

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



*Si necesita ayuda para comprender esta información, por favor llame  
503-588-6173*

## PLANNING ADMINISTRATOR DECISION FOR SITE PLAN REVIEW

**CASE TYPE:** Class 2 Site Plan Review  
**AMANDA NO.:** 22-106913-RP  
**DATE OF DECISION:** July 7, 2022  
**PROPERTY LOCATION:** 1010 Hawthorne Avenue SE  
**APPLICANT:** Christopher Rutledge, Parkway C&A, on behalf of owner, Costco Wholesale Corporation, and purchaser Dickerhof Properties LLC (Darren Dickerhof)  
**REPRESENTATIVE:** Rhine-Cross Group, LLC  
**ZONE:** CR (Retail Commercial)  
**COMPREHENSIVE PLAN:** COM (Commercial)  
**OVERLAY:** None

### REQUEST

A Class 2 Site Plan Review for modifications of parking lot and vehicle use areas and addition of pedestrian connections, for a property of approximately 13.43 acres zoned CR (Retail Commercial) and located at 1010 Hawthorne Avenue SE – 97301 (Marion County Assessor map and tax lot number(s): 073W360000803).

### FINDINGS

The purpose of Site plan review is to provide a unified, consistent, and efficient means to review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure. The proposed development plans are included as **Attachment A**.

Pursuant to SRC 220.005(b)(2), Class 2 Site Plan Review is required for any development that requires a building permit, other than development subject to Class 1 Site Plan Review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

#### **1. Approval Criteria**

SRC 220.005(f)(2) provides that an application for Class 2 Site Plan Review shall be granted if:

- (a) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

**Finding:** Only clear and objective standards apply to the proposed development.

- (b) The application meets all the applicable standards of the UDC.

**Finding:** The following is a summary of the applicable development standards of the UDC.

### **Land Use**

The subject property is zoned CR (Retail Commercial), development of the property is subject to the use and development standards of the CR zone (SRC Chapter 522). The proposed development includes various improvements for a new tenant, which is classified as a retail sales use. *Retail sales* is identified as a permitted use under SRC Chapter 522, Table 522-1.

The proposal does not include development near legal property lines, so determination of lot legality was not required for the subject property. Lot legality shall be verified for any future development of the site.

### **CR Zone (SRC Chapter 522)**

- a. Lot Standards (SRC 522.010(a)):  
There is no minimum lot area, no minimum lot width, and no minimum lot depth in the CR zone. The minimum street frontage requirement is 16 feet for all uses other than single family.

**Finding:** The existing lot complies with the minimum lot standards of the CR zone and no changes to the lot size or dimensions are proposed.

- b. Setbacks (SRC 522.010(b)):  
Setbacks within the CR zone shall be provided as set forth in SRC Table 522-3 and Table 522-4.

#### *Abutting Street*

**West:** The subject property is adjacent to Hawthorne Avenue SE. There is a minimum setback of five feet for buildings and accessory structures, and a minimum setback of six to ten feet for vehicle use areas, pursuant to SRC chapter 806.

**South:** The subject property is adjacent to Mission Street SE. There is a minimum setback of five feet for buildings and accessory structures, and a minimum setback of six to ten feet for vehicle use areas, pursuant to SRC chapter 806.

**Finding:** No changes are proposed to the existing building or vehicle use area setbacks abutting these property lines. The proposal meets the standard.

#### *Interior Side and Rear*

**East:** The subject property is adjacent to a PA (Public Amusement) zone. Minimum zone-to-zone setbacks apply for buildings and vehicle use areas abutting the PA zone, as set forth in SRC Table 522-4. There is no minimum setback for buildings or accessory structures, and vehicle use areas require a minimum setback of five feet, including Type A landscaping and screening per Chapter 807.

