

Aaron Panko

From: Ken Spencer <Kenneth.Spencer@pgn.com>
Sent: Monday, August 2, 2021 9:24 AM
To: Aaron Panko
Cc: Luke Gmazel
Subject: RE: Notice of Filing / Request for Comments - Case No. SPR-ADJ21-20 for 1500 Block of 23rd St SE
Attachments: Comments for PW re trans location.pdf

Sir,

Comments to consider.

The planned location for the building transformer is likely not large enough for the required working clearance around the equipment/vault. Attached is a page showing the dimensions for the pad/vault on which the transformer will sit (as well as clearance requirements). The vault is 68"x134". The allocated space appears to be slightly deeper than 63-1/2". This dimension precludes the necessary 36" clearance behind the transformer (clear space to existing fence).

For your consideration I've included a partial site plan on which I've noted two possible locations for the transformer. The locations appear to be large enough for both the equipment and clearances.

Thanks.

Ken Spencer, PE Customer Operations Engineer | 503.970.7200

From: Shelby Guizar <SGuizar@cityofsalem.net>
Sent: Thursday, July 29, 2021 9:34 AM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Notice of Filing / Request for Comments - Case No. SPR-ADJ21-20 for 1500 Block of 23rd St SE

*****Please take care when opening links, attachments or responding to this email as it originated outside of PGE.*****

Hello,

The Notice of Filing/ Request for Comments for Class 3 Site Plan Review and Class 2 Adjustment Case No. SPR-ADJ21-20 for 1500 Block of 23rd St SE is linked below for your information. Comments are due **Thursday, August 12, 2021 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

- [SPR-ADJ21-20 Notice of Filing / Request for Comments \[cityofsalem.net\]](#)

Application Summary: Proposed development of a new 50,000 square foot office building for the City of Salem Shops Complex.

