

**TO:** Peter Domine, Planner II  
Community Planning and Development Department

**FROM:** Shelby Guizar, Infrastructure Planner I  
Community Planning and Development Department *Shelby Guizar*

**DATE:** January 8, 2024

**SUBJECT:** **Infrastructure Memo**  
**SPR24-02 (23-122978-PLN)**  
**2148 Turner Road SE**  
**New Building for Office and Warehouse**

## **PROPOSAL**

A Class 3 Site Plan Review for the development of a new office and storage warehouse building for a new building and grounds services and construction contracting use. The subject property is 3.83 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Rd SE (Marion County Assessors Map and Tax Lot Number 083W01A000500).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.075.
2. Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

## **FACTS**

### **Streets**

1. Turner Road SE
  - a. Standard—This street is designated as a minor arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 44-foot improvement within an 80-foot-wide right-of-way abutting the subject property.

## **Storm Drainage**

### **1. Existing Conditions**

- a. A 48-inch storm main is located in Turner Road SE.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located in the G-0 water service level.
- b. A 16-inch water main is located in Turner Road SE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.

## **Sanitary Sewer**

### **1. Existing Conditions**

- a. An 18-inch sewer main is located in Turner Road SE.

## **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.

The subject property is designated on the Federal Emergency Management Agency floodplain maps as a Zone “AE” floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the 100-year base flood elevation for the subject development is 204-feet. 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. An Elevation Certificate is required to verify the new structure’s elevation. The Elevation Certificates shall be submitted to the City to verify

each structure's elevation prior to pouring building foundations and again prior to final occupancy.

**Condition:** Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.075.

The Salem-Keizer Local Wetland Inventory 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). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

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—**The subject property does not have direct frontage to Turner Road SE; access is provided through an easement on adjacent property. Turner Road SE is classified as a minor arterial street according to the Salem Transportation System Plan (TSP). Turner Road SE meets the minimum right-of-way width but does not meet the minimum improvement width required for a minor arterial street; however, is considered a complete street as it constructed with all required elements for a minor arterial street but lacks 2-feet in improvement width. No additional street improvements or right-of-way dedications are required as a condition of 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 development site is served by an existing driveway onto Turner Road SE through an access easement. No changes to the driveway approach are proposed. The driveway access onto Turner Road SE 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 outside of the Urban Service Area. Because the proposed development does not precede construction of required facilities, an Urban Growth Area Development permit is not required. The water, sewer, and storm

infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

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.

**Condition:** Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

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 Public Works Standards.

Prepared by: Shelby Guizar, Infrastructure Planner I  
cc: File