

East Park Pump Station
Class 2-Driveway Approach Permit
November 5, 2020

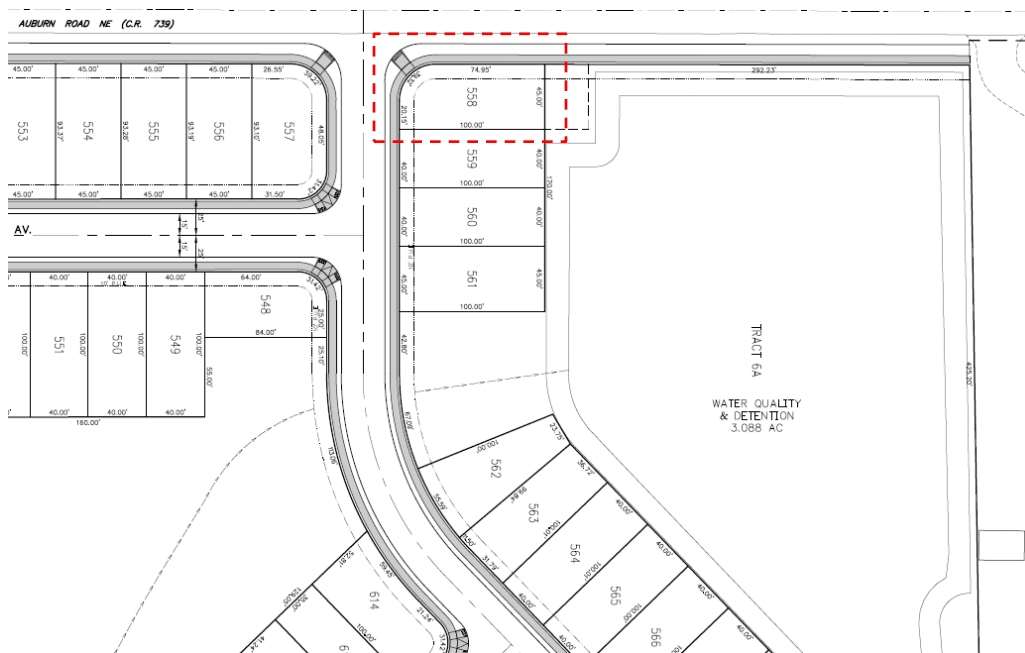
SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:

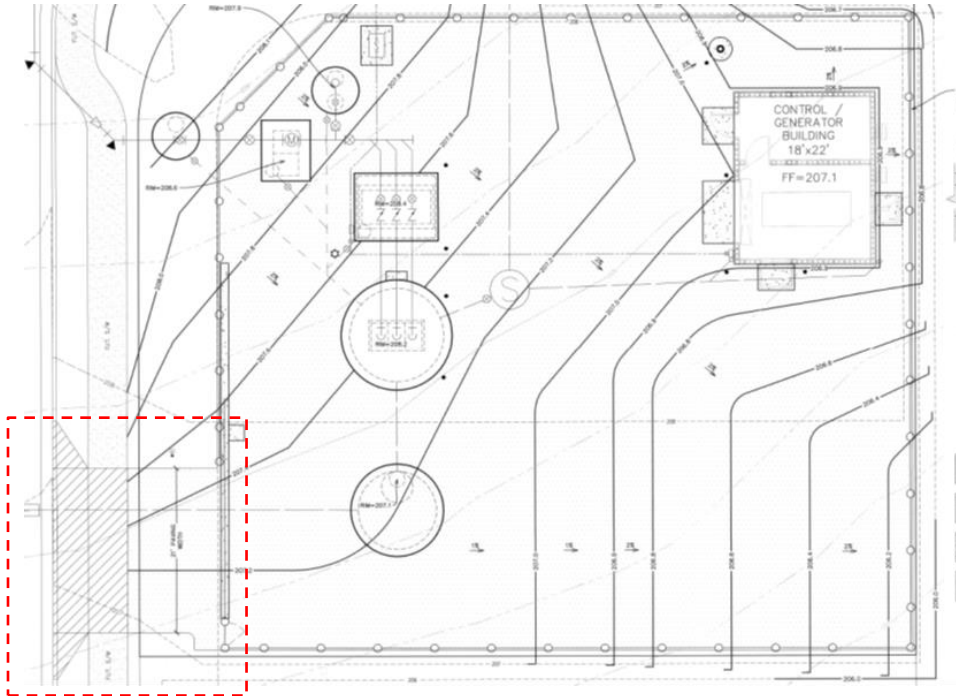
(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Applicant Findings: The proposal is for a pump station located on Lot 558 of approved PUD (CPC-ZC-PUD-SUB-ADJ19-08).

The pump station will generate minimal traffic on to the lot. However, there is a driveway proposed for the pump station lot. The driveway is located off Lynx Street.

The proposed lot will have access onto Lynx Street that runs north/south through the property. Lynx Street is designated as a 'local' street on the Salem Transportation System Plan. The proposed driveway will meet Public Works design standards. The driveway is only required for access to the pump station once or twice a month. As shown on the site plan, the driveway is in compliance with design standards.





The pump station has been designed to City standards. The proposed pump station will be reviewed and approved by Public Works for Code compliance.

(2) No site conditions prevent placing the driveway approach in the required location;

Applicant Response: The location of the pump station and driveway was taken into consideration prior to laying the site out. Access onto Auburn Road to the north is not allowed, so all access for the pump station lot is taken to and from Lynx Street. The location of the proposed driveways take into consideration the location of internal streets adjacent to the site and access onto the local streets. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

(3) The number of driveway approaches onto an arterial are minimized;

Applicant Response: There are no driveways proposed onto an arterial. Therefore, this criterion is not applicable.

(4) The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

(B) Takes access from the lowest classification of street abutting the property;

Applicant Response to (4)(B): The subject property is located on Auburn Road to the north and Lynx Street to the west. Access to Auburn Road is not allowed for this development. All access will be onto Lynx Street. There is only one driveway proposed onto Lynx Street from this lot. There are no adjacent driveways to share access with and Lynx Street is a 'local' street. Therefore, there is no lower classified streets abutting the property. Therefore, this criterion has been met.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: Through the site plan review process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveway approach does not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveway will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant will be working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveway takes into consideration the location of the streets adjacent to the site and access onto Lynx Street. As shown on the site plan, this criterion has been met.

The driveway is clearly identifiable, safe, and interconnected. Improved access to the pump station is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

