

**TO:** Olivia Dias, Current Planning Manager  
Community Development Department

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

**DATE:** September 7, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
CLASS 2 SITE PLAN REVIEW (22-108793)  
3130 22<sup>nd</sup> STREET SE  
NEW WAREHOUSE BUILDING**



## **PROPOSAL**

Class 2 Site Plan review for a proposed 11,260-square-foot warehouse building at 3130 22<sup>nd</sup> Street NE, Marion County tax lot number 083W02AB03001.

## **SUMMARY OF FINDINGS**

The proposed development meets applicable criteria related to Public Works infrastructure.

## **FACTS**

### **Streets**

1. 22<sup>nd</sup> 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-foot-wide improvement within a 50-foot-wide right-of-way.
  - b. Existing Conditions—This street has an approximate 34-foot improvement within a varied 50-to-70-foot-wide right-of-way abutting the subject property.

### **Storm Drainage**

1. Existing Conditions
  - a. A 16-inch storm main is located in 22<sup>nd</sup> Street SE.

- b. A 10-inch storm main is located on the subject property within an easement.
- c. A City-owned water quality planter (GSI facility) is located on the subject property within an easement.

## **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 22<sup>nd</sup> Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

## **Sanitary Sewer**

### **1. Existing Conditions**

- a. An 8-inch sewer main is located in 22<sup>nd</sup> Street SE approximately 220 feet west of the subject property.

## **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—22<sup>nd</sup> Street SE meets the improvement width but does not meet the minimum right-of-way width for collector street standards as specified in the City Street Design Standards. This segment of 22<sup>nd</sup> Street SE was constructed by the City in 2015. At that time, the City purchased right-of-way necessary to construct the improvement and an alternative street standard was authorized by the Public Works Director to allow a 50-foot right-of-way pursuant to SRC 803.065. The existing street system is adequate to serve the proposed development. 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 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.

### 4. Natural Resources

Finding—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 does not show wetland area(s) or hydric soils mapped on the property.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are areas of landslide susceptibility on the subject property. There are 2 to 3 mapped site points for the property pursuant to SRC Chapter 810. The proposed activity of a commercial/industrial building adds two activity points to the proposal, which results in a total of 4 to 5 points. The applicant submitted a statement demonstrating that the landslide risk on the site is low and SRC 810 is not triggered by this development.

Prepared by: Laurel Christian, Development Services Planner II  
cc: File