


TO: Olivia Dias, Planner III
Community Development Department

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

DATE: June 4, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ-DR20-21 (20-106698-RP)
1795 FAIRGROUNDS ROAD NE
6-UNIT MULTI-FAMILY DEVELOPMENT**

PROPOSAL

Class 3 Site Plan Review for a six-unit multi-family development on property approximately 7,345 square feet in size, zoned CO (Commercial Office), and located at 1795 Fairgrounds Road NE (Marion County Assessor Map and Tax Lot 073W23BA / 3600).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Fairgrounds Road NE and sufficient right-of-way to accommodate public infrastructure at the property corners.
2. Remove the existing sidewalk and construct sidewalk parallel to and one foot from the adjacent right-of-way along the Fairgrounds Road NE frontage of the property.
3. Provide street trees to the maximum extent feasible along all property frontages pursuant to SRC 86.015(e).

FACTS

Streets

1. Fairgrounds Road NE
 - a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 44-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Madison Street 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 Conditions—This street has an approximate 30-foot improvement within a 66-foot-wide right-of-way abutting the subject property.

3. Winter Street 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 Conditions—This street has an approximate 30-foot improvement within a 75-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in Fairgrounds Road NE.
- b. A 36-inch storm main is located in Madison Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 2-inch water main is located in Fairgrounds Road NE. Mains of this size generally convey flows of 30 to 100 gallons per minute.
- c. 8-inch water mains are located in Madison Street NE and Winter Street NE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. 18-inch sewer mains are located in Fairgrounds Road NE and Madison Street NE.

CRITERIA AND FINDINGS

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*)

Finding—With completion of the conditions above, the proposed development 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 (LWI) the subject property does not contain any wetland areas or hydric soils.

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. The proposed development is assigned 3 activity points. A total of 3 points indicates a low landslide hazard risk.

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—The existing condition of Fairgrounds Road NE does not meet current right-of-way standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way up to 36 feet to Minor Arterial street standards and adequate right-of-way at the property corners as specified in the PWDS. The Director has authorized an alternative street standard for the street improvement width of Fairgrounds Road NE pursuant to SRC 803.065(a)(2). However, the existing sidewalk does not meet accessibility standards, and the applicant shall be required to construct sidewalk parallel to and one foot from the adjacent right-of-way along the Fairgrounds Road NE frontage of the property. In addition, the street is lacking street trees; therefore, the applicant shall provide street trees to the maximum extent feasible pursuant to SRC 86.015(e) along the Fairgrounds Road NE frontage.

The existing configuration of Madison Street NE meets or exceeds the current standards for its classification of street per the Salem TSP. Therefore, no additional improvements are required along the Madison Street NE frontage.

The existing configuration of Winter Street NE meets or exceeds the current standard for its classification of street pursuant to the Salem TSP, with the exception of street trees. The applicant shall provide street trees to the maximum extent feasible pursuant to SRC 86.015(e) along the Winter Street NE frontage.

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 proposed development does not include a driveway approach or onsite parking areas.

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 Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. However, the applicant has proposed to connect new water meters to the existing 2-inch main in Fairgrounds Road NE, which is not adequate to serve the proposed development. New water meters shall be taken from either the 8-inch water main in Madison Street NE or the 8-inch water main in Winter Street NE.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to PWDS and to the satisfaction of the Public Works Director. The applicant is advised that the trash area shall be designed in compliance with PWDS.

RESPONSE TO CITIZEN COMMENTS

1. Crash history: A citizen response expressed concern regarding safety of the street layout and abutting intersections to the subject property. Public Works staff has investigated the crash history of the surrounding area and will continue to evaluate the need for public improvements. No additional improvements are required at this time for the proposed development.
2. Vision clearance: A citizen expressed concern regarding visibility for drivers at intersections surrounding the proposed development because of parked cars. On-street parking is allowed with the vision clearance area pursuant to SRC 805.010(a)(3), and it is not prohibited on Fairgrounds Road NE except within 50 feet of a STOP sign.

Prepared by: Jennifer Scott, Program Manager
cc: File