


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

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

**DATE:** January 31, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
CLASS 2 SITE PLAN REVIEW (21-122785)  
1185 22<sup>ND</sup> STREET SE  
INTERIOR IMPROVEMENTS AND SITE IMPROVEMENTS**

## **PROPOSAL**

A Class 2 SPR for interior improvements and exterior patio replacement at 1185 22<sup>nd</sup> Street SE.

## **SUMMARY OF FINDINGS**

Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.

## **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. 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 SRC 803.040(a). Therefore, no right-of-way dedication or street improvements are required. The existing driveways are adequate and do not warrant modification to serve the proposed development.

3. Storm Drainage System

Finding—The applicant shall be required to design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

4. Floodplain Development

Finding—There is an existing floodway and floodplain located on the subject property designated on the Federal Emergency Management Agency floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. Excavation or fill work is prohibited in the floodway portion of the subject property.

5. Natural Resources

Finding—SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

Prepared by: Laurel Christian, Program Coordinator  
cc: File