

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: March 23, 2022

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ-DAP22-05 (21-122676 / 21-122677 / 21-101942)
4770 LOGISTICS STREET SE
DRY GOODS AND COLD STORAGE DISTRIBUTION

PROPOSAL

A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new dry goods and cold storage distribution center approximately 901,000 square feet in size and associated accessory buildings with Class 2 Zoning Adjustments. For a portion of property approximately 70.48 acres in size, zoned EC (Employment Center), and located at the 4500 Block of Mill Creek Drive SE - 97317 (Marion County Assessor's Map and Tax Lot number: 082W07 / 00602).

RECOMMENDED CONDITIONS OF APPROVAL

1. Along Turner Road SE from Logistics Street SE to the Mill Creek bridge, convey land for dedication of the ultimate right-of-way on the development side of centerline and construct a full-width Minor Arterial improvement. The improvement shall include tapers sufficient to provide a left-turn lane from southeast-bound Turner Road SE to northeast-bound Logistics Street SE. Sidewalks are required only on the development side of Turner Road SE.
2. Construct a half-width Turnpike improvement along the development side of Kuebler Boulevard SE from 1,200 feet south of Aumsville Highway SE to the Mill Creek Bridge or pay a fee-in-lieu (FIL) of improvements at time of building permit issuance equal to \$1,379,051 FIL.
3. Convey land for dedication and construct a full Collector street improvement of Logistics Street SE from Mill Creek Drive SE to Turner Road SE.

4. Dedicate right-of-way or a temporary construction easement for the required public improvements at the Logistics Street SE and Turner Road SE intersection.
5. Pursuant to SRC 86.015(e), any person undertaking development adjacent to public streets shall provide street trees along Logistics Street SE and Turner Road SE to the maximum extent feasible in accordance with the standards and specifications set forth in SRC Chapter 86 and applicable administrative rules. Mill Creek Drive SE shall require trees only where the trees are no longer viable adjacent to the property.
6. Design and construct a storm drainage system at the time of development in general compliance with SRC Chapter 71 and PWDS and/or the Mill Creek Industrial Park Stormwater Management Plan, or as approved by the City of Salem Public Works.
7. Replace the existing State-owned sewer east of Logistics Street SE with a public main in Mill Creek Drive SE from Deer Park Road SE to Logistics Street SE and in Logistics Street SE south of Mill Creek Drive.
8. Replace the existing southerly extension of the existing State-owned sewer with an 18-inch master plan main extended in Logistics Street SE to Turner Road SE.
9. An easement or quitclaim agreement to ensure prescriptive rights for the state-owned sewer shall be provided.
10. An easement for realigned drainage course shall be provided through the property.
11. Convey land for right-of-way for the existing Recreational Path extending from Turner Road SE to the stormwater facility abutting the subject property. Dedicated right-of-way may be utilized for purposes of calculating the maximum 80 percent impervious coverage requirement of the MCIP Stormwater Management Plan.
12. Along the Mill Creek waterway, dedicate:
 - a. A Public Utility Easement (or similar) for overhead powerlines.
 - b. An Open Channel Drainage Easement along Mill Creek. In accordance with PWDS, the easement width shall be either 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greater.
 - c. A Public Access and Trail Easement pursuant to the Mill Creek Corporate Center Master Plan.

FACTS

Streets

1. Mill Creek Drive SE

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 50-foot improvement within a 120-foot-wide right-of-way abutting the subject property.

2. Logistics Street SE

- a. Standard—This street is a planned Collector street in the Salem TSP that runs through the subject property. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 50-foot improvement within a 75-foot-wide right-of-way abutting the subject property.

3. Turner Road 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 25-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

4. Kuebler Boulevard SE

- a. Standard—This street is designated as a Parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 40-foot improvement within a 175-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

There are existing above-ground stormwater management facilities to the east of the subject property as part of the Mill Creek Corporate Center campus.

Water

1. Existing Conditions

- a. The subject property is located in the S-1 water service level.
- b. An 18-inch water main is located in Mill Creek Drive SE and Logistics Street SE. Mains of this size generally convey flows of 4,800 to 11,100 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 18-inch sewer main is located in Mill Creek Drive SE and Logistics Street SE.
- b. An 18-inch sewer main is located within a public easement on the subject property that extends from Logistics Street SE to the southern boundary.
- c. A 12-inch State-owned sewer main is location on the subject property within an easement that runs from the eastern property boundary to the western property boundary.

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—With completion of the conditions above, and approval of the Class 2 Driveway Approach permit, 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.

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-to-3-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds 3 activity points to the proposal, which results in a total of 5 to 6 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. During review of the Mill Creek Corporate Center Subdivision (SUB08-05MOD2), a geologic hazard study was submitted that demonstrated the site does not contain geologic hazards that will adversely affect the proposed development. No additional information is required under SRC Chapter 810.

