


TO: Brandon Pike, Planner I
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department 

DATE: March 11, 2020

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SPR-UGA-ADJ20-06 (19-123697)
1965 CLAXTER ROAD NE
NEW FOOD PROCESSING FACILITY AND SITE IMPROVEMENTS

PROPOSAL

A consolidated application containing the following requests: a Class 3 Site Plan Review to construct a 22,600 square-foot building with associated site improvements at an existing food processing facility, classified as a general manufacturing use; an Urban Growth Area Preliminary Declaration to determine the public facilities required to fully serve the development; a Class 2 Adjustment to reduce the minimum vehicle use area setback to the private roadway easement from 20 feet to 6 feet; and a Class 2 Adjustment to reduce the minimum accessory structure setback to the private roadway easement from 20 feet to 6 feet.

The development site is zoned IP (Industrial Park), is approximately 2 acres in size, and is located at 1965 Claxter Road NE (Marion County Assessor map and tax lot number: 073W01C / 03001).

RECOMMENDED CONDITIONS OF APPROVAL

1. The existing condition of Claxter Road NE does not meet the definition of an adequate linking street pursuant to SRC Chapter 200. To meet the requirement for an adequate linking street improvement, the applicant shall either:
 - a. Construct a 30-foot-wide linking street improvement along Claxter Road NE from Salem Industrial Drive NE to the westerly terminus of Claxter Road NE. The applicant shall convey land for dedication of right-of-way along Claxter Road NE as needed to construct the required improvements as determined by the Public Works Director; or

- b. Enter into a Temporary Facilities Access Agreement with the City of Salem and pay a Temporary Access Fee equal \$1,940 times the number of trips created by the development, as determined by the City Traffic Engineer.
2. Construct a 10-inch sanitary sewer main for a distance of approximately 350 feet north of the 66-inch sewer interceptor main located south of Hyacinth Avenue NE.
3. Design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Claxter Road NE
 - a. Standard— This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 25-foot improvement within a 40- to 50-foot-wide right-of-way approximately 1,000 feet south of the subject property.

Storm Drainage

1. Existing Conditions
 - a. A ditch is located along the western boundary within the 60-foot easement for roadway and utilities on the subject property.
 - b. ODOT right-of-way is west of the subject property. The applicant shall coordinate with ODOT if stormwater discharge is proposed into ODOT right-of-way.
 - c. A ditch is located within the railroad right-of-way east of the subject property.

Water

1. Existing Conditions
 - a. The subject property is located within the G-0 water service level.
 - b. An 8-inch water main is located in the existing 60-foot roadway and utility easement located along the western portion of the property.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in the existing 60-foot roadway and utility easement.
- b. The nearest adequate linking facility is the existing 66-inch interceptor sewer main located southwest of Hyacinth Street NE.

CRITERIA AND FINDINGS

URBAN GROWTH PRELIMINARY DECLARATION

The subject property is located outside the Urban Service Area in an area without adequate facilities as defined in SRC Chapter 200. Analysis of the subject property based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

SRC 200.055—Standards for Street Improvements

Findings—An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Minor and Major Arterial streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

The nearest adequate street facility is located at the intersection of Claxter Road NE and Salem Industrial Drive NE. Pursuant to SRC 200.055(a), a linking street is required from Salem Industrial Drive NE to the westerly terminus of Claxter Road NE. This street improvement is eligible for a temporary access fee pursuant to SRC 200.080(a) because development precedes construction of required facilities that are costly and benefit a large area of undeveloped property. The Public Works Engineering Division has identified that \$4,400,000 in street improvements are warranted along Claxter Road NE and Ridge Drive NE to meet current standards. The Assistant City Traffic Engineer has estimated that 2,270 equivalent length average daily trips (ADT) will be generated from underdeveloped properties benefited by the Claxter Road NE and Ridge Drive NE improvements. The temporary access fee applicable for the proposed is \$4,400,000 divided by 2,270, or \$1,940 per ADT. Pursuant to SRC 200.055(b), physical or topographical constraints are present to a degree that the standard linking street pavement width cannot be reasonably constructed, so the existing street configuration meets the functional levels necessary to meet the increased demands through payment of the temporary access fee.

At the time of development, the applicant has the following options in order to meet the minimum linking street requirements pursuant to SRC 200.055:

1. Construct a 30-foot-wide linking street improvement along Claxter Road NE from Salem Industrial Drive NE to the westerly terminus of Claxter Road NE. The applicant shall convey land for dedication of right-of-way along Claxter Road NE as needed to construct the required improvements as determined by the Public Works Director; or
2. Enter into a Temporary Facilities Access Agreement with the City of Salem and pay a Temporary Access Fee equal \$1,940 times the number of average daily trips created by the development, as determined by the City Traffic Engineer.

SRC 200.060—Standards for Sewer Improvements

Findings—The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060(a)). The nearest available sewer facility appears to be the 66-inch interceptor sewer main located southwest of Hyacinth Avenue NE. The applicant shall construct a 10-inch sanitary sewer main for a distance of approximately 350 feet north of the 66-inch sewer interceptor main located south of Hyacinth Avenue NE to link the site to existing facilities that are defined as adequate under SRC 200.005.

SRC 200.065—Standards for Storm Drainage Improvements

Findings—The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities (SRC 200.065(a)). There is a ditch located within the existing 60-foot roadway and utility easement located along the western portion of the property. No offsite stormwater improvements are required.

SRC 200.070—Standards for Water Improvements

Findings—The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070(a)). The proposed facility will be connected to the existing 8-inch water main located within the existing 60-foot roadway and utility easement located along the western portion of the property. Fire flow tests were conducted within the past year and show that the existing water system provides adequate fire flow, thereby meeting the requirement of PWDS 5.2(a) for pressure requirements for the proposed development. No offsite water improvements are required.

SRC 200.075—Standards for Park Sites

Findings—Prior to development approval, the applicant shall reserve for dedication that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the *Salem Comprehensive Park System Master Plan* (SRC 200.075(a)).

The *Comprehensive Park System Master Plan* shows that the subject property lacks adequate parks facilities. However, the proposed development does not include residential uses and therefore is not required to provide park facilities.

SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Findings—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 - Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 - Driveway Approaches; 805 – Vision Clearance 809 – Wetlands; and 810 - Landslides.

Public Works staff 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.

According to the Salem-Keizer Local Wetland Inventory the subject property does not contain any wetland areas.

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

Findings—The subject property takes access from and is connected to Claxter

Road NE by a 60-foot-wide private access easement. The existing configuration of Claxter Road NE does not meet the definition of an adequate linking street pursuant to SRC Chapter 200, nor does it meet current standards for its classification of street per the Salem TSP. Off-site improvements are addressed under criteria SRC 200.055 as described above.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Findings—The driveway access onto the private access easement provides for safe turning movements into and out of the property.

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

Findings—The Public Works Department has reviewed the applicant's preliminary plan for this site. With completion of the offsite requirements required to meet the definition of adequate linking facilities, the water, sewer, and storm infrastructure are available within surrounding streets/areas and will be adequate to serve the proposed development. The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

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 and grease treatment will be required, and a pH monitoring system may be required. Also, the trash area shall be designed in compliance with PWDS.

Prepared by: Jennifer Scott, Program Manager
cc: File