**North:** The subject property is adjacent to a CR zone. Minimum zone-to-zone setbacks apply for buildings and vehicle use areas abutting the CR zone, as set forth in SRC Table 522-4. There is no minimum setback for buildings or accessory structures, and vehicle use areas require a minimum setback of five feet, including Type A landscaping and screening per Chapter 807.

**Finding:** No changes are proposed to the existing building or vehicle use area setbacks abutting these property lines. The proposal meets the standard.

- c. Lot Coverage, Height (SRC 522.010(c)):  
In the CR zone, there is no maximum lot coverage for buildings and accessory structures. The maximum height of buildings and accessory structures for all uses other than single family, three family, four family, and multiple family is 50 feet.

**Finding:** The proposal meets the lot coverage standards of the CR zone, as there is no maximum, and there is no proposed addition to the building structure. The proposal meets these standards.

- d. Landscaping (SRC 522.010(d)):
- 1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
  - 2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.
  - 3) **Development site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement

**Finding:** The applicant's development plans indicate existing landscaping within the setbacks and vehicle use areas; no changes to existing setbacks for the parking and vehicle use areas or buildings are proposed, there will be no added pavement, and no removal of existing vegetation except shrubs to facilitate new pedestrian pathways. There will be no expansion to the existing off-street parking areas involving new pavement, only resurfacing and modifications of the parking space configurations through restriping. The development site is non-conforming with respect to the minimum of 15 percent development landscaping, but no landscaped area will be removed. The proposal meets these standards.

### **General Development Standards (SRC Chapter 800)**

- a. Solid Waste Service Areas (SRC 800.055):

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and where any change is proposed to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

**Finding:** The proposed development does not include a new solid waste service area or changes to an existing solid waste service area. The standards of SRC 800.055 do not apply.

b. Pedestrian Access (SRC 800.065):

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area.

**Finding:** The proposal includes modification of an existing parking and vehicle use area. The following standards of SRC 800.065 apply.

SRC 800.065(a) *Pedestrian connections required.* The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:

(1) *Connection between building entrances and streets.*

(A) Except as otherwise provided in this subsection, a pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11).

**Finding:** The site plan indicates an existing pedestrian connection to Hawthorne Avenue SE that will be retained and two proposed pedestrian connections to Mission Street SE. The proposal meets the standard.

(3) *Connection through off-street parking areas.*

(A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance or where there is no building, through the parking area as provided in this subsection.

- (i) The pedestrian connections shall be:
  - (aa) Provided in a minimum amount of either one connection for every four drive aisles or one connection for every 250 feet (See Figure 800-13); provided, however, in no case shall less than one pedestrian connection be provided. Where the pedestrian connection requirements of this subsection result in a fractional number, any fractional number greater than 0.5 shall be round up to require an additional pedestrian connection;
  - (bb) Spaced a minimum of two drive aisles apart; and
  - (cc) Connected to a pedestrian connection, or pedestrian connections, that lead to the primary building entrance. Where there is no building, the pedestrian connections shall connect to the street either at the sidewalk or at the public street right-of-way when there is no sidewalk.

**Finding:** The site plan indicates that the parking area south of the building is over 170,000 square feet in area and approximately 575 feet wide, with 10 drive aisles. The minimum requirement is two pedestrian connections ( $10 / 4 = 2.5$ , rounded down to the 2). The proposal includes two proposed pedestrian connections to Mission Street SE. The proposal meets the standard.

(5) *Connection to abutting properties.* Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided. A pedestrian connection is not required, however:

(A) To abutting properties used for activities falling within the following use classifications, use categories, and uses under SRC Chapter 400:

- (i) Single family;
- (ii) Two family;
- (iii) Group living;
- (iv) Industrial;
- (v) Infrastructure and utilities; and
- (vi) Natural resources.

(B) Where the use of an abutting property has specific security needs that make providing a connection impractical or undesirable;

(C) Where on-site activities on abutting properties, such as the operation of trucks, forklifts, and other equipment and machinery would present safety conflicts with pedestrians;

(D) Where buildings or other improvements on abutting properties physically preclude a connection now or in the future; or

(E) Where physical conditions of the land, such as topography or existing natural resource areas, including, but not limited to, wetlands, ponds, lakes, streams, or rivers, make providing a connection impractical.

