

*Si necesita ayuda para comprender esta información, por favor llame  
503-588-6173.*

## DECISION OF THE PLANNING ADMINISTRATOR

URBAN GROWTH AREA PRELIMINARY DECLARATION / SUBDIVISION / CLASS  
3 SITE PLAN REVIEW / CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 2  
ZONING ADJUSTMENT CASE NO. UGA-SUB-SPR-DAP-ADJ16-01

APPLICATION NOS.: 15-117500-LD, 16-107756-LD, 15-117499-RP &  
16-113183-ZO

NOTICE OF DECISION DATE: SEPTEMBER 21, 2016

**APPLICATION SUMMARY:** A proposed integrated phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building.

**REQUEST:** A consolidated application for an integrated phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building. The application includes the following:

- 1) An Urban Growth Preliminary Declaration to determine the required public facilities for the proposed development;
- 2) A 7-lot Subdivision;
- 3) A Class 3 Site Plan Review for the proposed phased development;
- 4) A Class 2 Adjustment to increase the number of driveway approaches allowed on a local street (Marietta from one to three; and
- 5) A Class 2 Driveway Approach Permit.

The subject property is approximately 20.58 acres in size, zoned IC (Industrial Commercial), and located at 3311-3325 Marietta Street SE - 97317 (Marion County Assessor's Map and Tax Lot numbers: 083W12A / 01300 and 01302).

**APPLICANT:** JORDAN SPARKS

**LOCATION:** 3311- 3325 MARIETTA ST SE / 97317

<b>CRITERIA:</b> Urban Growth Area Preliminary Declaration	SRC 200.025(d) and (e)
Subdivision	SRC 205.010(d)
Class 3 Site Plan Review	SRC 220.005(f)(3)
Class 2 Driveway Approach Permit	SRC 804.025(d)
Class 2 Zoning Adjustment	SRC 250.005(d)(2)

**FINDINGS:** The findings are in the attached Order dated September 21, 2016.

**DECISION:** The Planning Administrator **GRANTED** Urban Growth Area Preliminary Declaration / Subdivision / Class 3 Site Plan Review / Class 2 Zoning Adjustment / Class 2 Driveway Approach Permit No. UGA-SUB-SPR-DAP-ADJ16-01 subject to the following conditions of approval:

NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005

CITY OF Salem  
AT YOUR SERVICE

**Condition 1.** As a condition of building permit issuance for all phases, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12.

**Condition 2.** As a condition of development in Phase 1:

- a. Along Marietta from 32nd Avenue SE (32<sup>nd</sup>) to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 1.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$18,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 3:** As a condition of development in Phase 2A:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$10,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 4:** As a condition of development in Phase 2B:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 5:** As a condition of development in Phase 2C:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 6:** As a condition of development in Phase 2D:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 3.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 7:** As a condition of development in Future Phase on Lot 2:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.

- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 2.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 8:** As a condition of development in Open Dental Headquarters Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 5.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$55,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 9:** As a condition of development in Warehouse Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan. The street shall connect to the private street being proposed on the easterly neighboring property.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 7.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Dedicate a storm and sewer easement to serve the southerly neighboring property as shown on the application materials.
- h. Pay a temporary access fee of \$14,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 10:** As a condition of development in Future Phase in Lot 6:

- a. Along Marietta from 32nd to the east line of Lot 2, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 6.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$22,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 11:** "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lots accessways that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of the remainder of the accessways.

**Condition 12:** Off-street loading spaces meeting the development requirements of SRC Chapter 806 shall be provided for each phase of development.

The rights granted by the attached decision must be exercised, or an extension granted, by the following dates or this approval shall be null and void:

Urban Growth Area Preliminary Declaration	<u>October 7, 2018</u>
Subdivision	<u>October 7, 2018</u>
Class 3 Site Plan Review	<u>October 7, 2020</u>
Class 2 Driveway Approach Permit	<u>October 7, 2018</u>
Class 2 Zoning Adjustment	<u>October 7, 2018</u>

A copy of the decision is attached.

Application Deemed Complete: July 15, 2016  
Notice of Decision Mailing Date: September 21, 2016  
Decision Effective Date: October 7, 2016  
State Mandate Date: November 12, 2016

Case Manager: Aaron Panko, [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net), 503-540-2356 *AP*

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., OCTOBER 6, 2016**. The notice of appeal must contain the information required by SRC 300.1020

