

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: July 11, 2022

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SPR-ADJ22-31 (22-111076; 22-111077)
2980 RIVER ROAD N
FRED MEYER FUEL STATION



PROPOSAL

A consolidated application containing a Class 3 Site Plan Review to construct a new 5,418-square-foot overhead fuel canopy with 14 fueling positions, a 179-square-foot cashiers' kiosk, and associated site improvements such as landscaping and vehicle parking. The application includes a Class 2 Adjustment request to reduce the minimum development site landscaping standard from 15 to 3.2 percent. The subject property is approximately 0.89 acres in size, zoned CR (Retail Commercial), and located at 2980 River Road N (Marion County Assessor map and tax lot number: 073W15AA / 9400).

RECOMMENDED CONDITIONS OF APPROVAL

1. Provide the following traffic mitigation as described in the applicant's TIA:
 - a. Restripe the existing shared northbound left/through/right-turn and merge lane on Liberty Street NE at Riviera Drive NE to provide an exclusive northbound right-turn lane in conjunction with site development.
 - b. Above-ground utilities, monuments, fencing, and vegetation should be appropriately located and maintained at the existing site access locations and along the River Road N site frontage to preserve adequate intersection sight lines per City of Salem standards.
2. Replace nonconforming driveway approaches and curb returns on River Road N to meet current PWDS for commercial development.
3. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

4. Provide public utility easements for City infrastructure on private property pursuant to PWDS.

FACTS

Streets

1. River Road N

- 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 46-to-115-foot improvement within an approximate 76-to-160-foot-wide right-of-way abutting the subject property.

2. Liberty Street NE

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 36-foot-wide improvement within a 66-foot-wide right-of-way according to Appendix G-3 of the Salem TSP.
- b. Existing Conditions—This street has an approximate 46-to-115-foot improvement within an approximate 76-to-160-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. An 8-inch storm main is located in River Road N.

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 River Road N. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in River Road N.

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.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

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

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 subject property has frontage on River Road N and Liberty Street NE where the two streets meet. The existing conditions of River Road N and Liberty Street NE do not meet current standards for their classification of street per the Salem TSP. In 1998, 48 feet from centerline of River Road N was dedicated along the frontage of the subject property per plat no. 98-4S. The plat also shows a 34-foot half-width from centerline right-of-way along Liberty Street NE. No additional right-of-way on the development side of the street is required.

The proposed development does not warrant boundary street improvements pursuant to SRC 803.040; therefore, no right-of-way dedication or street improvements are required.

A Traffic Impact Analysis (TIA) was submitted as part of the application packet pursuant to SRC 803.015. The TIA included a sight-distance analysis for the existing driveways. The TIA concludes that the proposed development will not have a significant impact on adjacent streets and intersections and recommends mitigation that includes restriping the abutting street. The Assistant City Traffic Engineer has reviewed the TIA, agrees with the findings, and recommends mitigation as a condition of approval.

Condition: Provide the following traffic mitigation as described in the applicant's TIA:

- a. Restripe the existing shared northbound left/through/right-turn and merge lane on Liberty Street NE at Riviera Drive NE to provide an exclusive northbound right-turn lane in conjunction with site development.
- b. Above-ground utilities, monuments, fencing, and vegetation should be appropriately located and maintained at the existing site access locations and along the River Road N site frontage to preserve adequate intersection sight lines per City of Salem standards.

The sight distance analysis submitted finds that adequate sight distance is only provided where plantings are maintained at a height of 30 inches or less. Pursuant to SRC 86.015(e), applicant is required to install new street trees to the maximum extent feasible. Staff find that in order to provide adequate sight distance, it is not feasible to require new street trees along River Road N and Liberty Street NE. The applicant is advised to plant low growing native shrubbery in the planter strip that will not exceed 30 inches in height in accordance with the Applicants TIA.

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 approaches and curb returns on River Road N do not meet current PWDS for commercial approaches; the applicant shall replace the nonconforming driveway approaches. As conditioned, the driveway access onto River Road N will provide for safe turning movements into and out of the property.

Condition: Replace nonconforming driveway approaches and curb returns on River Road N to meet current PWDS for commercial development.

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 applicants preliminary site plan shows new water services crossing adjacent private property. The

applicant is required to obtain easements for new City services on adjacent private property or demonstrate that an easement exists.

Condition: Provide public utility easements for City infrastructure on private property pursuant to PWDS.

The proposed plan demonstrates compliance with PWDS Appendix 4E related to green stormwater infrastructure by setting aside at least ten percent of the total new impervious surface area for installation of green stormwater infrastructure. The applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

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.

RESPONSE TO COMMENTS

1. **Pedestrian Safety:** Comments received requested additional pedestrian infrastructure to provide a safe crossing of River Road N.

Response: The City of Salem has a planned Capital Improvement Project (CIP) for a new pedestrian crossing near the intersection of River Road N and Riviera Road N (CIP Project No. 1019). The improvement is anticipated to be constructed during 2023/2024.

2. **Traffic Signal:** Comments received indicate a concern for traffic safety at the northerly driveway for the proposed development and request placement of a traffic signal at the intersection of the northerly driveway and River Road N.

Response: A Traffic Impact Analysis (TIA) was submitted as part of the application packet pursuant to SRC 803.015. The TIA studied the intersection of the northern driveway and River Road N and found the traffic volumes are not sufficient to warrant signalization of the intersection.

Prepared by: Laurel Christian, Program Coordinator
cc: File