**Finding:** The site plan indicates a vehicular connection to the abutting property to the north, which is occupied by a hotel. The site plan indicates a pedestrian connection to the north property line. The proposal meets the standard.

SRC 800.065(b) *Design and materials*. Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza. Where a path or trail identified in the Salem Transportation System Plan (TSP) or Salem Comprehensive Parks System Master Plan is required, the path or trail shall conform to the applicable standards of the TSP or Salem Comprehensive Parks System Master Plan in-lieu of the standards in this subsection.

(1) Walkways shall conform to the following:

(A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards, and shall be a minimum of five feet in width.

(B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

(2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

**Finding:** The site plan indicates that the three proposed pedestrian connections will be five feet wide concrete sidewalks cut into asphalt at grade. Wheel stops are indicated to prevent encroachment of vehicles from head-in parking spaces. The proposal meets the standards.

SRC 800.065(c) *Lighting*. The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

**Finding:** The site plan indicates existing lighting within the parking and vehicle use area that meets the standard.

## **Off-Street Parking, Loading, and Driveways (SRC Chapter 806)**

a. Off-Street Vehicle Parking (SRC 806.005):

Off-street parking shall be provided and maintained as required under this chapter for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the

previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

**Finding:** The proposed development does not involve a new use or activity, change of use or activity, or intensification, expansion, or enlargement of the existing use or activity. therefore, no additional off-street parking is required. Existing parking and vehicle use areas are being resurfaced and restriped, and several spaces are being eliminated; therefore, the applicant must demonstrate that adequate parking remains for the uses on the site. Dimensional standards apply to reconfigured parking spaces.

SRC 806.015(a) *Minimum required off-street parking.* Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1. The minimum number of spaces required for Retail sales uses within all zones except the MU-I zone or MU-II zone, with a few exceptions, is 1 space per 250 square feet.

**Finding:** For the existing building of 143,260 square feet, the minimum requirement is 573 spaces ( $143,260/250 = 573.04$ ). The applicant's site plan indicates 585 spaces, exceeding the minimum requirement and meeting the standard.

SRC 806.035(e) *Off-street parking area dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

**Finding:** Existing parking spaces are being reconfigured to accommodate the proposed pedestrian connections. Several ADA spaces near the southwest corner of the building are being removed to create ramps for the pedestrian connections. Spaces in the rows within the parking area are being reconfigured so that the pedestrian connections may be constructed and ADA parking spaces may be relocated. The reconfigured parking spaces conform with the minimum dimensions of Table 806-6 and meet the standard.

b. Bicycle Parking (SRC 806.045):

Bicycle parking shall be provided as required under this chapter for each proposed new use or activity; any change of use or activity; or any intensification, expansion, or enlargement of a use or activity.

**Finding:** The proposed development does not involve a new use or activity, change of use or activity, or intensification, expansion, or enlargement of the existing use or activity. Therefore, the bicycle parking standards of this chapter do not apply. No additional bicycle parking spaces are required.

c. Off-street Loading Areas (SRC 806.065):

Off-street loading areas shall be provided and maintained as required under this chapter for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

**Finding:** The proposed development does not involve a new use or activity, change of use or activity, or intensification, expansion, or enlargement of the existing use or activity.

Therefore, the off-street loading area standards of this chapter do not apply. No additional loading spaces are required.

### **Historic Property Status**

The subject property is not listed as a historic resource.

### **Natural Resources**

*Trees and Vegetation* – **Finding:** SRC Chapter 808 protects heritage trees, significant trees, trees and native vegetation in riparian corridors, and trees on lots or parcels 20,200 square feet or greater. No protected trees are proposed for removal.

