


**TO:** Kyle Kearns, Planner II  
Community Development Department

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

**DATE:** December 8, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
SPR-ADJ-DAP 21-32 (21-120436-RP)  
5125 SKYLINE ROAD S  
ADA AND PEDESTRIAN ACCESS UPGRADES**

## **PROPOSAL**

A consolidated application containing a Class 3 Site Plan Review for improvements to existing ADA ramps and pedestrian access throughout the development site with a Class 2 Adjustment request to pedestrian access standards. The subject property is 10.53 acres in size, zoned CR (Commercial Retail), and located at 5125 Skyline Road S (Marion County Assessor map and tax lot number(s): 083W17AA / 0200).

## **SUMMARY OF FINDINGS**

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

## **FACTS**

### **Streets**

#### **1. Skyline Road S**

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 60-foot improvement within a 77-foot-wide right-of-way abutting the subject property.

2. Kuebler Boulevard S

- a. Standard—This street is designated as a Parkway street in the Salem TSP. The standard for this street classification is a 66-foot-wide improvement within a 120-foot-wide right-of-way according to Appendix G of the Salem TSP.
- b. Existing Conditions—This street has an approximate 60-foot improvement within an 80-foot-wide right-of-way abutting the subject property.

3. Croisan Scenic Way S

- 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 40-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

**Storm Drainage**

1. Existing Conditions

- a. There are 10-inch and 12-inch storm mains located in Kuebler Boulevard S.
- b. A 24-inch storm main is located in Skyline Road S.
- c. An 8-inch storm main is located in Croisan Scenic Way S.
- d. There are multiple public storm mains of various sizes located on the site within easements.

**Water**

1. Existing Conditions

- a. The subject property is located in the S-3 water service level.
- b. There are 12-inch water mains located in Skyline Road S, Kuebler Boulevard S, and Croisan Scenic Way S. 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 Skyline Road S and Croisan Scenic Way S.

## **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—**The subject property 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 within the development area.

**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 street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required.

**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 driveway access onto Skyline Road S provides for safe turning movements into and out of the property.

**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. The applicant does not show any new connections to public infrastructure.

Prepared by: Laurel Christian, Program Coordinator  
cc: File