


TO: Bryce Bishop, Planner III
Community Development Department

FROM: Laurel Christian, Planner II 
Public Works Department

DATE: July 13, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-DR23-21 (23-101404)
1341 WALLER STREET SE
MULTI-FAMILY DEVELOPMENT**

PROPOSAL

A consolidated Class 3 Site Plan Review and Class 1 Design Review application for a proposed 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor Map and Tax Lot Number: 073W26CC07300).

RECOMMENDED CONDITIONS OF APPROVAL

1. The existing driveway approach along Lee Street SE shall be removed.
2. Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and PWDS.
3. Construct a minimum 8-inch public water main from 13th Street SE to serve the development site, and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to PWDS.

FACTS

Streets

1. Waller Street SE
 - 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 30-foot-wide improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Lee Street SE

- 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 36-foot-wide improvement within a 60-foot-wide right-of-way abutting the subject property.

3. Unnamed Alley

- a. Standard—This right-of-way is designated as an alley in the Salem TSP. The standard for this classification is a 10-to-20-foot-wide improvement within a 10-to-20-foot-wide right-of-way.
- b. Existing Conditions—This right-of-way has an approximate 10-foot improvement within a 16-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 10-inch storm main is located at the intersection of Waller Street SE and 13th Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 2-inch water main is located in Waller Street SE. Mains of this size generally convey flows of 30 to 100 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. A 14-inch sewer main is located in Waller Street SE.
- b. An 8-inch sewer is located in the unnamed alley abutting the property.

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—With completion of the conditions above, 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—Waller Street SE and Lee Street SE meet the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development. However, streetscape improvements including streetlights, replacement of property line sidewalks, and street trees are required along both property frontages in order to comply with SRC Chapter 803 and PWDS.

Condition: Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and PWDS.

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 proposal does not include on-site parking, therefore; no new driveway approaches are proposed. There is an existing driveway approach along Lee Street SE that previously served the site but will no longer provide vehicular access to the site.

Pursuant to SRC 804.060(a)(7) the existing approach shall be removed and replaced with the required streetscape improvements, discussed above.

Condition: The existing driveway approach along Lee Street SE shall be removed.

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; therefore, no Urban Growth Area permit is required. The Public Works Department has reviewed the applicant's preliminary plan for this site. Sewer infrastructure is available within surrounding streets and is adequate to serve the proposed development. There are no storm mains in the vicinity of the subject property. The existing 2-inch water main in Waller Street SE is inadequate to provide sufficient fire flows for the development pursuant to PWDS. The applicant shall construct a minimum 8-inch public water main to serve the development and provide information that demonstrates sufficient fire flows are provided to serve the development pursuant to PWDS.

Condition: Construct a minimum 8-inch public water main from 13th Street SE to serve the development site, and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to PWDS.

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's engineer submitted a statement demonstrating the project involves less than 10,000 square feet of new or replaced impervious surface.

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. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with PWDS.

Prepared by: Laurel Christian, Planner II
cc: File