


TO: Olivia Dias, Current Planning Manager
Community Development Department

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

DATE: May 3, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
ADJ-DAP22-07 (22-106227; 22-108102)
4396 MARKET STREET NE
COTTAGE CLUSTER OF EIGHT UNITS**

PROPOSAL

A Class 2 Adjustment for development of a Cottage Cluster containing eight dwelling units. For property approximately 0.30 acres in size, zoned RS (Single Family Residential), and located on the 4396 Block Market Street NE 97301 (Marion County Assessors Map and Tax Lot number: 072W22AC / 1200 & 1300).

RECOMMENDED CONDITIONS OF APPROVAL

1. Construct a raised median in Market Street NE pursuant to PWDS to restrict left-turn movements from entering or exiting the proposed driveway.

FACTS

Streets

1. Market Street NE
 - a. Standard—This street is designated as a Minor Arterial 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 46-foot improvement within a 76-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. There is an 18-inch storm main located in Market Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. There is a 12-inch water main located in Market Street NE.

Sanitary Sewer

1. Existing Conditions

- a. There is an 8-inch sewer main located in Market Street NE.
- b. There is an 8-inch sewer main located on the subject property.

CRITERIA AND FINDINGS

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 driveway meets 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 subject property only has access onto an Arterial street; one driveway is proposed.

- (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 subject property abuts only one street, which has a Minor Arterial classification. A shared driveway approach is not possible because the adjacent parcels to the east contain a Water Quality Rain Garden, owned by the City and there is not room for a shared driveway approach. A shared driveway approach with the neighbor to the west is not possible due to existing development patterns.

(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—The Assistant City Traffic Engineer has reviewed the proposed driveway location and determined that the proposed driveway location may cause operational and safety issues with access to the school. The solution to the potential safety issue will be restricting the driveway to right-in and right-out by constructing a raised median or reconfiguring the site to move the driveway westerly to align with the existing median. In the Applicants written statement, they agree to the right-in and right-out movement.

Condition: Construct a raised median in Market Street NE pursuant to PWDS to restrict left-turn movements from entering or exiting the proposed driveway.

(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 Minor Arterial 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 development is surrounded by residentially zoned property. The proposed development only abuts a Minor Arterial street. The proposed driveway is taken from the lowest classification street abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

Prepared by: Laurel Christian, Program Coordinator
cc: File