Please direct questions or comments to the **CASE MANAGER:**

Aaron Panko
APanko@cityofsalem.net
503-540-2356

Thank you,

Shelby Guizar

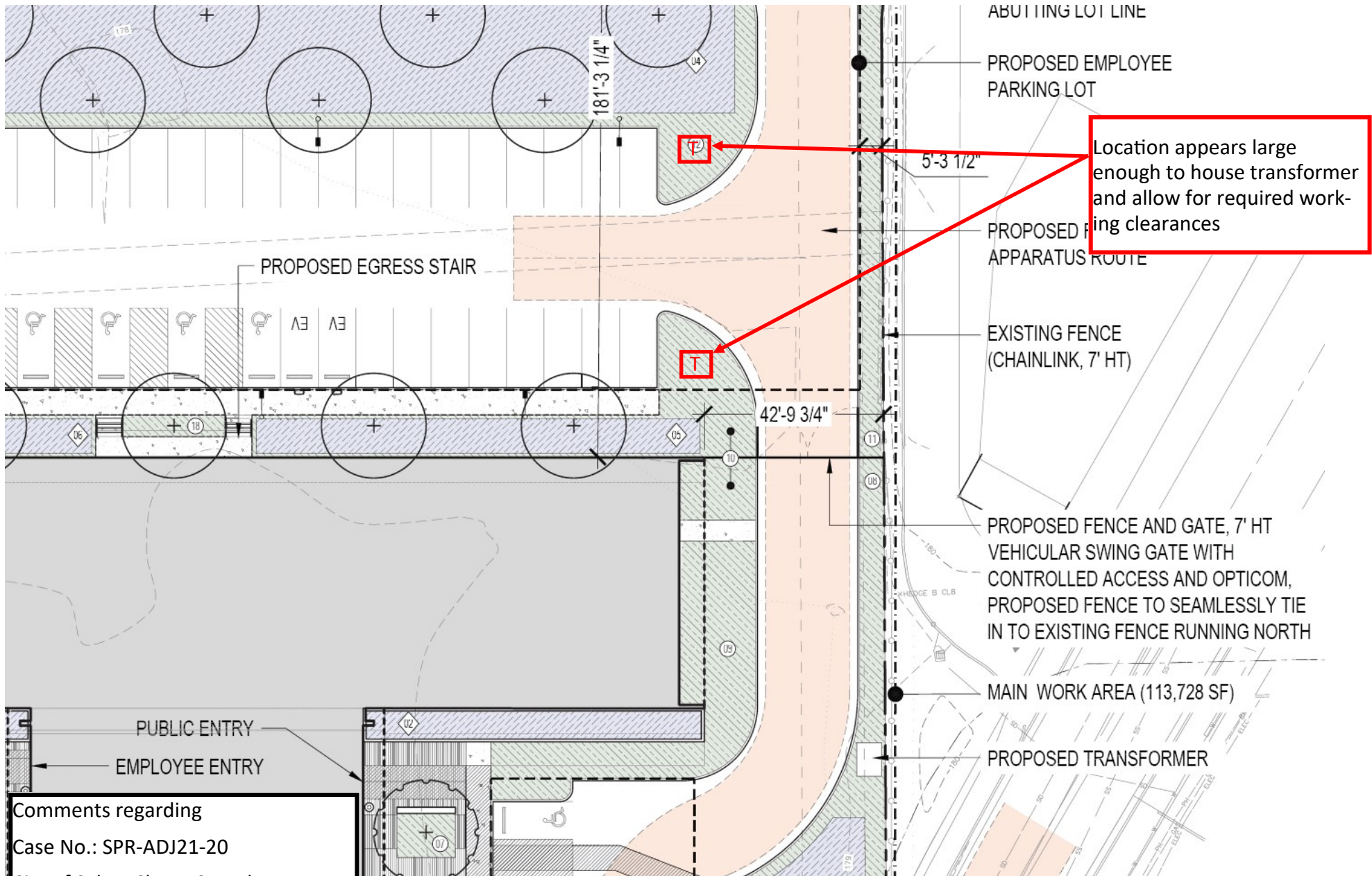
Administrative Analyst

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

SGuizar@cityofsalem.net | 503-540-2315

[Facebook \[facebook.com\]](#) | [Twitter \[twitter.com\]](#) | [LinkedIn \[linkedin.com\]](#) | [YouTube \[youtube.com\]](#) | [CityofSalem.net](#)
[\[cityofsalem.net\]](#)



08-02-2021

68 x 134 x 70 Inches (5106-PGE)

See section 5.10 for vault cover keying requirements.

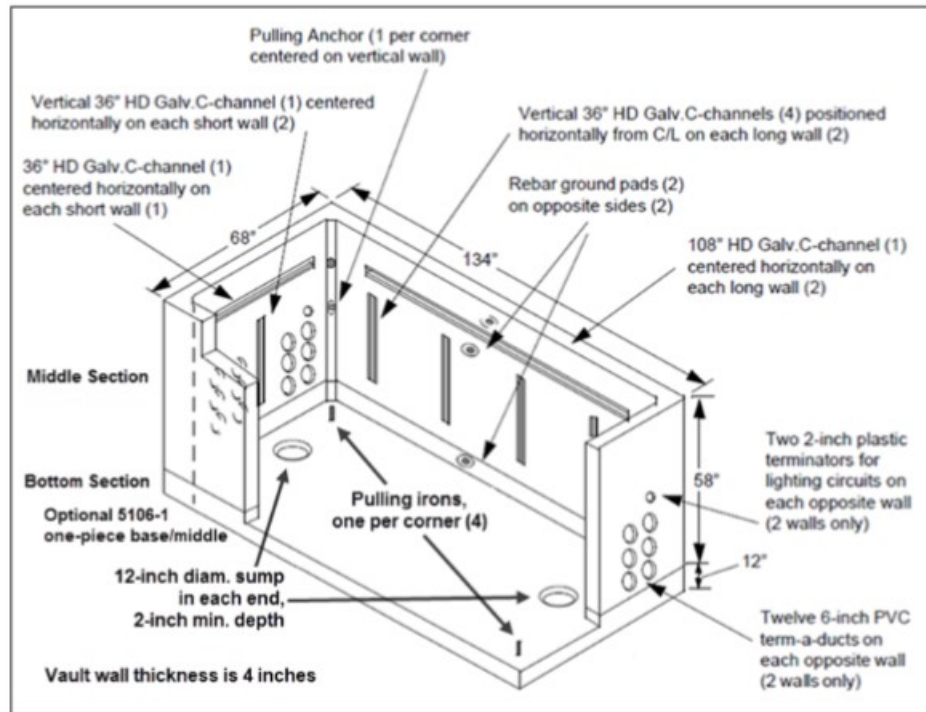


Figure 25: Design Details of 68" x 134" x 70" Concrete Vault (PGE P/N 39671)

