

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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503-588-6173*

PLANNING ADMINISTRATOR DECISION FOR SITE PLAN REVIEW

CASE TYPE: Class 2 Site Plan Review
AMANDA NO.: 20-110194-RP
DATE OF DECISION: November 24, 2020
PROPERTY LOCATION: 4629 Sunnyside Road SE
APPLICANT: City of Salem – Public Works Department
(Ben Haney)
ZONE: PA (Public Amusement) and RS (Single Family Residential)
COMPREHENSIVE PLAN: Single Family Residential
OVERLAY: None

REQUEST

A Class 2 Site Plan Review for the Phase 1 aquifer storage and recovery (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 Rd SE - 97302 (Marion County Assessors Map and Tax Lot Number: 083W10DB / 00300).

FINDINGS

The purpose of Site plan review is to provide a unified, consistent, and efficient means to review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure. The site plan is attached.

Pursuant to SRC 220.005(b)(2), Class 2 Site Plan Review is required for any development that requires a building permit, other than development subject to Class 1 Site Plan Review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

1. Approval Criteria

SRC 220.005(f)(2) provides that an application for Class 2 Site Plan Review shall be granted if:

- (a) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

Finding: Only clear and objective standards apply to the proposed development.

(b) The application meets all the applicable standards of the UDC.

Finding: The following is a summary of the applicable development standards of the UDC.

Land Use

The subject property is zoned RS (Single Family Residential) and PA (Public Amusement). Development of the property is subject to the use and development standards of the RS zone (SRC Chapter 511) and the PA (Public Amusement) zone (SRC Chapter 540). The proposed water treatment building is located on the RS zoned portion of the property. The proposed water treatment facility is classified as a Basic Utilities use and is a permitted use in the RS zone. The proposed development includes a new water treatment building and service parking area with landscaping and stormwater treatment, improving an existing access road, and a new pedestrian connection. The proposed development plans are included as Attachment 1.

RS Zone (SRC Chapter 511)

a. Lot Standards (SRC 511.010(b)):

The minimum lot area for all uses other than single family, two family, and nonprofit shelters is 6,000 square feet; the minimum lot width is 40 feet; the minimum lot depth is 80 feet; and the maximum depth is 300% of average lot width. The minimum street frontage requirement is 40 feet.

Finding: The subject property (Marion County Assessor Map and Tax Lot: 083W10DB / 00300) is approximately 2.85 acres in size, but is part of Woodmansee Park which includes several other taxlots for a total area of approximately 22 acres. The property complies with minimum lot standards of the RS zone, no change to the lot size or dimensions is proposed with this application.

b. Setbacks (SRC 511.010(b)):

Setbacks within the RS zone shall be provided as set forth in Table 511-3.

Interior Front, Side and Rear

North: Adjacent to the north is property zoned RS (Single Family Residential). The minimum interior rear yard building and vehicle use area setback is 14 feet for a one-story building.

Finding: The proposed building is approximately 300 feet and the proposed vehicle use area is approximately 230 feet from the northern property line, meeting minimum setback requirements.

South: Adjacent to the south is property zoned PA (Public Amusement). The minimum interior front yard building and vehicle use area setback is 12 feet.

Finding: The proposed building is approximately 100 feet and the proposed vehicle use area is approximately 40 feet from the southern property line, meeting minimum setback requirements.

East: Adjacent to the east is property zoned RM-II (Multiple Family Residential). The minimum interior side yard building and vehicle use area setback for buildings less than 35 feet in height is 5 feet.

Finding: The proposed building is approximately 45 feet and the vehicle use area is approximately 25 feet from the eastern property line, meeting minimum setback requirements.

West: Adjacent to the west is property zoned PA (Public Amusement). The minimum interior side yard building and vehicle use area setback for buildings less than 35 feet in height is 5 feet.

Finding: The proposed building is approximately 210 feet and the vehicle use area is approximately 170 feet from the western property line, meeting minimum setback requirements.

- c. Lot Coverage, Height (SRC 511.010(c)):
In the RS zone maximum lot coverage is 35 percent and the maximum height is 50 feet for a use other than single family, two family, and nonprofit shelters.

