

# 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.:** 22-108793-RP  
**DATE OF DECISION:** September 8, 2022  
**PROPERTY LOCATION:** 3130 22<sup>nd</sup> Street SE  
**APPLICANT:** Monroe Commercial Properties, LLC  
**REPRESENTATIVE:** Ron Ped  
**ZONE:** IG (General Industrial)  
**COMPREHENSIVE PLAN:** IND (Industrial)  
**OVERLAY:** None

### REQUEST

A Class 2 Site Plan Review application to construct new 11,031 square foot building with associated vehicle use area for wholesale sales and distribution. The subject property is approximately 0.57 acres in size (one acre development site), zoned IG (General Industrial), and located at 3130 22<sup>nd</sup> Street SE (Marion County Assessor map and tax lot number: 083W02AB / 3000 and 3001).

### 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, or prior to commencement of work for any of the activities identified under SRC 220.005(a)(1)(B) when a building permit is not otherwise required, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

### **1. Class 2 Site Plan Review 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 IG (General Industrial). Development of the property is subject to the use and development standards of the IG zone (SRC Chapter 554). The proposed development is for general wholesaling and distribution which is classified as wholesale sales, storage and distribution. Pursuant to SRC 554.005, wholesale sales, storage and distribution is a permitted use in the IG zone.

### **IG Zone (SRC Chapter 554)**

- a. Lot Standards (SRC 552.010(a)):

For all uses, there is no minimum or maximum lot area, lot width, or lot depth standards. The minimum street frontage requirement is 16 feet for all uses.

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

- b. Setbacks (SRC 552.010(b)):

Setbacks for the proposed development shall be provided as set forth in SRC Table 552-3 and 552-4.

#### *Abutting Street*

**South:** Adjacent to the southwest is right-of-way for 22<sup>nd</sup> Street SE. For all uses, buildings and accessory structures a minimum setback of five feet where abutting a street. Vehicle use areas have a minimum setback of 20 feet. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.

**Finding:** The applicant's site plan shows a setback of 28 feet between the proposed vehicle use area and 80-feet to the proposed structure abutting 22<sup>nd</sup> Street SE. The proposal meets the standard.

#### *Interior Side and Rear*

**North, East and West:** The subject property abuts properties with IG zoning to the north, east, and west. For all uses, buildings and accessory structures have no minimum zone-to-zone setback, and vehicle use areas have a minimum zone-to-zone setback of five feet with Type A landscaping and screening.

**Finding:** The site plan shows a setback of five feet between the proposed structure and the east and west property line and no setback between all other property lines. The proposed vehicle use area is setback five feet from the east and west property line. The proposal meets the standard.

c. Lot Coverage, Height (SRC 554.010(c)):

In the IG zone, there is no maximum lot coverage for buildings and accessory structures. The maximum height of buildings and accessory structures for all uses is 70 feet.

**Finding:** The proposed development meets the applicable lot coverage standards as there is no maximum lot coverage standard in the IG zone. The proposed building has a height of approximately 30 feet. The proposal meets the standard.

d. Landscaping (SRC 552.010(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.

**Finding:** The applicant provided a landscaping summary. The plan shows landscaping will be provided in all setbacks abutting the building and vehicle use areas. The plant unit and final landscaping plans will be reviewed at building permit.

## **Natural Resources**

### **Floodplain Overlay Zone (SRC Chapter 601)**

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. The proposed development is outside the floodplain area.

### **Wetlands (SRC Chapter 809)**

The Salem-Keizer Local Wetland Inventory (LWI) shows that there are 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).

### **Landslide Hazards (SRC Chapter 810)**

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

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

## **Solid Waste Service Areas**

*SRC 800.055 – Solid Waste Service Areas.*

*SRC 800.055(a) – Applicability.*

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 or changes to an existing solid waste service area with a receptacle of one cubic yard or larger. The standards of SRC 800.055 do not apply.

## **Pedestrian Access**

*SRC 800.065 – Pedestrian Access.*

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.