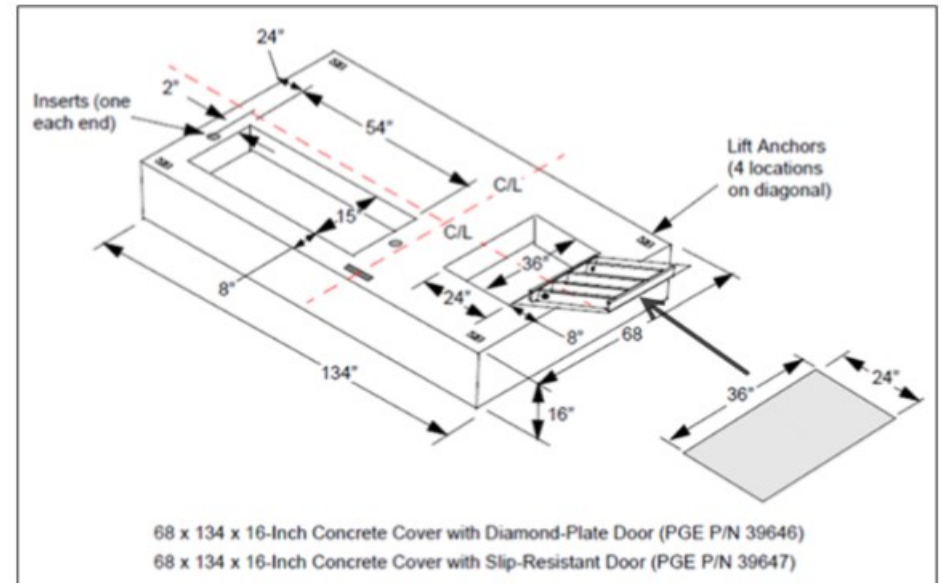


Figure 28: Design Details of Concrete Covers for 68" x 134" x 70" Concrete Vaults

5 Clearances

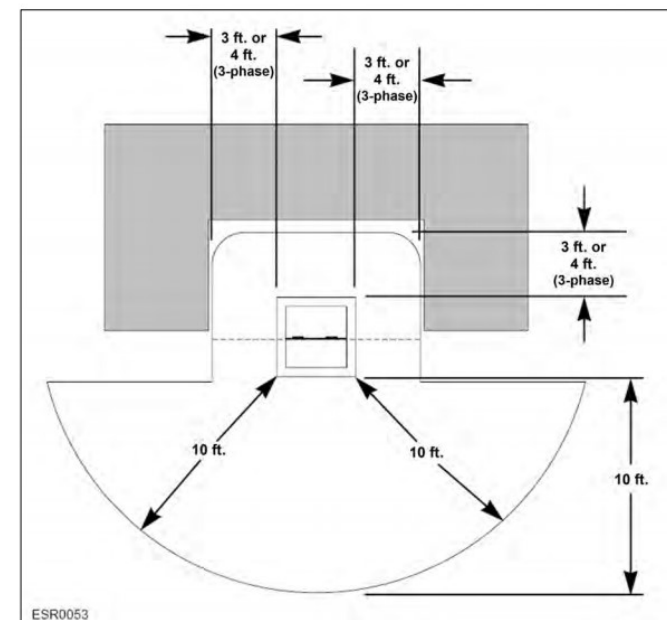


Figure 22: Working Clearances Around Pad-Mounted Electrical Equipment Adjacent to a Noncombustible Structure

Aaron Panko

From: Don Lulay <don@thelulaygroup.com>
Sent: Monday, August 2, 2021 3:39 PM
To: Aaron Panko
Subject: Case no. SPR-ADJ21-20

Aaron

We are in receipt of the NOTICE affecting the area for Case no. SPR-ADJ21-20. We own several properties within this area, one property across the street.

For the record, I'm not as concerned about the Class 3 Plan review changing to a Class 2, and wanting pathways, parking changes.

What I'm concerned about is the traffic from this 50,000 sqft building having access to 23rd, when there already is traffic and safety problems with 23rd and the bend in the street. We currently have a major issue with traffic, parking or the lack of, from the apartments directly across the street.

The City knows, Lulay's are pro development.

That parcel along the Cities side of 23rd is an eyesore, so a new complex with landscaping ect will be an improvement, but please consider traffic ect.

Look forward to what transpires.