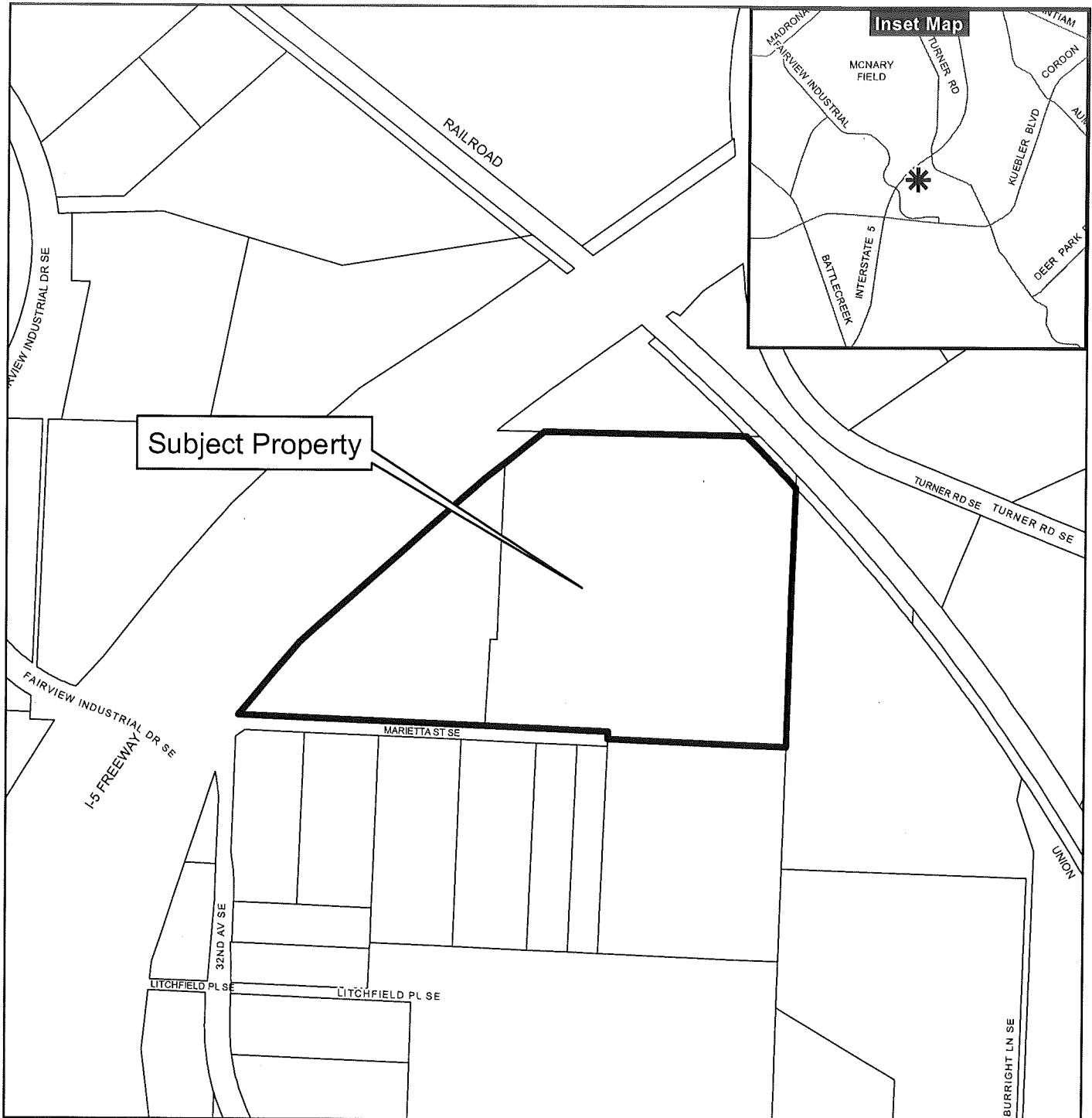
and must state where the decision failed to conform to the provisions of the applicable code section in SRC Chapters 200, 205, 220, 250 and 804. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

**<http://www.cityofsalem.net/planning>**

# Vicinity Map

## 3311-3325 Marietta Street SE



### Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**URBAN GROWTH AREA PRELIMINARY DECLARATION / SUBDIVISION / SITE PLAN  
REVIEW / ADJUSTMENT / DRIVEWAY APPROACH PERMIT CASE NO. UGA-SUB-  
SPR-DAP-ADJ 16-01  
DECISION**

**IN THE MATTER OF APPROVAL OF ) UGA-SUB-SPR-DAP-ADJ  
URBAN GROWTH AREA PRELIMINARY ) CASE NO. 16-01  
DECLARATION, SUBDIVISION, CLASS 3 )  
SITE PLAN REVIEW, DRIVEWAY )  
APPROACH PERMIT AND ADJUSTMENT )  
CASE NO. 16-01 )  
3311-3325 MARIETTA STREET SE 97317 ) SEPTEMBER 21, 2016**

In the matter of the application for an Urban Growth Area Preliminary Declaration, Subdivision, Class 3 Site Plan Review, Class 2 Driveway Approach Permit and Class 2 Adjustment submitted by Jordan Sparks, applicant and property owner, and represented by Steve Ward P.E., Westech Engineering, Inc., the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

**REQUEST**

Application Summary: A proposed integrated phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building.

Request: A consolidated application for an integrated phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building. The application includes the following:

- 1) An Urban Growth Preliminary Declaration to determine the required public facilities for the proposed development;
- 2) A 7-lot Subdivision;
- 3) A Class 3 Site Plan Review for the proposed phased development;
- 4) A Class 2 Adjustment to increase the number of driveway approaches allowed on a local street (Marietta from one to three; and
- 5) A Class 2 Driveway Approach Permit.



The subject property is approximately 20.58 acres in size, zoned IC (Industrial Commercial), and located at 3311-3325 Marietta Street SE - 97317 (Marion County Assessor's Map and Tax Lot numbers: 083W12A / 01300 and 01302).

## DECISION

**APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, conformance with the approved site plans, and the following conditions of approval:

**Condition 1:** As a condition of building permit issuance for all phases, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12.

**Condition 2:** As a condition of development in Phase 1:

- a. Along Marietta from 32nd Avenue SE (32<sup>nd</sup>) to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 1.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$18,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 3:** As a condition of development in Phase 2A:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$10,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 4:** As a condition of development in Phase 2B:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.

- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 5:** As a condition of development in Phase 2C:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 6:** As a condition of development in Phase 2D:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
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- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 7:** As a condition of development in Future Phase on Lot 2:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
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- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 2.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 8:** As a condition of development in Open Dental Headquarters Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
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- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 5.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$55,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 9:** As a condition of development in Warehouse Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.

- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan. The street shall connect to the private street being proposed on the easterly neighboring property.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 7.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Dedicate a storm and sewer easement to serve the southerly neighboring property as shown on the application materials.
- h. Pay a temporary access fee of \$14,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 10:** As a condition of development in Future Phase in Lot 6:

- a. Along Marietta from 32nd to the east line of Lot 2, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
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- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 6.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$22,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 11:** "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lots accessways that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of the remainder of the accessways.

**Condition 12:** Off-street loading spaces meeting the development requirements of SRC Chapter 806 shall be provided for each phase of development.

## **FINDINGS**

### **1. Background**

On January 7, 2015 a comprehensive plan change and zone change was approved for the subject property changing the designation from Industrial to Industrial Commercial and the

zoning designation from RA (Residential Agriculture) and IG (General Industrial) to IC (Industrial Commercial). A condition of approval was placed on the decision limiting the traffic impact from development on the property to no more than 8,053 average daily trips.

On September 22, 2015, Class 3 Site Plan Review, Urban Growth Preliminary Declaration and Partition Applications were submitted for the proposed development. Additional information was requested from the applicant. The Partition application was withdrawn and a Subdivision application was received on April 15, 2016. Class 2 Adjustment and Class 2 Driveway Approach Permit applications were submitted on July 13, 2016. The applications were deemed complete for processing on July 15, 2016. The applicant's proposed site plan is included as Attachment B and a written statement by the applicant addressing the approval criteria is included as Attachment C.