*Wetlands and Waterways* – **Finding:** The City's maps do not indicate wetlands on the subject property. Public Works notified the Department of State Lands, who responded that, based on a review of the site plan and best available information, a state permit will not be required for the proposed project because it avoids impacts to jurisdictional wetlands, waterways, or other waters; the site is entirely developed (paved) since at least 1994, and wetlands are not present (**Attachment B**).

*Floodplain Development* – **Finding:** There is an existing floodway and floodplain located on the subject property designated on the Federal Emergency Management Agency (FEMA) 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.

*Landslide* – **Finding:** According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no areas of landslide susceptibility on the subject property.

### **Previous Land Use Actions**

- Partition Case No. PAR91-14: Partition to divide 12.05 acres in to two parcels (2.05 acres, and 10 acres)
- Comprehensive Plan Map / Zone Change Case No. CPC/ZC 92-06: Comprehensive plan change from "Parks, Open Space, and Outdoor Recreation" to "Commercial" and zone change from PA (Public Amusement) to CR (Retail Commercial), for 3.65 acres of the 13.65-acre property.
- Adjustment Case No. ADJ07-06: Adjustment to reduce required off-street parking from 755 spaces to 694 spaces.
- Adjustment Case No. ADJ07-07: Adjustment to reduce the minimum bufferyard from 10 feet to 8 feet adjacent to the north property line and allow vegetation instead of 6-foot fence along north property line.



- Class 3 Site Plan Review and Adjustment Case No. SPR-ADJ16-16: Site Plan Review and Adjustment for expansion of fueling station and parking lot reconfiguration, with adjustments for required setbacks adjacent to a street and 15% landscaping standard.

The previous land use actions do not include any conditions of approval which conflict with the proposed development.

### **City Department Comments**

The Building and Safety Division reviewed the proposal and indicated no concerns.

The Fire Department reviewed the proposal and commented, "The existing fire department access is compliant for the site and shall be maintained. The proposal does not appear to change the required water supply, this will be verified at the time of the fire sprinkler plan review."

The Public Works Department reviewed the proposal and provided a memorandum (**Attachment C**).

## **2. Conclusion**

Based on conformance with the preceding requirements, the Planning Administrator finds that the proposed site plan for property located at 120 Ramsgate Square SE complies with approval criteria provided in SRC 220.005(f)(2).

### **DECISION**

Final approval of the attached site plan is hereby GRANTED subject to SRC Chapter 220 and the applicable standards of the Salem Revised Code and providing compliance occurs with any applicable items noted above. This decision is a final land use decision.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

If you have any questions regarding items in this site plan review, please contact Pamela Cole at 503-540-2309 or by email at pcole@cityofsalem.net.



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Pamela Cole, Planner II, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