Finding: The proposed building is approximately 16 feet in height, and the 2,219 square foot building covers less than 0.2 percent of the lot area, meeting the standard.

Off-Street Parking, Loading, and Driveways (SRC Chapter 806)

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Required off-street parking shall be located on the same development site as the use or activity it serves, or per 806.010, within residential zones, required off-street parking may be within 200 feet of the development site containing the use or activity it serves.

Finding: All off-street parking provided for the use will be located on the same development site as the proposed use.

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* The proposal includes development of a new building for a basic utility use. Per Table 806-1, the minimum off-street

parking requirement for basic utility uses is the greater of 0.75 spaces per employee or one space per 5,000 square feet of floor area.

- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

Finding: The proposed building is approximately 2,219 square feet in size and the applicant indicates that there will be no employees, and based on the floor area of the building, no off-street parking spaces are required ($2,219 / 5,000 = 0.44$). The site plan indicates that three off-street parking spaces are provided. No compact spaces are proposed. Carpool/vanpool spaces are not required for the proposed use.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas, expansion or alteration of existing off-street parking and vehicle use areas where existing paved surface is replaced with a new paved surface, or the paving of an unpaved area.

Finding: The proposal includes development of a new off-street parking area to serve the proposed development. The off-street parking area development standards of this section are applicable.

- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Finding: The proposed off-street parking area complies with all applicable location and perimeter setback requirements.

- d) *Interior Landscaping.* Interior landscaping is required for off-street parking areas 5,000 square feet or greater in size and shall be provided in amounts not less than those set forth in Table 806-5.

Finding: The proposed off-street parking area is less than 5,000 square feet; therefore, interior parking area landscaping is not required.

- e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed off-street parking spaces and drive aisles are in compliance with the minimum dimensional requirements of Table 806-6.

- f) *Additional Off-Street Parking Development Standards 806.035(f)-(m).*

Finding: The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Bumper guards and wheel barriers are required in the proposed parking area so that no portion of a vehicle will overhang into a required pedestrian accessway. The parking area striping, marking, signage and lighting shall comply with the standards of SRC Chapter 806. Abutting property to the north is zoned RS (Single Family Residential); therefore, a minimum six-foot-tall sight obscuring fence, wall, or hedge is required to screen the proposed off-street parking area from the abutting residential use to the north.

- i. **Bicycle Parking:**

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for each proposed new use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 - Amount of Bicycle Parking.

Per SRC Chapter 806, Table 806-8, basic utility uses require the greater of four bicycle parking spaces or a minimum of one bicycle parking space per 10,000 square foot of floor area.

Finding: The proposed building is approximately 2,219 square feet in size, there are no bicycle parking spaces required based on the floor area ($2,219 / 10,000 = 0.22$), therefore a minimum of four bicycle parking spaces are required for the proposed development. The applicant indicates that four bicycle parking spaces are proposed meeting the minimum requirement.

SRC 806.060 – Bicycle Parking Development Standards.

- (a) **Location.** Except as otherwise provided in this section, bicycle parking shall be located outside a building.

- (1) Bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.

- (2) Where bicycle parking cannot be located outside a building, it may be located inside a building within a convenient distance of, and accessible from, the primary building entrance.
- (b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.
- (c) Dimensions. Except as provided in subsection (f) of this section, bicycle parking areas shall meet the following dimension requirements:
 - (1) Bicycle parking spaces. Bicycle parking spaces shall be a minimum of six feet in length and two feet in width with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side.
 - (2) Access aisles. Bicycle parking spaces shall be served by a minimum four-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.
- (d) Surfacing. Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.
- (e) Bicycle racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards.
 - (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
 - (4) Racks shall be securely anchored.
 - (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Finding: The site plan shows that four bicycle parking spaces will be installed on the north east side of the building entrance in compliance with the location and development standards of SRC 806.060.

- ii. Loading Spaces:
Off-street loading areas shall be provided and maintained for each proposed new use or activity.

Finding: The proposed basic utilities use requires no loading spaces.