### **Neighborhood and Citizen Comments:**

Notice of the application was sent to the Southeast Mill Creek Association (SEMCA) and all property owners of record within 250 feet of the subject property. No comments were received from SEMCA or surrounding property owners during the public comment period.

### **City Department Comments:**

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

The Building and Safety Division reviewed the proposal and has asked the applicant to provide "Request for Alternate Method" letter and form for sewer system design to the Building Official at the time of building permit review.

The Fire Department has reviewed the proposal and commented that the project is required to meet Fire code requirements including Fire Department access and water supply. Be advised secondary access and/or fire sprinkler maybe required due to the size of buildings/projects OFC D104.

### **Public Agency Comments:**

No Public Agency comments were received.

## **2. Analysis of Urban Growth Preliminary Declaration Approval Criteria**

SRC 200.025(d) states:

The Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the Master Plans and the Area Facility Plans and determine:

- (1) The required facilities necessary to fully serve the development; and
- (2) The extent to which the required facilities are in place or fully committed.

Analysis of the development based on relevant criteria in SRC 200 is as follows:

SRC 200.055 – Standards for Street Improvements

**Finding:** An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b). 32<sup>nd</sup> Street SE meets the requirements for an adequate linking street. Improvements are required in Marietta Street SE from 32<sup>nd</sup> Street SE to the easterly terminus, but can be phased as described in the conditions of approval.

SRC 200.060 – Standards for Sewer Improvements

**Finding:** The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facility appears to be located north east of the subject property.

The applicant shall link the site to existing facilities that are defined as adequate under 200.005(a). Public Works staff anticipate that the sewer system will be a private system subject to Oregon State Plumbing Specialty Code.

SRC 200.065 – Standards for Storm Drainage Improvements

**Finding:** The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The site is situated along a ridge and the natural drainage is split between the east and west portions of the site. The nearest available public storm system for the west portion appears to be located in Marietta Street SE, lying west of the subject property. The applicant's tentative drainage plan shows a discharge to Coats Lateral at the northeast corner of the site.

SRC 200.070 – Standards for Water Improvements

**Finding:** The proposed development shall be linked to existing adequate facilities by the construction of pump stations, reservoirs, and water mains which are necessary to connect to such existing water system facilities. The S-1 water system in the vicinity of the subject property does not meet Water System Master Plan standards for pumping capacity and reservoir storage. In order to meet master plan standards, the applicant is required to construct the Coburn S-1 Reservoir, the Boone Road S-1 Pump Station, and connecting water mains.

However, pursuant to SRC 200.080, the proposed development meets the criteria for a temporary facilities access agreement because temporary pumping and storage capacity is available from the Deer Park S-1 Pump Station and the Mill Creek S-1 Reservoir located southeast of the subject property. The temporary access fee for the subject property and for other S-1 properties in the vicinity is \$10,000 per acre based on approximately \$13

million in water system improvements needed to serve approximately 1,300 acres of underdeveloped property. The S-1 portion of the subject property benefited by the temporary water system connection is 15.5 acres; a small easterly area of the subject property can be served by the G-0 water system and is not subject to the temporary access fee. The temporary access fee of \$155,000 is distributed by benefited area among the 7 parcels.

SRC 200.075 – Standards for Park Improvements

**Finding:** The proposed development is non-residential and is not subject to parks improvement requirements.

Based on the findings addressing the applicable criteria of SRC Chapter 200, the following conditions of approval shall apply to the requested UGA:

**Condition 1:** As a condition of building permit issuance for all phases, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12.

**Condition 2:** As a condition of development in Phase 1:

- a. Along Marietta from 32nd Avenue SE (32<sup>nd</sup>) to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 1.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$18,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 3:** As a condition of development in Phase 2A:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$10,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 4:** As a condition of development in Phase 2B:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 5:** As a condition of development in Phase 2C:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 6:** As a condition of development in Phase 2D:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 3.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.



- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 7:** As a condition of development in Future Phase on Lot 2:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 2.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 8:** As a condition of development in Open Dental Headquarters Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 5.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$55,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 9:** As a condition of development in Warehouse Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.

- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan. The street shall connect to the private street being proposed on the easterly neighboring property.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 7.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Dedicate a storm and sewer easement to serve the southerly neighboring property as shown on the application materials.
- h. Pay a temporary access fee of \$14,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 10:** As a condition of development in Future Phase in Lot 6:

- a. Along Marietta from 32nd to the east line of Lot 2, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 6.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$22,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**3. Analysis of Subdivision Tentative Plan Approval Criteria**

SRC 205.010(d) states:

A tentative subdivision plan shall be approved if all of the following criteria are met:

- (1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:
  - a. Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.
  - b. City infrastructure standards.

- c. Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.
- (2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.
- (3) Development within the tentative subdivision plan can be adequately served by City infrastructure.
- (4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.
- (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
- (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
- (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
- (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
- (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
- (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

Criterion 1:

The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:

- (A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.

**Finding:** The proposed subdivision would divide approximately 20.58 acres into 7 lots with no remainder. The minimum lot area and dimensional requirements of the IC zone are established under SRC 551.010(a) which provide that there is no minimum lot area requirement, and no minimum lot dimensional requirement. All lots are required to have a minimum street frontage of 16 feet.

Proposed lots in the subdivision range from approximately 0.88 acres in size to 8.41 acres in size. Proposed lots 1, 2, 6 and 7 have adequate street frontage along Marietta Street SE, and lots 3, 4 and 5 are flag lots.

SRC Chapter 800 (General Development Standards):

*800.015(a) (Buildings to be on a lot):* Every building or structure shall be entirely located on a lot. Where two or more lots are under single ownership to accommodate a single development, the entire combined area shall be considered as a single lot for purposes of the UDC.

