

TO: Jamie Donaldson, Planner II
Community Development Department

FROM: Laurel Christian, Development Services Planner II
Public Works Department

DATE: January 5, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-DAP22-48 (22-118060)
2035 WAYSIDE TERRACE NE
SHOP AND SITE IMPROVEMENTS**



PROPOSAL

A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new 850-square-foot shop with associated site improvements including a new driveway approach, parking area and landscaping, for property approximately 0.39 acres in size, zoned IG (General Industrial) and located at 2035 Wayside Terrace NE - 97301 (Marion County Assessor Map and Tax Lot: 073W12CA / 1200).

RECOMMENDED CONDITIONS OF APPROVAL

1. Along Claggett Creek on the subject property, dedicate an Open Channel Drainage Easement. In accordance with PWDS, the easement width shall be either 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greater.
2. Construct a minimum 22-foot paved driveway from the terminus of Wayside Terrace NE to the subject property.

FACTS

Streets

1. Wayside Terrace NE
 - a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 50-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 30-foot-wide improvement that terminates approximately 15 feet southeast of the subject property. The right-of-way abutting the property is 50 feet in width.

Storm Drainage

1. Existing Conditions

- a. There are no storm mains to serve the property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 6-inch water main is located in Wayside Terrace NE approximately 105 feet southeast of the subject property. Mains of this size generally convey flows of 300 to 600 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Wayside Terrace NE approximately 93 feet southeast of 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 *Unified Development Code (UDC)*

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain Overlay Zone, 802 – Public Improvements, 803 – Streets and Right-of-Way Improvements, 804 – Driveway Approaches, 805 – Vision Clearance, 809 – Wetlands, and 810 – Landslide Hazards.

The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a floodway. 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. The new structure is not being constructed in the floodplain area.

The Salem-Keizer Local Wetland Inventory (LWI) shows that Claggett Creek is 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.

A portion of Claggett Creek runs along the northern and western property boundaries. Pursuant to PWDS 1.8(d), the application is subject to open channel drainage easements to be dedicated along the creek, allowing for access and maintenance. The easement width shall be either 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greatest.

Condition: Along Claggett Creek on the subject property, dedicate an Open Channel Drainage Easement. In accordance with PWDS, the easement width shall be either 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greater.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 3-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds 3 activity points to the proposal, which results in a total of 6 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A geological assessment prepared by Redmond Geotechnical Services and dated June 10, 2022, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties by implementing recommendations in the assessment.

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—Wayside Terrace NE was reconstructed by the City in 2019 with a 30-foot-wide improvement within a 50-foot-wide right-of-way. The improvement terminates approximately 15 feet southeast of the subject property. The proposed development generates less than 20 new average daily vehicle trips; therefore, no right-of-way dedication or street improvements are required (SRC 803.040(d)).

As a condition of using an unimproved right-of-way for primary access, staff recommends the applicant construct a minimum 22-foot paved surface to accommodate

safe and efficient two-way vehicular access. The pavement shall be constructed with a hard surface material meeting the PWDS and extend from the existing terminus of Wayside Terrace NE to the property line of the proposed development pursuant to SRC 806.040(e).

Condition: Construct a minimum 22-foot paved driveway from the terminus of Wayside Terrace NE to the subject property.

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—With recommended conditions listed above, the driveway access onto Wayside Terrace NE 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 subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

The Public Works Department has reviewed the applicant's preliminary plan for this site. The applicant's proposed utility plan does not accurately depict the location of existing public utilities. At the time of a development, an updated utility plan is required. Public water and sewer are located within Wayside Terrace NE, approximately 100 feet southeast of the subject property. No public storm mains are available to serve the development.

Wayside Terrace NE was resurfaced in 2019 and is subject to the City's 5-year no-cut policy. This policy, outlined in PWDS Section 1.16(d), states that any open cut of streets that have been resurfaced or reconstructed during the past five years are prohibited, unless approved via the Design Exception process. Exception approval will require more rigorous street and trench repair measures to ensure integrity of newly-paved streets. Installation of utilities to serve the site may require a Design Exception from the City Engineer.

Due to topographic constraints, gravity-fed sewer is not available to serve the subject property. The applicant is advised to consult with a plumbing contractor to discuss options for a pumped sewer system. As a condition of sewer service, a grinder pump and private force main in the right-of-way are required.

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.

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the PWDS;**

Finding—The proposed driveway meets the standards for SRC Chapter 804 and PWDS.

- (2) No site conditions prevent placing the driveway approach in the required location;**

Finding—There are no site conditions prohibiting the location of the proposed driveway.

- (3) The number of driveway approaches onto an arterial are minimized;**

Finding—The proposed driveway is not accessing onto an arterial street.

- (4) The proposed driveway approach, where possible:**

- i. Is shared with an adjacent property; or**
- ii. Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

- (5) Proposed driveway approach meets vision clearance standards;**

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

- (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;**

Finding—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic

hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveway and the evidence that has been submitted indicates that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a local street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed driveway approach is not located in the vicinity of a residentially zoned area. The driveway will not have an effect on the functionality of the adjacent streets.

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