

**TO:** Jamie Donaldson, Planner II  
Community Development Department

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

**DATE:** July 13, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
SPR-ADJ22-33 (22-105098; 22-105099)  
2450 STRONG ROAD SE  
SITE IMPROVEMENTS FOR CHANGE OF USE**



## **PROPOSAL**

A consolidated application containing a Class 3 Site Plan Review for various site improvements associated with a change of use from juvenile correctional facility to behavioral health facility (medical center), including ADA ramps and parking improvements and internal pedestrian connections, with Class 2 Adjustment requests. The subject property is approximately 44.6 acres in size, zoned PH (Public and Private Health Services) and RA (Residential Agriculture) and located at 2450 Strong Road SE - 97302 (Marion County Assessor's Map and Tax Lot number: 083W12B / 1499).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Extend a minimum 12-inch public water main in Strong Road SE to the site from the intersection of Strong Road SE and Reed Road SE.

## **FACTS**

### **Streets**

1. Strong Road SE
  - a. Standard—This street is designated as a Collector street in the Salem TSP. 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 32-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

## 2. Reed 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 26-foot improvement within a 70-foot-wide right-of-way abutting the subject property.

## **Storm Drainage**

### 1. Existing Conditions

- a. An 18-inch storm main is located in Strong Road SE and extends onto the subject property within an easement.

## **Water**

### 1. Existing Conditions

- a. The subject property is located in the G-0 and S-1 water service level.
- b. A 16-inch water main is located at the intersection of Strong Road SE and Reed Road SE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.

## **Sanitary Sewer**

### 1. Existing Conditions

- a. An 8-inch sewer main is located in Strong Road SE.
- b. A 15-inch sewer main is located in Reed Road SE.

## **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, 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.

SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal is not a regulated activity according to SRC 810.

**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 existing driveway access onto Strong Road 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 sewer and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

The existing development is served by a private well with an emergency connection to City water for fire protection only. The applicant's preliminary utility plan shows a new connection to City water in Strong Road SE pursuant to SRC 802.015. There is not an existing public water main in Strong Road SE to serve the development. City water is

available at the intersection of Strong Road SE and Reed Road SE. As a condition of approval, the applicant shall extend a minimum 12-inch water main to the site from the intersection of Strong Road SE and Reed Road SE.

**Condition:** Extend a minimum 12-inch public water main in Strong Road SE to the site from the intersection of Strong Road SE and Reed Road SE.

The applicant shall be required to design and construct a storm drainage system 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.

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.

Prepared by: Laurel Christian, Program Coordinator  
cc: File