*SRC 800.020 (Designation of Lot Lines):* SRC 800.020 establishes front lot line designation requirements for flag lots, and all other lots. For lots that have frontage on a public street, lots 1, 2 and 6, the front lot line shall be the property line that has frontage on the public street. For a flag lot, the front lot line shall be the outside property line that is an extension of the flag lot accessway or the property line separating the flag portion of the lot from the lot between it and the street from which access is provided to the flag lot, unless the Planning Administrator otherwise directs, in which case the front lot line shall be set forth in the conditions of approval for the tentative plan of the plat, which shall be recorded on deeds conveying lots.

Proposed lots 3, 4, 5 and 7 are flag lots. The front lot line for lots 3, 4 and 5 shall be the south line, the front lot line for lot 7 shall be the west line.

*SRC 800.025 (Flag Lots):* Proposed lots 3, 4, 5 and 7 are flag lots. Subsections (a) and (b) specify that minimum lot area and dimensions for a flag lot shall be calculated exclusively of the flag lot accessway. The proposed flag lots exceed the minimum lot area and dimensions exclusive of the flag lot accessway.

Subsection (c) establishes standards for flag lots and flag lot accessways. Pursuant to SRC Chapter 800, Table 800-1, flag lot accessways serving 1 to 4 lots of non-residential property must be a minimum of 25 feet in overall width and must be paved to a minimum width of 20 feet. The maximum accessway length is 400 feet, however, maximum flag lot accessway length shall not apply where geographic features make it impractical, and when approved by the Planning Administrator following review and recommendation by the Fire Marshal.

The proposed accessway serving lot 7 exceeds 400 feet in length, however, the topography of the site and the large size of the lots make it impractical to have an accessway less than 400 feet in length. The Fire Marshal has reviewed the proposed site plan and does not object to the accessway length, at the time of plan review the development on lot 7 will be reviewed for Fire Code and a fire apparatus turnaround may be required.

Subsection (d) prohibits parking on flag lot accessways. In order to ensure that emergency access remains unobstructed, the following condition shall apply:

**Condition 11:** "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lots accessways that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of the remainder of the accessways.

Subsection (e) limits the maximum number of flag lots within a subdivision to 15 percent of the proposed lots. Four of the seven lots within the proposed subdivision are flag lots (Lots 3, 4, 5 and 7), or 57% of the total proposed lots. An adjustment has been requested to increase the number of flag lots within the subdivision, findings are included in Section 5 of this report.

The proposal conforms to the requirements of SRC Chapter 800.

(B) City infrastructure standards.

**Finding:** The proposed development is subject to the conditions of approval and development requirements for the Urban Growth Area Preliminary Declaration outlined in Section 2 of this report. As proposed and conditioned, the adequate public infrastructure is available to serve the development.

(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

**Finding:** The applicant shall provide the required field survey and partition plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the partition plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

*SRC 808 - Preservation of Trees and Vegetation:* The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

The East Fork Pringle Creek, a mapped waterway, flows near the northeast border of the property. Trees and native vegetation within 50 feet of the top of bank of the East Fork Pringle Creek are protected by SRC 808.020.

No protected riparian trees or significant trees have been identified on the site plan for removal.

*SRC 809 - Wetlands:* Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are wetlands and wetland soils mapped on the northeast corner on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

*SRC 810 - Landslide Hazards:* A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The subject property contains mapped landslide hazards equal to 3 landslide susceptibility points. The proposed subdivision and commercial development is assigned 3 activity points. A total of 6 points indicates a moderate landslide hazard risk.

A geological assessment prepared by Westech Engineering, Inc. and dated 03/27/2014, was submitted to the City of Salem. This assessment demonstrates the subject property could be subdivided and developed, without increasing the potential for slope hazard on the site or adjacent properties.

Criterion 2:

The tentative subdivision plan does not impede the future use or development of the property or adjacent land.

**Finding:** The proposed subdivision would divide property approximately 20.58 acres in size into 7 lots, including interior driveways and access easements to serve each proposed lot.

The subject property abuts and industrial development to the east and industrial property to the south developed with a single family residential dwelling. No street or pedestrian connections are available from abutting properties to the east or south, however, an access and utility easement is extended to the abutting eastern property through lot 7.

The lots within the proposed subdivision, as proposed and conditioned, are of sufficient size and dimensions to permit future development consistent with the use and development standards of SRC Chapter 551. There is no evidence that the subdivision and subsequent development of the lots will adversely affect public services to any surrounding properties. Approval of the subdivision does not impede future use of the subject property or access to abutting properties. The proposal meets this criterion.

Criterion 3:

Development within the tentative subdivision plan can be adequately served by City infrastructure.

**Finding:** Water and sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the property as shown on the applicant's preliminary utility plan.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in

easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. The tentative subdivision plan shows public sewer extensions to adjacent upstream parcels.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall provide an engineered tentative stormwater design to accommodate future impervious surface on all proposed lots.

All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(6)(B) prior to final plat approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

Criterion 4:

The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.

**Finding:** Marietta abuts the subject property and does not meet the current standard for a local street. As identified in the conditions of approval, the applicant is required to construct a half-street improvement along the entire frontage of Marietta.

The street system in the vicinity of the proposed development does not meet local street connectivity requirements of SRC 803.035(a). The applicant has proposed a private street connection to the east property line. This private street shall connect to the private street being proposed within the Oak Grove Industrial Park on the easterly neighboring property.

Criterion 5:

The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.

**Finding:** As proposed and conditioned, the proposed development will provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.

Criterion 6:

The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.

**Finding:** The project includes a proposal for an industrial/commercial subdivision. The proposed subdivision is accessed by an existing local street and a proposed internal driveway. The subject property will provide safe and convenient bicycle and pedestrian

access, and provide boundary street improvements where necessary in order to connect multi-modal transportation facilities with the existing transportation system. Transit service is available to the subject property on 36<sup>th</sup> Avenue SE by way of Salem Keizer Transit's Route 6 bus line.

Criterion 7:

The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.

**Finding:** The proposed 7-lot subdivision generates less than 1,000 average daily vehicle trips to Marietta Street SE. Therefore, a Transportation Impact Analysis was not required as part of the proposed subdivision submittal.

Criterion 8:

The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.