Landscaping and Irrigation (SRC Chapter 807)

Finding: Landscaping and irrigation plans are required at building permit to demonstrate that Type A landscaping of one plant unit per 20 square feet of landscaped area is provided between the parking and vehicle use areas and north,

south, and west property lines. The landscaping and irrigation plans may be deferred but must be submitted and approved prior to inspection for final occupancy.

Historic Property Status

The subject property is not listed as a historic resource.

Previous Land Use Actions

No previous land use actions are identified on the subject property.

Department Comments

The Fire Department reviewed the proposal and commented that a fire hydrant is required within 400 feet of all portions of the structure (600 feet if provided with an approved fire sprinkler system). Fire Department access required within 150 feet of all portions of the structure. Measurements are made along an approved route. Generator fuel tank location is determined on the size of the fuel tank.

The Building and Safety Division reviewed the site plan review application and indicated no concerns.

The Public Works Department provided a memorandum (Attachment 2).

2. Conclusion

Based on conformance with the preceding requirements, the Planning Administrator finds that the proposed site plan for property located at 4629 Sunnyside Road SE complies with approval criteria provided in SRC 220.005(f)(1).

DECISION

Final approval of the attached site plan is hereby GRANTED subject to SRC Chapter 220 and the applicable standards of the Salem Revised Code and providing compliance occurs with any applicable items noted above. This decision is final a final land use decision.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

If you have any questions regarding items in this site plan review, please contact Aaron Panko at 503-540-2356 or by email at apanko@cityofsalem.net.



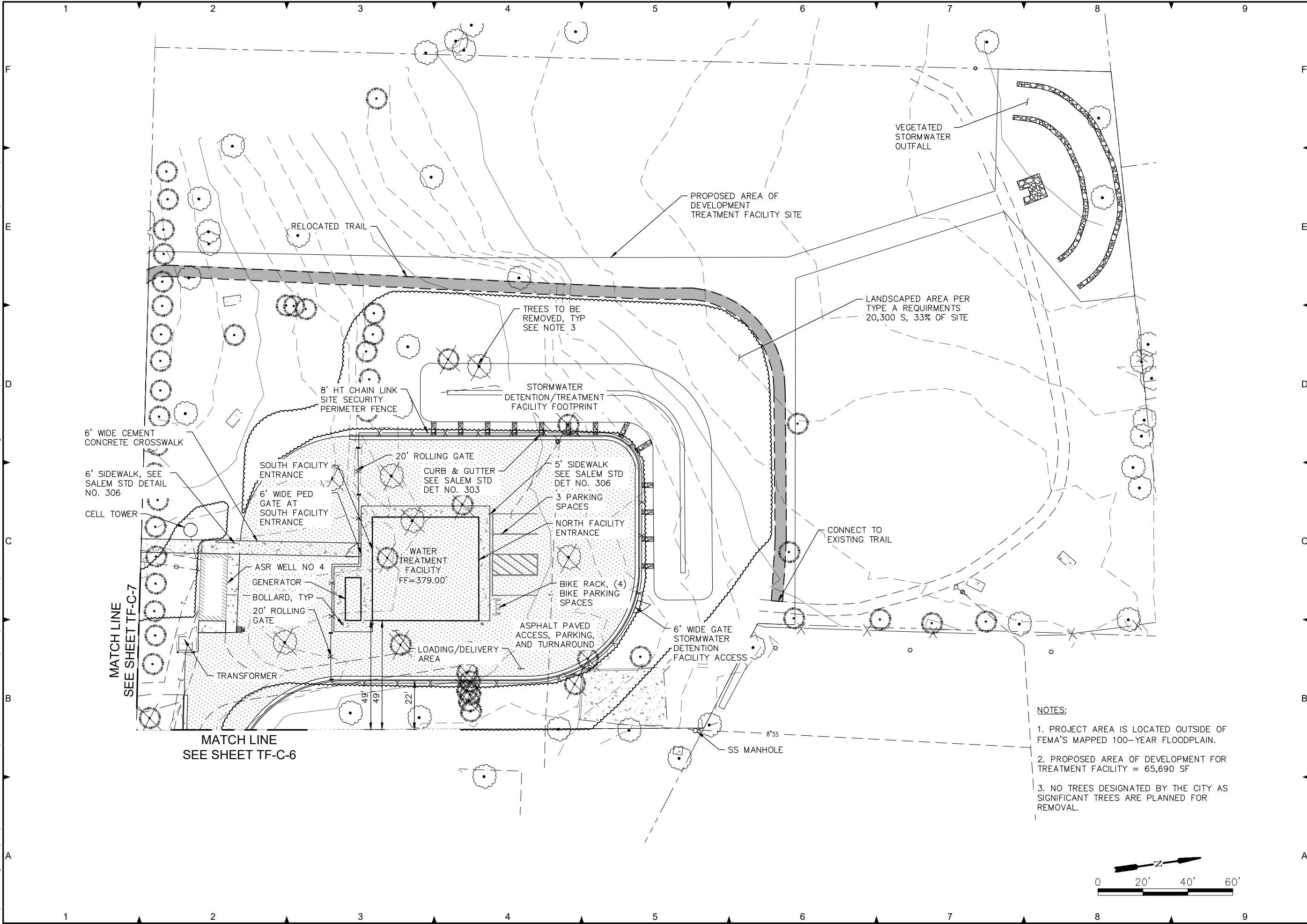
Aaron Panko, Planner III
Planning Administrator Designee