Mill Creek runs through the subject property. The subdivision decision creating the Mill Creek Corporate Center requires that all necessary access and utility easements be shown on the plat, as determined by the Public Works Director (SUB08-05MOD2). The following easements are required as part of the proposed development:

Condition: Along the Mill Creek waterway, dedicate:

- a. A Public Utility Easement (or similar) for overhead powerlines.
- b. An Open Channel Drainage Easement along Mill Creek. In accordance with PWDS, the easement width shall be either 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greater.
- c. A Public Access and Trail Easement pursuant to the Mill Creek Corporate Center Master Plan.

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—Mill Creek Drive SE is fully developed and meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

Turner Road SE, Kuebler Boulevard SE, and Logistics Street SE do not meet current standards for their classification of street per the Salem TSP. During review of the Mill Creek Corporate Center Subdivision (SUB08-05MOD2), the City of Salem and State of Oregon identified the cumulative impacts of development for the Mill Creek Corporate Center and recommended mitigation projects in an Intergovernmental Agreement for the Development dated March 14, 2005. The following conditions are recommended for this phase of development:

Condition: Along Turner Road SE from Logistics Street SE to the Mill Creek bridge, convey land for dedication of the ultimate right-of-way on the

development side of centerline and construct a full-width Minor Arterial improvement. The improvement shall include tapers sufficient to provide a left-turn lane from southeast-bound Turner Road SE to northeast-bound Logistics Street SE. Sidewalks are required only on the development side of Turner Road SE.

Condition: Construct a half-width turnpike improvement along the development side of Kuebler Boulevard SE from 1,200 feet south of Aumsville Highway SE to the Mill Creek Bridge or pay a fee-in-lieu (FIL) of improvements at time of building permits equal to \$19,561/acre x 70 acres = \$1,379,051 FIL.

Condition: Convey land for dedication and construct a full Collector street improvement of Logistics Street SE from Mill Creek Drive SE to Turner Road SE.

Condition: Dedicate right-of-way or a temporary construction easement for the required public improvements at the Logistics Street SE and Turner Road SE intersection.

The Mill Creek Corporate Center Master Plan shows a recreational trail located along the stormwater facility abutting the subject property and connecting both to Mill Creek Drive SE and Turner Road SE. A portion of that trail has already been constructed from Turner Road SE through the subject property. The applicant shall convey right-of-way or provide a public access easement to accommodate the recreational trail.

Condition: Convey land for right-of-way for the existing Recreational Path extending from Turner Road SE to the stormwater facility abutting the subject property. Dedicated right-of-way may be utilized for purposes of calculating the maximum 80 percent impervious coverage requirement of the MCIP Stormwater Management Plan.

Street trees are required along frontages to the maximum extent feasible in accordance with SRC 86.015(e). Applicant shall replace dead trees along Mill Creek Drive SE and plant new street trees along Logistics Drive SE.

Condition: Pursuant to SRC 86.015(e), any person undertaking development adjacent to public streets shall provide street trees along Logistics Street SE and Turner Road SE to the maximum extent feasible in accordance with the standards and specifications set forth in SRC Chapter 86 and applicable administrative rules. Mill Creek Drive SE shall require trees only where the trees are no longer viable adjacent to the property.

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 Logistics Street SE 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.

As described above, there are private State-owned sewer mains on the subject property that conflict with the proposed building. In order to ensure that adjacent properties are served with public sewer mains pursuant to PWDS 3.2, the applicant shall replace the State-owned sewer with public sewer mains located within adjacent streets. In addition, the Wastewater Management Master Plan shows that an 18-inch main is needed to serve undeveloped property along Turner Road SE.

Condition: Replace the existing State-owned sewer east of Logistics Street SE with a public main in Mill Creek Drive SE from Deer Park Road SE to Logistics Street SE, and in Logistics Street SE south of Mill Creek Drive.

Condition: Replace the existing southerly extension of the existing State-owned sewer with an 18-inch master plan main extended in Logistics Street SE to Turner Road SE.

Condition: An easement or quitclaim agreement to ensure prescriptive rights for the state-owned sewer shall be provided.

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.

Condition: Design and construct a storm drainage system at the time of development in general compliance with SRC Chapter 71 and PWDS and/or the Mill Creek Industrial Park Stormwater Management Plan, or as approved by the City of Salem Public Works.

There is an existing drainage ditch that traverses the property where the building will be constructed. This drainage channel will be realigned as part of the project.

Condition: An easement for realigned drainage course shall be provided through the property.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;**

Finding—The proposed driveways meet the standards for SRC Chapter 804 and PWDS.

- (2) No site conditions prevent placing the driveway approach in the required location;**

Finding—There are no site conditions prohibiting the location of the proposed driveway.

- (3) The number of driveway approaches onto an arterial are minimized;**

Finding—The proposed driveway is not accessing onto an Arterial street.

- (4) The proposed driveway approach, where possible:**

- i. Is shared with an adjacent property; or**
- ii. Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

- (5) Proposed driveway approach meets vision clearance standards;**

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

- (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;**

Finding—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

- (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;**

Finding—Staff analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a Collector street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed driveway approach is not located in the vicinity of a residentially zoned area. The driveway will not have an effect on the functionality of the adjacent streets.

Prepared by: Laurel Christian, Program Coordinator
cc: File