**Finding:** The proposed subdivision has been reviewed to ensure that adequate measures have been planned to alleviate natural or fabricated hazards and limitations to development, including topography and vegetation of the site. The Salem-Keizer Local Wetland Inventory (LWI) identifies wetlands on the north eastern portion of the subject property. The subject property is located on a ridge, to the west, the site has an average cross slope of approximately 7.7 percent, and to the east the site has an average cross slope of approximately 12.3 percent, with areas of the site approaching a slope of 55 percent. There are mapped landslide hazards present on the site, the applicant has provided a Geotechnical Engineering Report for the subject property. Given the wetland and topography constraints on the site, the proposed development allows for the reasonable development of the proposed lots within the subdivision and internal access system with minimal need for variances or adjustments.

The proposal meets this criterion.

Criterion 9:

The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.

**Finding:** As identified in Criterion 8 above, the proposed subdivision has been reviewed to ensure that adequate measures have been planned to alleviate natural or fabricated hazards and limitations to development, including topography and vegetation of the site. Given the wetland and topography constraints on the site, the proposed development allows for the reasonable development of the proposed lots within the subdivision and internal access system with minimal need for variances or adjustments.

The proposal meets this criterion.



Criterion 10:

When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

**Finding:** The subject property is outside the urban service area, an Urban Growth Preliminary Declaration is required for development of the site. The findings and conditions addressing the UGA approval criteria are included in Section 2 of this report.

4. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) states:

An application for Class 3 Site Plan Review shall be granted if:

- (1) The application meets all applicable standards of the UDC;
- (2) 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;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (4) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Criterion 1:

The application meets all applicable standards of the UDC.

**Finding:** The project includes a proposal for an integrated phased development within the IC (Industrial Commercial) to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building. The proposed development is subject to the use and development standards of the IC (Industrial Commercial) zone, SRC Chapter 551. The following is a summary of the applicable use and development standards of the IC zone.

**Development Standards – IC (Industrial Commercial) Zone:**

*SRC 551.005(a) - Uses:*

Except as otherwise provided in Chapter 551, the permitted, special, conditional and prohibited uses in the IC zone are set forth in Table 551-1.

**Finding:** The project includes a proposal for an integrated phased development including five new buildings. Proposed uses for the subject property include, Office, Laboratory

Research and Testing, and Warehousing and Distribution. The proposed uses are listed as permitted uses in the IC zone pursuant to Table 551-1.

*SRC 551.010(a) – Lot Standards:*

There are no minimum lot area or dimension requirements in the IC zone. All uses are required to have a minimum of 16 feet of street frontage.

**Finding:** Each of the 7 lots for the proposed development have been reviewed for conformance with the minimum street frontage, lot area and dimension requirements of the zoning code.

*SRC 551.010(b) – IC Zone Setbacks:*

The proposed development results in 7 lots, with proposed phased development on 5 of the 7 lots at this time. The following is a summary of the applicable setback requirements for each lot.

**Lot 1 – Office Building (Phase I):**

**North:** Adjacent to the north is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**South:** Adjacent to the south is the right-of-way for Marietta Street SE. There is a minimum 5 foot building setback adjacent to a street. Vehicle use areas are required to be setback a minimum 6-10 feet from a street per SRC 806.035(c)(2).

**East:** Adjacent to the east is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**West:** Adjacent to the west is the right-of-way for Interstate 5. There is a minimum 5 foot building setback adjacent to a street. Vehicle use areas are required to be setback a minimum 6-10 feet from a street per SRC 806.035(c)(2).

**Finding:** The proposed building is setback approximately 30 feet from Marietta Street SE to the south, approximately 40 feet to the interior property line to the east, 135 feet to the interior property line to the north and 160 feet from Interstate 5 to the west.

The proposed vehicle use area is setback approximately 140 feet from Marietta Street SE to the south, approximately 45 feet to the interior property line to the north and approximately 95 feet from Interstate 5 to the west. Adjacent to the east is an interior property line developed with a shared parking area, there is no vehicle use area setback proposed abutting the shared parking area.

The proposed development on Lot 1 complies with minimum setback requirements of the IC zone.

**Lot 2:** No Development proposed at this time.

### **Lot 3 – Office Building (Phase IID):**

**North:** Adjacent to the north is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**South:** Adjacent to the south is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**East:** Adjacent to the east is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**West:** Adjacent to the west is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**Finding:** The proposed building is setback approximately 27 feet to the interior property line to the south, approximately 23 feet to the interior property line to the east, approximately 42 feet to the interior property line to the north and approximately 95 feet to the interior property line to the west.

The proposed vehicle use area is setback approximately 20 feet to the interior property line to the south and approximately 38 feet to the interior property line to the east. Adjacent to the north and to the west is an interior property line developed with a shared parking area, there is no vehicle use area setback proposed abutting the shared parking area.

The proposed development on Lot 3 complies with minimum setback requirements of the IC zone.

### **Lot 4 – Laboratory Research and Testing Building (Research and Development Phase IIA, IIB, and IIC):**

**Northwest:** Adjacent to the northwest is the right-of-way for Interstate 5. There is a minimum 5 foot building setback adjacent to a street. Vehicle use areas are required to be setback a minimum 6-10 feet from a street per SRC 806.035(c)(2).

**South:** Adjacent to the south is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**East:** Adjacent to the east is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**Finding:** The proposed building is setback approximately 22 feet to the interior property line to the south, approximately 53 feet to the interior property line to the east, and approximately 35 feet from Interstate 5 to the northwest.

The proposed vehicle use area is setback approximately 50 feet from Interstate 5 to the northwest. Adjacent to the south and to the east is an interior property line developed with a shared parking area, there is no vehicle use area setback proposed abutting the shared parking area.

The proposed development on Lot 4 complies with minimum setback requirements of the IC zone.

#### **Lot 5 – Office Building (Headquarters Phase):**

**Northwest:** Adjacent to the northwest is the right-of-way for Interstate 5. There is a minimum 5 foot building setback adjacent to a street. Vehicle use areas are required to be setback a minimum 6-10 feet from a street per SRC 806.035(c)(2).

**North:** Adjacent to the north is an IG (General Industrial) zone. There is a minimum building and vehicle use area setback of 10 feet adjacent to an IG zone.