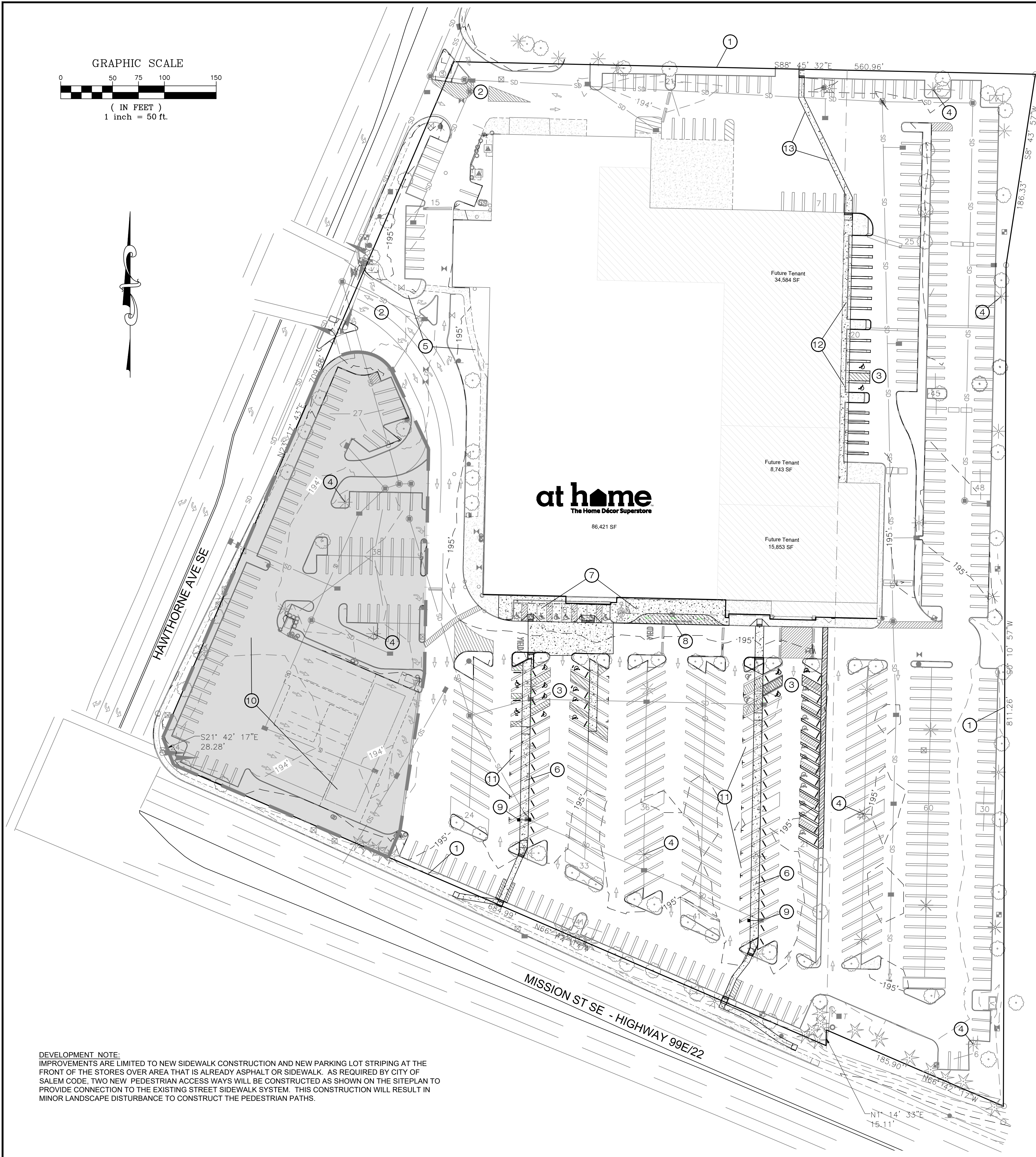
Application Deemed Complete:	<u>June 15, 2022</u>
Decision Mailing Date:	<u>July 7, 2022</u>
State Mandated Decision Date:	<u>October 13, 2022</u>

Attachment(s):

- A. Proposed Development Plans
- B. Department of State Lands Response
- C. Public Works Memorandum