The Lulay Group
Office (503) 363-3426
Cell (503) 931-1152
Fax (503) 363-7958



RESPONSE TO REQUEST FOR COMMENTS and LAND USE NOTICES

AGENCY: City of Salem

CASE/APP NUMBER: SPR-ADJ21-20

TITLE/DESCRIPTION **1500 Block of 23rd Street SE, Salem OR 97302**

Partitioning	<input type="checkbox"/>	Planned Unit DVMT	<input type="checkbox"/>
Hearing Officer	<input type="checkbox"/>	Pre-application	<input type="checkbox"/>
Administrative	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Non-Variance	<input type="checkbox"/>	UGA Development	<input type="checkbox"/>
Non-Variance Partitioning	<input type="checkbox"/>	Multi-Family Housing	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Zoning	<input type="checkbox"/>
Design Review	<input type="checkbox"/>	Site Plan Review	X
Staff Report	<input type="checkbox"/>	Other: Franchise Utility Review	<input type="checkbox"/>

COMMENTS: Cherriots does not support eliminating the requirement to provide pedestrian pathways connecting to each building on the development site. Connections between buildings and then to 22nd and 23rd street allows for safe access to the new office building, associated buildings and off-street parking areas in this development.

Response from:

Name Chris French

Title Service Planning Manager

Email address chris.french@cherriots.org

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-20

PROJECT ADDRESS: 1500 Block of 23rd Street SE, Salem OR 97302

AMANDA Application No.: 21-111937-RP / 21-111940-ZO

COMMENT PERIOD ENDS: Thursday, August 12, 2021 at 5:00 P.M.

REQUEST: A Class 3 Site Plan Review for development of a new 50,000 square foot office building and associated site work including off-street parking areas, stormwater facilities and landscaping, with a Class 2 Adjustment request to:

- 1) To eliminate a required pedestrian pathway to Oxford Street SE (SRC 800.065(a)(1)(A));
- 2) To adjust the requirement to provide pedestrian pathways connecting to each building on the development site (SRC 800.065(a)(2)); and
- 3) To allow the use of striping and wheel stops to visually differentiate the proposed pedestrian route from 22nd Street SE (SRC 800.065(b)(1)(B)).

For property approximately 11.7 acres in size, zoned PS (Public Services), and located at the 1500 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35AC / 00300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Thursday, August 12, 2021, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☒ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: Gerard + Sheila Gelissen

Address: 2245 Rural Ave SE

Phone: 503-363-6544

Email: _____

Date: 8-1-2021

RECEIVED

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: September 1, 2021

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SPR-ADJ21-20 (21-111937-RP)
1457 23rd Street SE
CITY OF SALEM PUBLIC WORKS SHOPS COMPLEX

PROPOSAL

A Class 3 Site Plan Review for development of a new 50,000-square-foot office building and associated site work including off-street parking areas, stormwater facilities, and landscaping. The property is approximately 11.7 acres in size, zoned PS (Public Services), and located at the 1500 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35AC 00300).

RECOMMENDED CONDITIONS OF APPROVAL

1. Construct all new structures a minimum of one foot above the base flood elevation.
2. Provide a No-Rise Analysis for development proposed in the floodway pursuant to SRC 601.075(d)(1)(A).
3. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. 23rd Street SE
 - a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-to-40-foot-wide improvement within a 60-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 31-foot improvement within a 49-foot-wide right-of-way abutting the subject property.

2. 22nd Street SE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-to-40-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 31-foot improvement within a 50-to-55-foot-wide right-of-way abutting the subject property.

- 3. Oxford Street SE is an existing public right-of-way with an approximate 20-foot improvement within a 26-foot right-of-way. No additional right-of-way or improvements are required.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in 23rd Street SE.
- b. There is a public storm drainage system located on the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in 23rd Street SE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in 23rd Street SE.
- b. There are 10-inch and 8-inch mains located on the subject property.

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—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.

The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone “AE” floodplain and floodway. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the 100-year base flood elevation for the subject development is 180 feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. An Elevation Certificate is required to verify the new structure’s elevation. The Elevation Certificates shall be submitted to the City to verify each structure’s elevation prior to pouring building foundations and again prior to final occupancy. Development within the floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge pursuant to SRC 601.075(d)(1)(A).

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 will be 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 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—23rd Street SE was fully improved and authorized as an alternative street standard pursuant to SRC 803.065(a); therefore, no right-of-way dedication or street improvements are required.

The property is subject to a special setback equal to 30-feet from centerline on the development side of 22nd Street SE.

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 23rd 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 is proposing to connect to the existing public storm and water infrastructure in 23rd Street SE and the existing public sewer located on the subject property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. At the time of development, the applicant shall design and construct stormwater facilities 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.

Prepared by: Matt Olney, Program Manager
cc: File