliant path linking Tayside Street S to Illahe Court S through Bailey Ridge Park.

2. Approval Criteria and Responses:

Municipal Code Standards and Requirements: The following sections of the Salem Municipal Code are applicable to this land use approval.

Required Code Responses:

Chapter 220.005 – Site Plan Review

(3) Class 3 site plan review. Class 3 site plan review is required for any development that requires a building permit, and that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:

(A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;

(B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;

(C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;

(D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;

(E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard;

(F) Involves the imposition of conditions of approval; or

(G) Requires a variance, adjustment, or conditional use permit.

Applicant Response:

A Class 3 Site Plan Review is necessary due to the required Class 2 Adjustment. This adjustment pertains to pedestrian path lighting standards, specifically the requirement for additional lighting along the proposed path.

CHAPTER 71 STORMWATER Sec. 71.100 - Treatment facilities, (b)Design

(1) Treatment facilities shall be designed and installed to receive all flows from that portion of the site being developed and for the flows discharging to the treatment facility from other areas, including existing impervious surfaces and off-site areas, when the other flows cannot be separated or bypassed. By way of illustration, but not of limitation, as used in this section, development includes all new impervious surfaces, all replaced impervious surfaces, all disturbed land areas, and any associated flows from dewatering.

(2) Green stormwater infrastructure as a treatment facility shall be used to the maximum extent feasible.

Applicant Response:

The total amount of new impervious surface will not exceed 5,000 sq. ft, therefor, the standards to not apply.

CHAPTER 800.050 FENCING, (1) Fences and walls, (B) Nonresidential zones.

Except for fences and walls on property used for uses falling under household living, fences and walls within nonresidential zones shall not exceed a maximum height of 12 feet; provided, however:

- (i) Front, side, and rear yards abutting street. Fences and walls within a front, side, or rear yard abutting a street shall not exceed a maximum height of eight feet when located within ten feet of a property line abutting a street; provided, however, any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

Applicant Response: The proposed park path does increase impervious surface coverage by more than 5,000 sq. ft.

250.005 – Adjustments, (a) Applicability, (B) Class 2 Adjustment, (d) Criteria

(B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

(d) Criteria (2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

(ii) Equally or better met by the proposed development

Applicant Response:

Salem Parks and Recreation is committed to creating safe and secure, ADA-accessible parks for the community. To achieve this goal, the applicant is requesting an adjustment for additional lighting along the path. Limiting access to daylight hours will discourage unauthorized nighttime use, enhancing overall safety and preserving the park's natural beauty. By focusing on daylight usage, the park can maintain a welcoming and secure environment for visitors while minimizing energy consumption and potential wildlife disturbances.

CHAPTER 803.035 STREET SECTIONS, (b) Improvements, (c) alignment and grade

All street improvements, including sub-base, base, pavement, curbs, sidewalks, and surface drainage shall conform to all provisions of the Salem Revised Code and the Public Works Design Standards.

(c) Alignment and grade. All streets shall be designed with a vertical alignment that conforms to the Public Works Design Standards. No grade of parkway, major arterial, or minor arterial shall exceed six percent. No grade of a collector street shall exceed eight percent. No grade of a local street shall exceed 12 percent.

Applicant Response: The project will not modify the existing sidewalk. Instead, we will either utilize an existing City curb cut and sidewalk. The project will construct a new path adjacent to the existing sidewalk. As such, this standard does not apply.

CHAPTER 807 LANDSCAPING 807.015, (a) Landscaping types, (b) Plant materials and corresponding plant unit value, (c) Preservation of existing trees and vegetation

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

(a) Landscaping types. Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.

(b) Plant materials and corresponding plant unit values. Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials shall provide for a minimum 75 percent coverage of required landscaped areas within five years.

(c) Preservation of existing trees and vegetation. The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

Applicant Response:

Mature native riparian vegetation, including trees, shrubs, and groundcover, currently exists on the site. The project will remove invasive species and plant new native vegetation to enhance water quality and overall ecosystem health.

CHAPTER 808 TREE REMOVAL 808.010. - Heritage trees 808.15 , Significant Trees, 808.020. - Trees and native vegetation in riparian corridors.

Applicant Response:

There are no heritage trees or significant trees that will be removed or impacted as a result of this project. To accommodate the ADA-accessible path, approximately 40 trees will need to be removed. Salem Parks and Recreation is committed to environmental stewardship and will plant more than 40 replacement trees throughout the park system.