


TO: Aaron Panko, Planner III
Community Development Department

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

DATE: November 24, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CLASS 2 SITE PLAN REVIEW (20-110194-RP)
4629 SUNNYSIDE ROAD SE
SALEM ASR EXPANSION FACILITY**

PROPOSAL

To construct ASR Improvements including a new water treatment building and service parking area with landscaping and stormwater treatment, improving an existing access road, and a new pedestrian connection for property approximately 22 acres in size, zoned PA (Public Amusement) and RS (Single Family Residential), and located at 4629 Sunnyside Road SE.

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Sunnyside Rd SE
 - 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 47-foot improvement within a 72-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. The proposed development is located in Woodmansee Park; no stormwater infrastructure currently serves the property.

Water

1. Existing Conditions

- a. The subject property is located in the S-2 water service level.
- b. A 12-inch water main is located in Woodmansee Park. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Woodmansee Park to the northeast of the proposed development.

FINDINGS

1. Utility Services

Finding—The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development.

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 may be required, and the trash area shall be designed in compliance with PWDS. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed and accepted to the satisfaction of the Public Works Director prior to occupancy.

2. Streets

Finding—The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to 803.040(a); therefore, no right-of-way dedication or street improvements are required. This application improves the existing driveway on Sunnyside Road SE.

3. Storm Drainage System

Finding—The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a)-or-(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

4. Natural Resources

Finding—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.

The Salem-Keizer Local Wetland Inventory does not show wetland area(s) or hydric soils mapped on the property.

Pursuant to SRC 810.020, the proposed development is a low landslide hazard risk.

Prepared by: Matt Olney, Program Manager

cc: File