


TO: Austin Ross, Planner II
Community Development Department

FROM: Laurel Christian, Planner II 
Public Works Department

DATE: June 2, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ23-16 (23-106871)
1205 WALLACE ROAD NW
CHANGE OF USE FOR DAYCARE**

PROPOSAL

A Class 3 Site Plan Review application for a change of use, as well as site and building upgrades for a new daycare facility, together with two Class 2 Adjustments to eliminate required pedestrian connections between the site and adjacent streets (SRC 800.065(a)(1)). The subject property is 0.70 acres in size, zoned CO (Commercial Office), and located at 1205 Wallace Road NW (Polk County Assessors Map and Tax lot number: 073W22BB / 3403).

SUMMARY OF FINDINGS

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

FACTS

Streets

1. Wallace Road NW
 - a. Standard—This street is designated as a Major Arterial and a State Highway and is under the jurisdiction of the Oregon Department of Transportation (ODOT). According to the Salem TSP, Appendix G, the standard for this street classification is a 76-foot-wide improvement within a 108-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 68-foot improvement within a 92-foot-wide right-of-way abutting the subject property.

- c. Special Setback—The property is subject to a special setback equal to 54 feet from the centerline of Wallace Road NW.

2. Taybin Road NW

- 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 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 20-foot improvement within a 50-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The property is subject to a special setback equal to 30 feet from the centerline of Taybin Road NW.

Storm Drainage

1. Existing Conditions

- a. There are 12-inch and 21-inch storm mains located in Wallace Road NW.
- b. A 10-inch storm main is located in Taybin Road NW.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 18-inch water main is located in Wallace Road NW. Mains of this size generally convey flows of 4,800 to 11,100 gallons per minute.
- c. An 8-inch water main is located in Taybin Road NW. 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 Wallace Road NW and Taybin Road NW.

CRITERIA AND FINDINGS—SITE PLAN REVIEW

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.

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—Wallace Road NW does not meet the right-of-way or improvement width required for a major arterial street and State Highway according to Appendix G of the Salem TSP. Taybin Road NW lacks right-of-way and improvement width according to the Salem TSP for a local street. The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); 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.

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 site is served by one existing access onto Taybin Road NW. The driveway access onto Taybin Road NW 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 water, sewer, and storm infrastructure are available within surrounding streets and are adequate to serve the proposed development.

The applicant shall design and construct all necessary utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Laurel Christian, Planner II
cc: File