Application Deemed Complete:	<u>October 22, 2020</u>
Decision Mailing Date:	<u>November 24, 2020</u>
State Mandated Decision Date:	<u>February 19, 2021</u>

Attachments: 1) Proposed Development Plans
2) Public Works Department Memorandum

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- NOTES:
1. PROJECT AREA IS LOCATED OUTSIDE OF FEMA'S MAPPED 100-YEAR FLOODPLAIN.
 2. PROPOSED AREA OF DEVELOPMENT FOR TREATMENT FACILITY = 65,690 SF
 3. NO TREES DESIGNATED BY THE CITY AS SIGNIFICANT TREES ARE PLANNED FOR REMOVAL.



SHEET PREPARED BY:

murraysmith

888 SW 5TH AVENUE, SUITE 1170
PORTLAND, OREGON 97204
P 503.225.9010

**PERMIT
REVIEW SET
REVISED 8/3/2020**

PRELIMINARY ONLY
DO NOT USE FOR CONSTRUCTION

JULY 2020

Murraysmith
www.murraysmith.us

SIGNED:

**IMPROVEMENTS TO THE AQUIFER
STORAGE AND RECOVERY
FACILITY**

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PN:XXXXXX

HORIZ DATUM: NAD 83-SPCS
VERT DATUM: NGVD 1929 (47)
HORIZ SCALE: AS SHOWN
VERT SCALE:

DESIGN: LRC
DRAWN: CAD
CHECKED: XXX

APPROVED: XXX

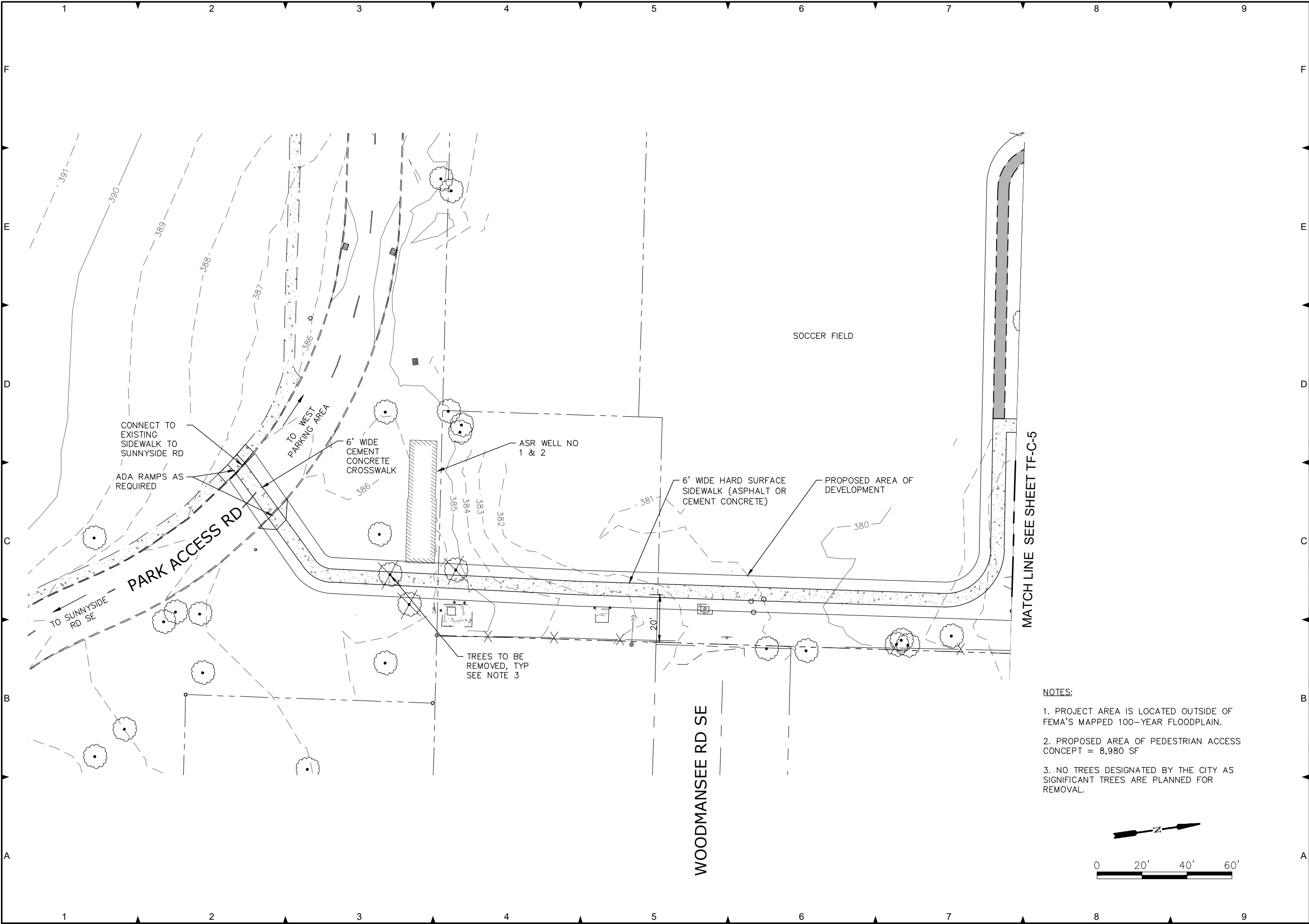
SHEET TITLE

**SCHEDULE A
TREATMENT FACILITY
SITE LAYOUT PLAN**

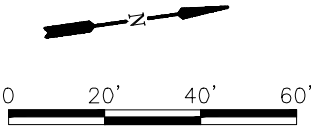
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- NOTES:
1. PROJECT AREA IS LOCATED OUTSIDE OF FEMA'S MAPPED 100-YEAR FLOODPLAIN.
 2. PROPOSED AREA OF PEDESTRIAN ACCESS CONCEPT = 8,980 SF
 3. NO TREES DESIGNATED BY THE CITY AS SIGNIFICANT TREES ARE PLANNED FOR REMOVAL.



SHEET PREPARED BY:

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**PERMIT
REVIEW SET
REVISED 8/3/2020**

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JULY 2020

Murraysmith
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SIGNED:

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FACILITY

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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HORIZ DATUM: NAD 83-SPCS
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HORIZ SCALE: AS SHOWN
VERT SCALE:

DESIGN: LRC
DRAWN: CAD
CHECKED: XXX

APPROVED: XXX

SHEET TITLE

**SCHEDULE A
TREATMENT FACILITY
PED CONNECTION
LAYOUT PLAN**


TF-C-7

SHEET ---- OF



MEMO

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