**Finding:** The pedestrian access standards of SRC Chapter 800 apply to the proposed development.

*SRC 800.065(a)(1) – Connection between building entrances and streets.*

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. Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop.

**Finding:** As shown on the applicant's site plan, the proposed development satisfies the building-entrance-to-street connection requirement of SRC 800.065(a)(1) by providing a connection to 22<sup>nd</sup> Street SE. There are no existing or proposed transit stops along the development site's street frontage. The proposal meets this standard.

*SRC 800.065(a)(2) – Connection between buildings on the same development site.*

Where there is more than one building on a development site, a pedestrian connection, or pedestrian connections, shall be provided to connect the primary building entrances of all of the buildings.

**Finding:** The proposal connects to the other building on the development site and the existing pedestrian connections between all buildings which contain primary entrances. The proposal meets the standard.

*SRC 800.065(a)(3)(A) – Connection through off-street 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.

**Finding:** The existing development site includes off-street parking areas which are less than 25,000 square feet in size and do not contain four or more consecutive parallel drive aisles. No connection through the off-street parking areas are required.

*SRC 800.065(a)(3)(B) – Parking structures and parking garages.*

Where an individual floor of a parking structure or parking garage exceeds 25,000 square feet in size, a pedestrian connection shall be provided through the parking area on that floor to an entrance/exit.

**Finding:** The proposal does not include a parking structure or parking garage. This standard does not apply.

*SRC 800.065(a)(4) – Connection to existing or planned paths and trails.*

Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall: Be constructed, and a public access easement or dedication provided; or when no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.

**Finding:** No existing or planned path or trail identified in the Salem TSP or the Salem Comprehensive Parks System Master Plan passes through the subject property. This standard does not apply to the proposed development.

*SRC 800.065(a)(5) – Connection to abutting properties.*

Except as otherwise provided within this section, whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided.

**Finding:** A vehicular connection is not required due to the industrial nature of the use on the abutting property.

*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. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards, shall be a minimum of five feet in

width, and shall meet the development standards set forth in SRC 800.065(b)(1)(b) and (c) for walkways which are adjacent to auto travel lanes or cross over vehicle use areas.

**Finding:** The development includes walkways which meet the paving and minimum width standards. The proposed site plan shows adherence with the standards related to required walkways which are adjacent to auto travel lanes or cross over vehicle use areas, where applicable.

## **Streets and Right-Of-Way Improvements (SRC Chapter 803)**

### **Streets**

As identified within the memorandum from the Public Works Department (**Attachment B**), the existing street system and driveway approaches are adequate to serve the proposed development, and the proposal does not warrant improvements to the street system.

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

### **Vehicle Parking**

*SRC 806.005 – Off-Street Parking; When Required.*

Off-street parking shall be provided and maintained 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 constitutes an intensification, expansion, or enlargement of an existing use. The off-street parking standards of this chapter apply.

*SRC 806.010 – Proximity of Off-Street Parking to Use or Activity Served.*

Required off-street parking shall be located on the same development site as the use or activity it serves, or within the additional locations set forth under this section.

*SRC 806.015 – Amount of Off-Street Parking.*

- a. *Minimum Required Off-Street Parking.* The minimum off-street parking requirement for a *Wholesaling* use is one spaces per 1,500 square.
- b. *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.
- c. *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

- d. *Maximum Off-Street Parking.* Except as otherwise provided in this section, and otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A. For uses requiring 20 spaces or less, the maximum number of off-street parking spaces allowed is 2.5 times the minimum number of spaces required. For uses requiring more than 20 spaces, the maximum number of off-street parking spaces allowed is 1.75 times minimum number of spaces required.

**Finding:** The proposed building is approximately 11,031 square feet, requiring seven space ( $11,031 / 1,500 = 7.3$ ). The proposed site plan includes eight off-street parking spaces, exceeding the minimum standard under both buildout scenarios.

The proposed development is less than 60 spaces, no carpool or vanpool spaces are required.