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Decision.jld.docx





# CLASS 2 SITEPLAN SUBMITTAL

## AT HOME STORE

### CITY OF SALEM, OREGON

Revised June, 2022

JURISDICTION: CITY OF SALEM  
555 LIBERTY STREET SE - RM 305  
SALEM, OR 97301  
(503) 588-6173

OWNER: COSTCO WHOLESALE CORP.  
999 LAKE DR  
ISSAQUAH, WA 98027

APPLICANT: DICKERHOOF PROPERTIES  
P.O. BOX 1583  
CORVALLIS, OR 97339  
(541) 231-5977

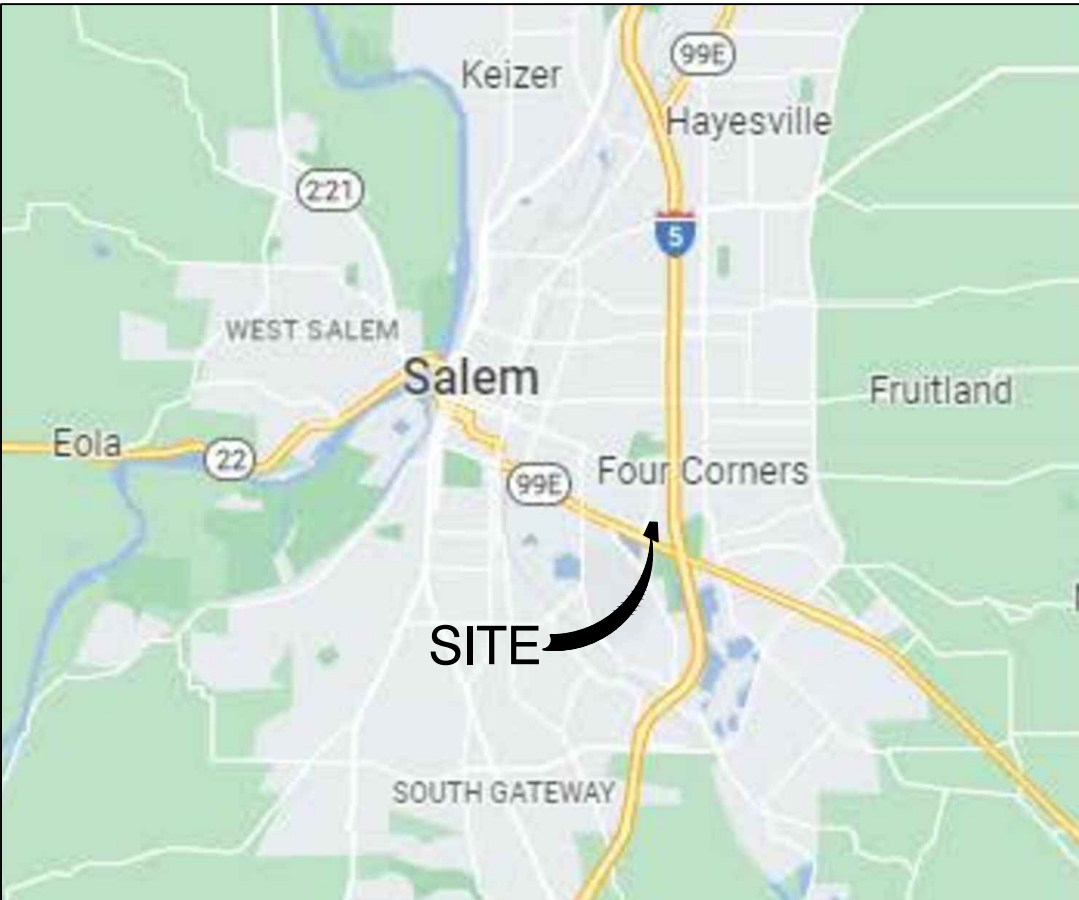
ENGINEER: RHINE-CROSS GROUP, LLC  
ATTN: MARC CROSS, PE, PLS  
112 N 5th ST - SUITE 200  
KLAMATH FALLS, OR 97601  
(541) 851-9405

PROPERTY ADDRESS: 1010 HAWTHORNE AVE

MAP # TAX LOT NUMBER: 073W360000803

ZONING: CR - RETAIL COMMERCIAL

PROPOSAL: RE-PURPOSE A PORTION OF THE FORMER COSTCO BUILDING TO A NEW AT HOME STORE



VICINITY MAP

No Scale

SITEPLAN NOTES:

- PROPERTY LINE
- EXISTING ACCESS DRIVEWAY TO REMAIN
- ADA PARKING STALLS INCLUDING VAN ACCESSIBLE ADA
- EXISTING SITE LIGHTING TO REMAIN
- EXISTING SIDEWALK CONNECTION TO HAWTHORNE AVE SE TO REMAIN
- PROPOSED SIDEWALK PEDESTRIAN ACCESS TO MISSION ST SE
- PROPOSED SIDEWALK RE-SURFACING FOR NEW ENTRY AND NEW FACADE
- PROPOSED PICK UP DRIVE AISLE
- EXISTING CATCH BASINS TO BE MODIFIED FOR NEW RAISED SIDEWALK DRAINAGE
- EXISTING FUEL STATION TO BE COMPLETELY REMOVED. SHADED AREA TO BE RESERVED FOR FUTURE DEVELOPMENT (PERMITTED SEPARATELY)
- EXISTING ANGLED PARKING TO BE RE-STRIPED FOR PARALLEL PARKING
- EXISTING SIDEWALK TO BE WIDENED TO 8' FOR FUTURE STOREFRONT PARKING
- PROPOSED 5' WIDE CONCRETE SIDEWALK CUT INTO ASPHALT AT GRADE FOR PEDESTRIAN CONNECTION TO ADJACENT LOT TO THE NORTH

SITE DATA & CALCULATIONS

TOTAL SITE AREA:	594,562 sq.ft.
TOTAL SITE AREA RESERVED FOR FUTURE DEV.	78,869 sq.ft.
TOTAL SITE AREA EXCLUDING FUTURE DEV.	515,693 sq.ft.
TOTAL BUILDING FOOTPRINT:	143,260 sq.ft.
% BUILDING COVERAGE:	27.8%
TOTAL PAVED AREA:	300,465 sq.ft.
% PAVED COVERAGE:	58.3%
ONSITE SIDEWALK AREA:	17,762 sq.ft.
ONSITE SIDEWALK COVERAGE:	3.4%
LANDSCAPE/OPEN AREA:	54,206 sq.ft.
LANDSCAPE/OPEN COVERAGE:	10.5%

OFF-STREET PARKING DATA

BUILDING	# SPACES
RETAIL COMMERCIAL 143,260 sq.ft. TOTAL: 143,260 sf RETAIL COMMERCIAL @ 1 per 250 sf	574
	TOTAL REQUIRED: 574
	TOTAL PROVIDED: 585
ADA REQUIREMENTS: 2% OF THE TOTAL PROVIDED PARKING = 12 ADA STALL REQUIRED 15 ADA STALL PROVIDED	

SHADING LEGEND:

- EXISTING SIDEWALK AREA
- EXISTING SIDEWALK OR ASPHALT AREA CONVERTED TO NEW SIDEWALK
- EXISTING STRUCTURE FOR FUTURE TENANTS
- EXISTING FUEL STATION TO BE REMOVED AND RESERVED FOR FUTURE BUILDING PAD

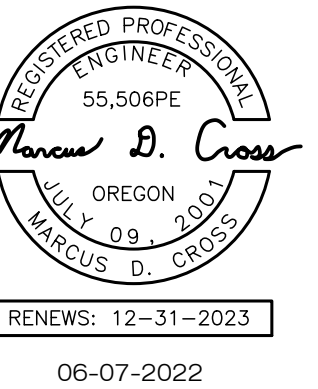
SHEET INDEX

- T1 OVERALL SITEPLAN
- T2 SITEPLAN DETAIL
- T3 EXISTING CONDITIONS PLAN

DEVELOPMENT NOTE:  
IMPROVEMENTS ARE LIMITED TO NEW SIDEWALK CONSTRUCTION AND NEW PARKING LOT STRIPING AT THE FRONT OF THE STORES OVER AREA THAT IS ALREADY ASPHALT OR SIDEWALK. AS REQUIRED BY CITY OF SALEM CODE, TWO NEW PEDESTRIAN ACCESS WAYS WILL BE CONSTRUCTED AS SHOWN ON THE SITEPLAN TO PROVIDE CONNECTION TO THE EXISTING STREET SIDEWALK SYSTEM. THIS CONSTRUCTION WILL RESULT IN MINOR LANDSCAPE DISTURBANCE TO CONSTRUCT THE PEDESTRIAN PATHS.