**Northeast:** Adjacent to the northeast is an IG (General Industrial) zone. There is a minimum building and vehicle use area setback of 10 feet adjacent to an IG zone.

**South:** Adjacent to the south is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**East:** Adjacent to the east is an IG (General Industrial) zone. There is a minimum building and vehicle use area setback of 10 feet adjacent to an IG zone.

**West:** Adjacent to the west is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**Finding:** The proposed building is setback approximately 115 feet to the interior property line to the north, approximately 450 feet to the interior property line to the northeast, approximately 565 feet to the interior property line to the east, approximately 150 feet to the interior property line to the south, and approximately 110 feet from Interstate 5 to the northwest.

The proposed vehicle use area is setback approximately 35 feet to the interior property line to the north, approximately 355 feet to the interior property line to the northeast, approximately 485 feet from the interior property line to the east, and approximately 58 feet to the interior property line to the south, and approximately 35 feet from Interstate 5 to the northwest. Adjacent to the west is an interior property line developed with a shared parking area, there is no vehicle use area setback proposed abutting the shared parking area.

The proposed development on Lot 5 complies with minimum setback requirements of the IC zone.

**Lot 6:** No Development proposed at this time.

**Lot 7 – Warehouse and Distribution Building (Warehouse Phase):**

**North:** Adjacent to the north is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**South:** Adjacent to the south is an IG (General Industrial) zone. There is a minimum building and vehicle use area setback of 10 feet adjacent to an IG zone.

**East:** Adjacent to the east is an IG (General Industrial) zone. There is a minimum building and vehicle use area setback of 10 feet adjacent to an IG zone.

**West:** Adjacent to the west is an IC (Industrial Commercial) zone under common ownership. There is no minimum building or vehicle use area setback required adjacent to an interior lot line under common ownership.

**Finding:** The proposed building is setback approximately 125 feet to the interior property line to the north, approximately 98 feet to the interior property to the east, approximately 87 feet to the interior property line to the south, and approximately 168 feet to the interior property line to the west.

The proposed vehicle use area is setback approximately 55 feet to the interior property line to the north, approximately 30 feet to the interior property line to the east, approximately 15 feet from the interior property line to the south, and approximately 165 feet to the interior property line to the west.

The proposed development on Lot 7 complies with minimum setback requirements of the IC zone.

*SRC 551.010(c) - Lot Coverage, Height:*

There is no maximum lot coverage standard. The maximum building height requirement in the IC zone is 70 feet.

**Finding:** The following is a summary of the lot coverage and proposed building height for each lot:

	<b>Lot Area (Acres)</b>	<b>Lot Coverage</b>	<b>Building Height (Feet)</b>
<b>Lot 1</b>	1.77	10%	35
<b>Lot 2</b>	0.88	NA	NA
<b>Lot 3</b>	0.94	29%	35
<b>Lot 4</b>	2.83	20%	35
<b>Lot 5</b>	8.41	9%	35
<b>Lot 6</b>	2.16	NA	NA

<b>Lot 7</b>	3.34	12%	35
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The proposed development complies with the minimum lot coverage and maximum height standard for the IC zone.

*SRC 551.010(d) - Landscaping:*

- (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.
- (3) **Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count toward meeting this requirement.

**Finding:** The following is a summary of the landscape area coverage for each proposed lot:

	<b>Lot Area (Acres)</b>	<b>Minimum Requirement (Square Feet)</b>	<b>Proposed Landscape Area (Square Feet)</b>
<b>Lot 1</b>	1.77	11,565	52,490 (68%)
<b>Lot 2</b>	0.88	5,750	NA
<b>Lot 3</b>	0.94	6,142	16,650 (41%)
<b>Lot 4</b>	2.83	18,491	18,480 (31%)
<b>Lot 5</b>	8.41	54,951	251,230 (69%)
<b>Lot 6</b>	2.16	14,113	NA
<b>Lot 7</b>	3.34	21,824	93,310 (64%)

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

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

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

Off-street parking shall be provided and maintained for each proposed new use or activity.

*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 IC zone, off-street parking may be located within 500 feet of the development site containing the use or activity it serves.

**Finding:** The proposed development will result in 7 lots. Parking agreements and easements will be established between various lots which allow for shared use.

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

- a) *Minimum Required Off-Street Parking.* The minimum off-street parking requirement for uses in the general office category and the lab research and testing category is 1 space per 350 square feet of floor area. The warehouse and distribution use requires the greater of 0.75 spaces per employee or one space per 5,000 square feet of floor area.
- 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 Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

**Finding:** A summary table with the minimum and maximum off-street parking requirements for development is included below.

	Floor Area	Parking Ratio	Parking Requirement	Spaces Provided
Lot 1 – Office	7,794 SF	1/350 SF	22-39	21
Lot 2 – NA				
Lot 3 – Office	12,000 SF	1/350 SF	34-60	37
Lot 4 – Lab Research and Testing	25,200 SF	1/350 SF	72-126	126
Lot 5 – Office	31,200 SF	1/350 SF	89-156	156
Lot 6 – NA				
Lot 7 – Warehouse	18,000 SF – 100 Employees	0.75 Spaces per Employee	75-131	92
<b>Total</b>			<b>292-512</b>	<b>432</b>

Parking agreements and easements will be established between the lots to allow for shared use of parking spaces. A minimum of 7 off-street parking spaces for Lot 4 shall be designated as carpool/vanpool parking. A minimum of 9 off-street parking spaces for Lot 5 shall be designated as carpool/vanpool parking. A minimum of 5 off-street parking spaces for Lot 7 shall be designated as carpool/vanpool parking.

*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.
- 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:** Perimeter setbacks for the off-street parking area are identified in the building and vehicle use area setback findings above. The proposed development is consistent with the setback requirements of the IC zone (SRC Chapter 551) and SRC Chapter 806.

- d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas 5,000-50,000 square feet in size, a minimum of 5 percent of the interior parking area shall be landscaped. For parking areas greater than 50,000 square feet in size, a minimum of 8 percent of the interior parking area shall be landscaped.