Based on a minimum off-street parking requirement of between eight spaces, the maximum number of off-street parking spaces allowed is 14 spaces ( $150 \times 1.75 = 7 \times 1.75 = 12.25$ ). The proposed development includes a total of eight spaces, which meets the maximum standard under both buildout scenarios.

*SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.*

- a. *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas, expansion or alteration of existing off-street parking and vehicle use areas where existing paved surface is replaced with a new paved surface, or the paving of an unpaved area.

**Finding:** The proposal includes a new off-street parking area. The standards of this section apply to the proposal, as identified below.

- b. *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c. *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

**Finding:** The proposed site plan identifies existing perimeter landscaped setbacks as required under this section.

- d. *Interior landscaping.* Except as otherwise set forth in this section, interior landscaping shall be provided in amounts not less than those set forth in Table 806-5.

**Finding:** The proposed off-street parking area is less than 5,000 square feet, not requiring interior landscaping.

- e. *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

**Finding:** The new off-street parking area complies with the minimum dimensional requirements of Table 806-6.

- f. *Additional Off-Street Parking Development Standards (SRC 806.035(f)-(n)).*

**Finding:** The new off-street parking area is developed consistent with the additional development standards for grade, surfacing, drainage, bumper guards, striping, and screening. The parking area marking, signage, and lighting shall comply with the standards of SRC Chapter 806.

### **Bicycle Parking**

#### *SRC 806.045(a) - General Applicability.*

Bicycle parking shall be provided and maintained for each proposed new use or activity, any change of use or activity, when such change of use or activity results in a bicycle 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 constitutes an intensification, expansion, or enlargement of an existing use. The bicycle parking standards of this chapter apply.

#### *SRC 806.050 - Proximity of Bicycle Parking.*

Bicycle parking shall be located on the same development site as the use or activity it serves.

#### *SRC 806.055 - Amount of Bicycle Parking.*

Bicycle parking shall be provided in amounts not less than those set forth in Table 806-9. *Basic education* uses require a minimum of two spaces per classroom, and *religious assembly* uses require a minimum of one space per 30 vehicle parking spaces.

**Finding:** The proposal results in a total of 11,037 sq. ft building, requiring a minimum of one bicycle parking spaces for the *wholesaling* use. The proposed site plan indicates four bicycle parking spaces will be provided. The proposal meets the standard.

#### *SRC 806.060 - Bicycle parking development standards.*

Unless otherwise provided under the UDC, bicycle parking shall be developed and maintained as set forth in this section. The standards set forth in this section shall not apply to City approved bike share stations which utilize bike docking stations.

#### *SRC 806.060(a) - Bicycle parking location.*

##### *SRC 806.060(a)(1) – Short-Term Bicycle Parking.*

Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event



shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route

**Finding:** As shown on the proposed site plan, both proposed bicycle parking areas are located within 50 feet of primary building entrances. The proposal meets the standard.

*SRC 806.060(b) - Bicycle parking access.*

All bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

**Finding:** The proposed bicycle parking spaces have direct access to the public right-of-way and the primary building entrances through vehicle use areas and/or pedestrian accessways, which are free of obstructions and barriers. The proposal meets the standard.

*SRC 806.060(c) - Bicycle parking dimensions.*

Except as otherwise provided, all bicycle parking areas shall meet the dimension requirements of this section. The style of the proposed spaces require a minimum width of two feet (1.5 feet for side-by-side spaces), a minimum width of six feet, a minimum height of four feet, a minimum access aisle of four feet, and a minimum clearance of two feet between the racks and adjacent walls.

**Finding:** The proposed bicycle parking spaces are located on paved areas, with adequate dimensions to provide pedestrian passage and a minimum of one space. The proposed accessway, providing a minimum 4-foot-wide access aisle. The proposal meets the standard.

*SRC 806.060(d) - Bicycle parking surfacing.*

Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

**Finding:** The proposed site plan shows bicycle parking spaces which are placed on hard surfaces, meeting the surfacing standards set forth in this subsection.

*SRC 806.060(e) - Bicycle racks.*

Where bicycle parking is provided in racks, the racks may be horizontal or vertical racks mounted to the ground, floor, or wall. Bicycle racks shall meet the following standards.

