

TO: Quincy Miller, Planner I
Community Planning and Development Department

FROM: Aaron Panko, Infrastructure Planner III
Community Planning and Development Department

DATE: December 10, 2024

SUBJECT: Infrastructure Memo
CLASS 2 SITE PLAN REVIEW (24-118643-PLN)
1615 22nd Street SE
Battery Storage Site Improvements



PROPOSAL

A Class 2 Site Plan Review for development of a Battery Energy Storage System (BESS) and associated site improvements on an existing substation site, for properties totaling approximately 6.45 acres, zoned IG (General Industrial), and located at 1615 22nd Street SE (Marion County Assessor Map and Tax Lot: 073W35AC / 01700 and 01600).

SUMMARY OF FINDINGS

- 1. Pursuant to SRC Chapter 71:** 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. Pursuant to SRC 601.070:** All new electrical equipment shall be designed and constructed to meet the provisions for flood hazard reduction established in SRC 601.070.

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
Oxford Street SE	Standard:	60-feet	34-feet

(Collector)	Existing Condition:	60-feet	21-feet
22 nd Street SE (Collector)	Standard:	60-feet	34-feet
	Existing Condition:	60-feet	21-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: G-0
	A 30-inch water main is located in Oxford Street SE.
	A 12-inch water main is located in 22 nd Street SE.
Sanitary Sewer	An 8-inch sanitary sewer main is located in Oxford Street SE.
	A 15-inch sanitary sewer main is located in 22 nd Street SE.
Storm Drainage	A 54-inch storm main is located in Oxford Street SE.
	A 30-inch storm main is located in 22 nd Street 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 outside of the Urban Service Area. Because the proposed development does not precede construction of required facilities, an UGA permit is not 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: There is an existing AE floodway and AE floodplain located on the subject property designated on the Federal Emergency Management floodplain maps. The

Floodplain Administrator has reviewed the authoritative Flood Insurance Rate Map dated January 2, 2003 with a revised Letter of Map Revision date of April 30, 2010 and determined that the 100-year base flood elevation (BFE) for the subject property is 179-feet. Pursuant to SRC 601.070(a)(5) electrical equipment shall be elevated one foot above the base flood elevation and shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. The final design plans shall incorporate details demonstrating the standards of SRC 601.070(a)(5) are met.

Pursuant to SRC 601.070: All new electrical equipment shall be designed and constructed to meet the provisions for flood hazard reduction established in SRC 601.070.

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. 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.

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 proposed plan demonstrates compliance with PWDS Appendix 4E related to green stormwater infrastructure by setting aside at least ten percent of the total new impervious surface area for installation of green stormwater infrastructure. 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.

Pursuant to SRC Chapter 71: 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 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 requirement for certain development.

Finding: Oxford Street SE and 22nd Street SE do not meet current standards for their classification of street per the *Salem Transportation System Plan* for 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 with this development.

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 22nd Street 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: The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

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.

Prepared by: Aaron Panko, Infrastructure Planner III
cc: File