


TO: Jacob Brown, Planner III
Community Planning and Development Department

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

DATE: January 29, 2025

SUBJECT: Infrastructure Memo
SPR24-36 (24-118078-PLN)
4870 Turner Road SE
Commercial Building

PROPOSAL

A Class 3 Site Plan Review for the development of a new building 5,600 square-foot building for an Office and Eating and Drinking Establishment use. The subject property is 2.73-acres in size, zoned IC (Industrial Commercial) and located at 4870 Turner Rd SE (Marion County Assessor's Map and Tax Lot Number 082W07C0/ 0501/ 502/ 0503).

RECOMMENDED CONDITIONS OF APPROVAL

1. Pursuant to CU-PAR-UGA-SPR-ADJ-DAP19-01, construct half street improvements along the parcel's frontage of Turner Road SE to minor arterial street standards and Kuebler Boulevard SE to parkway street standards. These improvements are eligible for a fee-in-lieu of improvement to be paid at the time of building permit issuance.
2. Prior to issuance of a certificate of occupancy, install street trees to the maximum extent feasible along Turner Road SE and Kuebler Boulevard SE.

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
Turner Rd SE (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	126-feet	46-feet
Kuebler Blvd SE (Parkway)	Standard:	120-feet	80-feet
	Existing Condition:	240-feet	60-feet

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).

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

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level: G-0
	An 8-inch water main is located in Turner Road SE.
Sanitary Sewer	An 18-inch sewer main crosses Kuebler Boulevard SE approximately 135 feet east of the subject property.
	A private sanitary sewer system is located adjacent to the subject property in Kuebler Boulevard SE.
Storm Drainage	An open channel and culvert drainage system is located along the east side of Turner 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 outside of the Urban Service Area. An Urban Growth Preliminary Declaration for the site was issued in 2019 in conjunction with previous development applications on the subject property. The UGA established needed improvements to serve the property; these have been constructed. A new UGA is not 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 development is required to utilize green stormwater infrastructure to treat and detain runoff from the site per SRC Chapter 71. The property is served by an existing stormwater basin that was sized to accommodate the proposed development (21-109925-CO).

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 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 property discharges sanitary sewer into an existing private State-owned system. 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.

As conditioned, the proposed development conforms to the public improvement standards of SRC Chapter 802.

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: Turner Road SE abuts the subject property and has adequate improvement width and adequate right-of-way according to the Salem TSP; however, Turner Road SE lacks curbs, sidewalks, street trees, and streetlights. Kuebler Boulevard SE also abuts the subject property and does not meet the current improvement standard for a Parkway street according to the TSP. Pursuant to the previously approved partition, a fee-in-lieu of improvements to both Turner Road SE and Kuebler Boulevard SE was allowed (CU-PAR-UGA-SPR-ADJ-DAP19-01 Condition 3). A Construction Deferral Agreement was recorded with the previous Partition that required payment of the fee-in-lieu at time of Site Plan Review for the parcel abutting the intersection of Kuebler Boulevard SE and Turner Road SE (Marion County Reel 4241 Page 3). In accordance

with CU-PAR-UGA-SPR-ADJ- DAP19-01 Condition 3 and the recorded deferral agreement, at time of building permit issuance, the applicant shall pay a fee-in-lieu of the required improvements for Kuebler Boulevard SE and Turner Road SE based on the fee established in the current fee schedule.

Condition: Pursuant to CU-PAR-UGA-SPR-ADJ-DAP19-01, construct half street improvements along the parcel's frontage of Turner Road SE to minor arterial street standards and Kuebler Boulevard SE to parkway street standards. These improvements are eligible for a fee-in-lieu of improvements to be paid at the time of building permit issuance.

▪ ***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: Turner Road SE and Kuebler Boulevard SE have right-of-way widths which exceed the minimum required for their classifications based on the Salem TSP. There is adequate space along these frontages for street tree plantings. As a condition of approval, the applicant shall provide street trees along Turner Road SE and Kuebler Boulevard SE.

Condition: Prior to issuance of a certificate of occupancy, install street trees to the maximum extent feasible along Turner Road SE and Kuebler Boulevard SE.

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 development site is served by an existing driveway approach onto Turner Road SE. The existing driveway approach serving the site meets applicable sections of SRC Chapter 804 and does not warrant modification.

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 and 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: The subject property was removed from the AE floodplain through a Letter of Map Revision Based on Fill Determination (18-111214-FD). No floodplain development permits are required.

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 site is served by an existing driveway approach onto Turner Road SE. The driveway access onto Turner Road SE provides for safe turning movements into and out of the property and modifications are not warranted per SRC Chapter 804 (Driveway Approaches).

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