- (1) Racks must support the bicycle frame in a stable position. For horizontal racks, the rack must support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the wheels, frame, or components. For vertical racks, the rack must support the bicycle in a stable vertical position in two or more places without damage to the wheels, frame, or components.

- (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
- (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
- (4) Racks shall be securely anchored.
- (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in SRC Figure 806-11.

**Finding:** The proposed development plans show staple/inverted bicycle racks which meet these standards.

### **Off-Street Loading Areas**

#### *SRC 806.065 - General Applicability.*

Off-street loading areas shall be provided and maintained 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 indicates one loading space. The off-street loading standards of this chapter apply.

#### *SRC 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served.*

Off-street loading shall be located on the same development site as the use or activity it serves.

#### *SRC 806.075 - Amount of Off-Street Loading.*

Pursuant to SRC Table 806-11, for uses within the *wholesaling* use category with between 5,000 and 10,000 square feet of gross floor area, a minimum of one off-street loading space is required.

The loading spaces shall have the following minimum dimensions: 12 feet in width, 30 feet in length, and 14 feet in height.

**Finding:** The applicant has provided 12 foot by 40 foot loading space, meeting the standard.

### **Historic Property Status**

The subject property is not listed as a historic resource.

### **Previous Land Use Actions**

- **PAR94-27:** An application to divide approximately 1.40 acres into two parcels.

The previous land use actions do not preclude or influence the proposed development.

## City Department Comments

The Public Works Department reviewed the proposal and provided a memo, which is included as **Attachment B**.

The Fire Department reviewed the proposal and provided the following comment:  
*Applicant shall verify building location in relation to property lines to have the correct fire rating and openings.*

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

## 2. Conclusion

Based on conformance with the preceding requirements, the Planning Administrator finds that the proposed site plan for property located at 3130 22<sup>nd</sup> Street 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 Olivia Dias at 503-540-2343 or by email at [odias@cityofsalem.net](mailto:odias@cityofsalem.net)



Olivia Dias, Current Planning Manager,  
on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

Application Deemed Complete:	<u>January 12, 2022</u>
Decision Mailing Date:	<u>January 26, 2022</u>
State Mandated Decision Date:	<u>May 12, 2022</u>

Attachments:

- A. Proposed Development Plans
- B. Memo from the Public Works Department

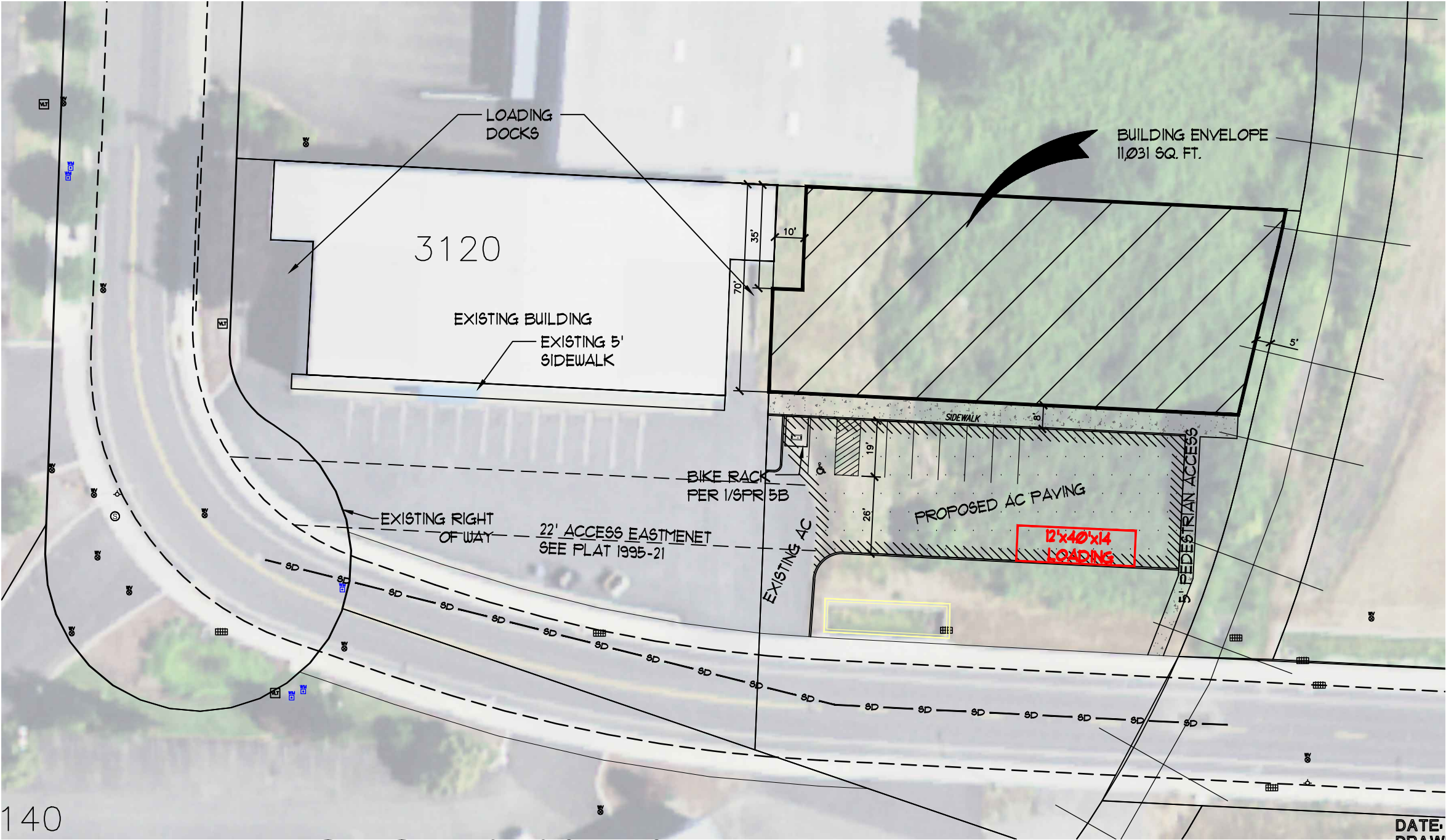
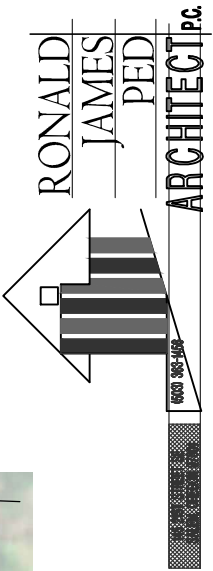


SITE SUMMARY

PROPERTY SIZE	= 24,688 S.F. (.51 AC)
REQ'D LANDSCAPE AREA	= 3699 S.F. (15%)
EXISTING LANDSCAPE AREA	= 5051 S.F. (20.5%)
EXISTING GSI AREA	= 486 S.F. (2.0%)
PROPOSED GSI AREA	= 1860 S.F. (7.5%)
BUILDING FOOTPRINT AREA	= 11,260 S.F. (45.1%)
EXISTING A/C AREA	= 1099 S.F. (4.5%)
HARD SCAPE AREA	= 7335 S.F. (29.1%)
	(100%)
TOTAL LS AND GSI AREA	= 4972 S.F. (20.2%)

PARKING SUMMARY  
11,031 SF/1,500 (WHOLESALE) = 8 SPACES REQUIRED

BIKE PARKING  
4 SPACES REQUIRED AND PROVIDED  
PER 1/SPR 5B



Site Plan Review Class 2  
Thermal Supply  
3120 22nd St SE, Salem, OR 97302

**PROPOSED SITE PLAN**  
SCALE : 1" = 40'-0"  
0 4' 20' 40' 80'

DATE: 04.22.2022  
DRAWN: glm  
JOB NO.: 2181  
**SPR 2**



# MEMO

**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