

Class III Plan Review

Bailey Ridge Park

February 5, 2025

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 70, SECTION 70.005. – DEFINITIONS

Large project means a project including 10,000 square feet or more of new pervious surface, new impervious surface, or replaced impervious surface, individually or combined, on private property; or a project including 10,000 square feet or more of new pervious surface, new impervious surface, or replaced impervious surface, individually or combined, in public right-of-way.

Applicant Response:

The proposed path will be constructed of asphalt and the width will be 6 ft. The total amount of impervious surface coverage will be less than 5000 sq. ft.

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, therefore, the standards to not apply.

Chapter 220 SECTION, 220.005, SITE PLAN REVIEW (3) Class 3 Site Plan Review (G) require a variance, adjustment or conditional use permit

Class 3 site plan review is site plan review for any development under subsection (a)(1) of this section 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 (G) *requires a variance, adjustment or conditional use permit*

Applicant Response:

Salem Parks and Recreation is requesting an adjustment from **800.065 (3), (C) Lighting** to eliminate the addition of pedestrian lighting for the multi-use path. 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. Please note all City Parks are closed at dusk.

CHAPTER 800 GENERAL DEVELOPMENT STANDARDS, 800.065 PEDESTRIAN ACCESS (4) CONNECTION OR PLANNED PATHS AND TRAILS

(4) *Connection to existing or planned paths and trails.* Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:

(A) Be constructed, and a public access easement or dedication provided; or

(B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.

Applicant Response:

Bailey Ridge Park Master Plan is not identified in the Salem Transportation System Plan or the 2013 Salem Comprehensive Park System Plan and therefore this section is not applicable to this project.

The proposed asphalt path will be six feet (6') in width and be for public use in a public park.

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 temporary deer fence will not exceed eight feet in height and will be removed once the plant community has established.

CHAPTER 800, SECTION 800.065 PEDESTRIAN ACCESS (B) Design & Materials (1) Walkways

Design and materials. Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza. Where a path or trail identified in the Salem Transportation System Plan (TSP) or Salem Comprehensive Parks System Master Plan is required, the path or trail shall conform to the applicable standards of the TSP or Salem Comprehensive Parks System Master Plan in-lieu of the standards in this subsection.

(1) Walkways shall conform to the following:

(A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.

Applicants Response

The proposed path has not been identified in the TPS or Salem Parks System Master Plan, therefore the applicable standards do not apply. The path will be constructed of asphalt that is 6' wide.

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 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 because 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.