**Finding:** A summary of the parking area and interior parking lot landscaping is included below:

	<b>Parking Lot Area</b>	<b>Landscaping Requirement</b>	<b>Proposed Interior Landscaping</b>
Lot 1	17,000 SF	5% = 850 SF	1,640 SF
Lot 2	NA		
Lot 3	12,380 SF	5% = 619 SF	1,680 SF
Lot 4	60,530 SF	8% = 4,840 SF	4,840 SF
Lot 5	83,850 SF	8% = 6,708 SF	7,670 SF
Lot 6	NA		
Lot 7	34,380 SF	5% = 1,719 SF	3,350 SF

The proposed parking lots comply with the minimum interior parking lot landscaping requirement.

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

**Finding:** The proposed parking spaces, driveway and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

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

**Finding:** The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Bumper guards and wheel



barriers are not required for the parking area. The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806. Off-street parking area screening is not required for the proposed parking area.

*SRC 806.040 - Driveway Development Standards.*

- a) *Access.* Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available or a loop to the single point of access.
- b) *Location.* Driveways shall not be located within required setbacks.
- c) *Additional Development Standards 806.040(c)-(g).*

**Finding:** The interior driveways proposed for the off-street parking area conform to the driveway location and dimensional requirements of SRC 806.040.

## **Bicycle Parking**

*SRC 806.045 - General Applicability.*

Bicycle parking shall be provided and maintained for each proposed new use or activity.

*SRC 806.055 - Amount of Bicycle Parking.*

The minimum bicycle parking requirement for uses in the general office category and the laboratory research and testing category is one space per 3,500 square feet for the first 50,000 square feet. The minimum bicycle parking requirement for uses in the warehouse and distribution category is the greater of four spaces, or 1 space per 10,000 square feet for the first 50,000 square feet.

**Finding:** The following is a summary of the applicable bicycle parking requirements for each proposed use:

	Floor Area	Parking Ratio	Min. Bicycle Parking	Spaces Provided
Lot 1 – Office	7,794 SF	1/3,500 SF	4	4
Lot 2 – NA				
Lot 3 – Office	12,000 SF	1/3,500 SF	4	4
Lot 4 – Lab Research and Testing	25,200 SF	1/3,500 SF	7	8
Lot 5 – Office	31,200 SF	1/3,500 SF	9	10
Lot 6 – NA				
Lot 7 – Warehouse	18,000 SF – 100 Employees	1/10,000	4	4

The proposed development is consistent with the minimum bicycle parking requirements of SRC Chapter 806.

*SRC 806.060 - Bicycle Parking Development Standards.*

- a) *Location.* Bicycle parking areas shall be located within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance.
- b) *Access.* Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
- c) *Dimensions.* Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.
- d) *Bicycle Racks.* Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

**Finding:** The proposed site plan indicates that bicycle parking spaces will be provided at near the entryway for each of the proposed uses. At the time of building permit review, the plans will be verified for conformance with the bicycle development standards of SRC 806.060.

**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.

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

A minimum of one off-street loading space is required for buildings in the Business and Professional Services Use Category that are between 5,000-60,000 square feet in floor area. The minimum dimensions for the off-street loading spaces are 12 feet in width, 19 feet in length and 12 feet in height. Warehouse uses require a minimum of one off-street loading space for buildings that are 5,000-100,000 square feet in floor area. The minimum dimensions for the off-street loading spaces are 12 feet in width, 40 feet in length and 14 feet in height.

**Finding:** Loading spaces are not indicated in the proposed site plan for phased development. At the time of building permit review for each phase, the site plan shall be revised to include off-street loading spaces meeting the development standards of SRC Chapter 806.

**Condition 12:** Off-street loading spaces meeting the development requirements of SRC Chapter 806 shall be provided for each phase of development.

**Landscaping**

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or

ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

**Finding:** The following is a summary table which indicates the proposed landscape area for each lot and the minimum required plant units based on the proposed landscape area. At least 40 percent of the plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees.

	<b>Landscape Area (Square Feet)</b>	<b>Minimum Number of Plant Units</b>	<b>Minimum Number of Tree Plant Units</b>
<b>Lot 1</b>	52,490	2,625	1,050
<b>Lot 2</b>	NA		
<b>Lot 3</b>	16,650	833	333
<b>Lot 4</b>	18,480	924	367
<b>Lot 5</b>	251,230	12,562	5,025
<b>Lot 6</b>	NA		
<b>Lot 7</b>	93,310	4,666	1,866

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Criterion 2:

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 existing configuration of Marietta Street SE does not appear to meet current standards for its classification of street per the Salem TSP. Required street improvements/right-of-way dedication are specified in the conditions of approval consistent with SRC Chapter 803.

The street system in the vicinity of the proposed development does not meet local street connectivity requirements of SRC 803.035(a). The applicant has proposed a private street connection to the east property line. This private street shall connect to the private street being proposed within the Oak Grove Industrial Park on the easterly neighboring property.

The subject property is located in the Trelstad Reimbursement District. As a condition of approval from the UGA, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12 at the time of building permit issuance for all phases.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

**Finding:** The driveway access onto Marietta Street SE provides for safe turning movements into and out of the property.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

**Finding:** The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. 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's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

5. Analysis of Class 2 Adjustment Approval Criteria

SRC 250.005(d)(2) states:

An application for a Class 2 Adjustment shall be granted if all of the following criteria are met:

- 1) The purpose underlying the specific development standard proposed for adjustment is:
  - i. Clearly inapplicable to the proposed development; or
  - ii. Equally or better met by the proposed development.
- 2) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- 3) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Criterion 1:

The purpose underlying the specific development standard proposed for adjustment is:

- i) Clearly inapplicable to the proposed development; or
- ii) Equally or better met by the proposed development.

**Finding:** The applicant's complete written statement addressing the Adjustment criteria is included as Attachment C. Two adjustments have been requested for the proposed development.

*Number of Driveways Accessing Marietta Street.* Marietta Street SE is classified as a local street in the Salem Transportation System Plan. SRC 804.030(a) provides that a lot or parcel is entitled to one driveway approach onto a local or collector street. Proposed lot 1 has two existing driveway approaches which serve an existing cell tower at the western end of the lot which will remain. The proposed development results in one additional driveway for to serve the development on lot 1 for a total of three driveways.

