

**TO:** Jamie Donaldson, Planner III  
Community Planning and Development Department

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

**DATE:** May 7, 2025

**SUBJECT:** Infrastructure Memo  
SPR-ADJ25-09 (24-123957-PLN)  
3801 Tayside Street S  
Bailey Ridge Park Improvements

## **PROPOSAL**

A Class 3 Site Plan Review site for improvements to Bailey Ridge Park, including restoration to portions of Chambers Swale and construction of a new pathway linking Illahe Court S and Tayside Street S, with a Class 2 Adjustment to eliminate the lighting requirement for pedestrian connections under SRC 800.065(c), for property approximately 5.5 acres in size, zoned PA (Public Amusement), and located at 3801 Tayside Street S (Marion County Assessor Map and Tax Lot number: 083W06CC / 13900).

## **SUMMARY OF FINDINGS**

The proposed development meets applicable criteria related to public infrastructure.

## **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:

## **City Utility Infrastructure Standards**

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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).

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

<b>Utilities</b>	
<b>Type</b>	<b>Existing Conditions</b>
<b>Water</b>	Water Service Level: G-0 and S-1
	A 12-inch water main is located in Tayside Street S.
<b>Sanitary Sewer</b>	An 8-inch sanitary sewer main is located in Tayside Street S.
<b>Storm Drainage</b>	A 10-inch storm main is located in Tayside Street S.

### ***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. The proposal does not meet the definition of "development" in SRC Chapter 200; therefore, no UGA permit is required. Future development on the subject property may require an UGA.

### ***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 applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075. The applicant's engineer submitted a statement demonstrating compliance with SRC Chapter 71 because the project involves less than 5,000 square feet of new or replaced impervious surface.

### ***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, sanitary sewer, and stormwater infrastructure is available along the perimeter of the site and appears to be adequate to serve the property as shown on

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the applicant's preliminary utility plan. 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.

### **City Street and Right-of-way Standards**

The existing conditions of streets abutting the subject property are described in the following table:

<b>Streets</b>			
<b>Street Name</b>		<b>Right-of-way Width</b>	<b>Improvement Width</b>
<b>Tayside Street S (Local)</b>	Standard:	60-feet	30-feet
	Existing Condition:	50-feet	30-feet

### ***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:** Tayside Street S abuts the subject property and is classified as a local street according to the Salem Transportation System Plan (TSP). Tayside Street S does not meet the current right-of-way width standards for a local street. The ultimate right-of-way width for a local street is 60-feet according to SRC 803.025, Table 803-1 (Right-of-way Width), and the existing right-of-way width is 50-feet. The proposal does not involve a new building or building addition subject to boundary street improvements established in SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required as a condition of development. The existing street system is adequate to serve the proposed development.

#### **▪ *City-Owned Trees***

Pursuant to SRC Chapter 86, trees on City-owned Property are considered City trees. Removal of City-owned trees is subject to the provisions in SRC Chapter 86.

**Finding:** The proposal is a City Parks project which will include restoration to portions of Chambers Swale and construction of a new pathway linking Illahe Court S and Tayside Street S. Removal of existing trees on the City Park property are required to complete this work. Pursuant to SRC 86.050(b), where the City project complies with

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applicable Public Works Design Standards and input from the City's Urban Forester, City projects and programs will be considered in compliance with the permitting requirements of this section and SRC 86.030(a). Therefore, SRC Chapter 86 removal permits are not required as part of the application and will be reviewed at time of construction by the City's Urban Forester.

***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 subject property is a neighborhood park. There are no existing driveway approaches serving the property and no new driveway approaches are proposed. This chapter is not applicable to the proposed development.

**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:** Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

***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.

***SRC 220.005(f)(3)(B): The transportation system into and out of the proposed development conforms to all applicable city standards.***

**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.

***SRC 220.005(f)(3)(C): The proposed development mitigates impacts to the transportation system consistent with the approved traffic impact analysis, where applicable.***

**Finding:** The proposed park improvements do not generate additional traffic. Therefore, a TIA is not required as part of the proposed subdivision submittal per SRC 803.015(b)(1) and this criterion is not applicable.

***SRC 220.005(f)(3)(D): The proposed development will be served with City water, sewer, storm drainage, and other utilities.***

**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. This approval criterion is met.

Prepared by: Laurel Christian, Infrastructure Planner III  
cc: File