

TO: Sally Long, Planner I
Community Development Department

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

DATE: September 1, 2021

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CLASS 2 SITE PLAN REVIEW (21-109485-RP)
3980 AIRWAY DRIVE SE
AIRPLANE HANGAR

PROPOSAL

A Class 2 Site Plan Review to construct a 4,800-square-foot airplane hangar on a leased portion of Salem Municipal Airport (McNary Field), zoned IP (Industrial Park) and PS (Public Service), designated IND (Industrial) and POS (Parks, Open Space, and Outdoor Recreation) in the Salem Area Comprehensive Plan, within the McNary Field and Airport Overlay Zones, and located at 3980 Airway Drive SE 97302 (Marion County Assessor Map and Tax Lot 083W01 00100, 083W12A 00100, and 083W12A 00500).

SUMMARY OF FINDINGS

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

FINDINGS

1. Utility Services

Finding—Design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. 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 meets the exceptions described in SRC 803.040(d); therefore, no right-of-way dedication or street improvements are required. The proposed hangar accesses a private taxiway internal to the Airport property. No changes are proposed to the existing access location.

3. Storm Drainage System

Finding—At the time of development, the applicant shall be required to design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS for areas of new and replaced impervious surfaces. An existing stormwater system for the Airport lease spaces provides flow control for the proposed development.

4. Floodplain Development

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 within the lease space area of the proposed hangar.

5. Natural Resources

Finding—The Salem-Keizer Local Wetland Inventory does not show wetland area(s) or hydric soils mapped within the lease space area.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no areas of landslide susceptibility on within the lease space area.

cc: File