DICKERHOOF PROPERTIES  
PO BOX 1583  
CORVALLIS, OR 97339  
(541) 231-5977

RHINE-CROSS GROUP, LLC  
ENGINEERING - SURVEYING - PLANNING  
112 N 5th ST - P.O. BOX 909  
KLAMATH FALLS, OREGON 97601  
Phone: (541) 851-9405  
Fax: (541) 273-9200  
admin@rc-grp.com



at home  
The Home Décor Superstore  
Former Costco Building Remodel

OREGON  
SALEM

SHEET NAME:

Overall  
Siteplan

DRAWN BY: MDC

CHKD BY: LH

DATE: JUNE 2022

REVISIONS:

JOB NO.

2049

SHEET NO.

T1





## Wetland Land Use Notice Response

### Response Page

Department of State Lands (DSL) WN# \*

WN2022-0612

### Responsible Jurisdiction

**Staff Contact**

Jason Valyou

**Jurisdiction Type**

City

**Municipality**

Salem

**Local case file #**

22-106913-RP

**County**

Marion

### Activity Location

**Township**

07S

**Range**

03W

**Section**

36

**QQ section**

**Tax Lot(s)**

803

Street Address

1010 Hawthorne Ave SE

Address Line 2

City

Salem

State / Province / Region

OR

Postal / Zip Code

97301

Country

Marion

**Latitude**

44.918500

**Longitude**

-122.99671

### Wetland/Waterway/Other Water Features



- ☒ The National Wetlands Inventory shows wetland, waterway or other water features on the property
- ☒ The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- ☒ The property includes or is adjacent to designated Essential Salmonid Habitat.
- ☒ It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetland maps, the county soil survey and other available information.

### Your Activity



- ☒ A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

## Applicable Oregon Removal-Fill Permit Requirement(s)



- ☒ A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

## Closing Information



### Additional Comments

Based on a review of best available information, the site is entirely developed (paved), since at least 1994, and wetlands are not present. The proposed sidewalk work and gas station removal occur on paved surfaces and don't constitute a ground disturbing activity. The mapped "planning level" wetland resources (hydric soils and NWI wetlands) are not considered as contemporary locations where wetlands may be present, due to the long development history on this site.

**This is a preliminary jurisdictional determination and is advisory only.**

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

### Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

### Response Date

6/23/2022

### Response by:

Daniel Evans


### Response Phone:


503-986-5271



# MEMO

**TO:** Pamela Cole, Planner II  
Community Development Department

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

**DATE:** June 30, 2022 

**SUBJECT:** PUBLIC WORKS RECOMMENDATIONS  
CLASS 2 SITE PLAN REVIEW (22-106913)  
1010 HAWTHORNE AVENUE SE  
TENANT IMPROVEMENTS

## PROPOSAL

Class 2 site plan review for tenant improvements for 89,191 square feet of an existing 143,260-square-foot retail sales building (Costco), for a new retail sales tenant (At Home).

## SUMMARY OF FINDINGS

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

## FACTS

### **Streets**

#### 1. Hawthorne Avenue SE

- 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 72-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. North Santiam Highway SE

- a. Standard—This street is designated as a Freeway in the Salem TSP. The standard for this street classification is a 96-foot-wide improvement within a 144-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 96-foot improvement within a 160-foot-wide right-of-way abutting the subject property.

**Storm Drainage**

1. Existing Conditions

- a. A 12-inch storm main is located in Hawthorne Avenue SE.

**Water**

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Hawthorne Avenue SE.

**Sanitary Sewer**

1. Existing Conditions

- a. An 8-inch sewer main is located in Hawthorne Avenue SE.

**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 (FEMA) 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—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils and/or linear wetland area(s) 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). A wetland delineation may be required.

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

Prepared by: Laurel Christian, Program Coordinator  
cc: File