The two existing driveways located approximately 130 feet to the west of the proposed driveway, provide access to an existing cell tower and are used infrequently for routine maintenance of the facility. The proposed driveway will serve an office building and will also access other lots within the subdivision through a shared access easement. The cell tower driveways are separated from the proposed office building by a storm detention area, making shared use impossible. Due to the infrequent use of the existing driveways by the cell tower and the distance between the existing and proposed driveways, staff finds that this standard is clearly inapplicable to the proposed development.

*Number of Flag Lots.* The proposed subdivision includes 7 lots of which four are considered flag lots. SRC 800.025(e) provides that within a subdivision, up to 15 percent of the lots may be flag lots. In this case, 57 percent of the lot in the subdivision are flag lots, exceeding this requirement.

The proposed development is for a proposed integrated phased development which includes new office buildings, research and development, and a warehouse for a medical software development use. The proposed development is served by Marietta Street SE, which is designated as a local street on the Salem Transportation System Plan. The applicant has proposed the development of an internal access easement to connect each of the proposed lots. The accessway is 40 feet wide, which is wider than the minimum 25 foot requirement. The accessway in this case provides for adequate emergency vehicle access as well as bike and pedestrian access.

In most cases, the subdivision is for property in a residential zone and the limitation on the number of flag lots is in part used to limit the number of lots served by private accessways. Due to the size of the subject property, topography constraints, and the proposed integrated phased development for a non-residential software development use, the proposed configuration with 4 flag lots is equally or better suited for the development.

#### Criterion 2:

If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

**Finding:** The subject property is not located within a residential zone.

Criterion 3:

If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

**Finding:** Two adjustments have been requested for the development, one adjustment has been requested to increase the number of driveways allowed onto a local street, and the other adjustment has been requested to increase the number of flag lots allowed for the proposed subdivision. The two adjustments are independent of each other and have been evaluated for conformance with the Adjustment criteria separately. The cumulative effect of granting the two adjustments for this case result in a project which is still consistent with the overall purpose of the UDC.

6. Analysis of Class 2 Driveway Approach Permit Criteria

SRC 804.025(d) states:

A Class 2 Driveway Approach Permit shall be granted if:

- 1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;
- 2) No site conditions prevent placing the driveway approach in the required location;
- 3) The number of driveway approaches onto an arterial are minimized;
- 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;
- 5) The proposed driveway approach meets vision clearance standards;
- 6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;
- 7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;
- 8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and
- 9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

**Finding:** The proposed driveway meets the standards of SRC Chapter 804 and the Public Works Design Standards.

Criterion 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.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

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

Criterion 4:

The proposed driveway approach, where possible:

- a) Is shared with an adjacent property; or
- b) Takes access from the lowest classification of street abutting the property.

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

Criterion 5:

The proposed driveway approach meets vision clearance standards.

**Finding:** The proposed driveway meets the Public Works Design Standards, vision clearance standards, set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

**Finding:** The proposed driveways will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

**Finding:** The location of the proposed driveway does not appear to have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

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

Criterion 9:

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

**Finding:** The proposed driveway will not have an effect on the functionality of the adjacent street.

7. Based upon review of SRC Chapters 200, 205, 220, 250 and 804, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

**ORDER**

Final approval of Urban Growth Area Preliminary Declaration, Subdivision, Class 3 Site Plan Review, Class 2 Driveway Approach Permit and Class 2 Adjustment Case No. 16-01 is hereby GRANTED subject to SRC Chapters 200, 205, 220, 250 and 804, the applicable standards of the Salem Revised Code, conformance with the approved site plan included as Attachment B, and the following conditions of approval:

**Condition 1:** As a condition of building permit issuance for all phases, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12.

**Condition 2:** As a condition of development in Phase 1:

- a. Along Marietta from 32nd Avenue SE (32<sup>nd</sup>) to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 1.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$18,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 3:** As a condition of development in Phase 2A:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.



- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$10,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 4:** As a condition of development in Phase 2B:

- a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
- b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
- c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- d. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- e. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 5:** As a condition of development in Phase 2C:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 6:** As a condition of development in Phase 2D:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.

- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 3.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 7:** As a condition of development in Future Phase on Lot 2:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 2.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 8:** As a condition of development in Open Dental Headquarters Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 5.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.

- g. Pay a temporary access fee of \$55,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 9:** As a condition of development in Warehouse Phase:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan. The street shall connect to the private street being proposed on the easterly neighboring property.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 7.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Dedicate a storm and sewer easement to serve the southerly neighboring property as shown on the application materials.
- h. Pay a temporary access fee of \$14,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 10:** As a condition of development in Future Phase in Lot 6:

- a. Along Marietta from 32nd to the east line of Lot 2, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 6.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$22,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

**Condition 11:** "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lots accessways that are fire apparatus

roadways and "NO PARKING" signs shall be posted on both sides of the remainder of the accessways.

**Condition 12:** Off-street loading spaces meeting the development requirements of SRC Chapter 806 shall be provided for each phase of development.



Aaron Panko,  
Planning Administrator Designee

Prepared by Aaron Panko, Planner III

Attachments: A. Vicinity Map  
B. Proposed Site Plan  
C. Applicant's Written Statement  
D. Public Works Memo

Application Deemed Complete: July 15, 2016  
Notice of Decision Mailing Date: September 21, 2016  
Decision Effective Date: October 7, 2016  
State Mandated Decision Date: November 12, 2016

The rights granted by the attached decision for Urban Growth Preliminary Declaration Case No. UGA-SUB-SPR-DAP-ADJ 16-01 must be exercised or an extension granted by October 7, 2018 or this approval shall be null and void. The rights granted by the attached decision for Subdivision Case No. UGA-SUB-SPR-DAP-ADJ 16-01 must be exercised or an extension granted by October 7, 2018 or this approval shall be null and void. The rights granted by the attached decision for Class 3 Site Plan Review Case No. UGA-SUB-SPR-DAP-ADJ 16-01 must be exercised by October 7, 2020 or this approval shall be null and void. The rights granted by the attached decision for Class 2 Driveway Approach Permit Case No. UGA-SUB-SPR-DAP-ADJ 16-01 must be exercised or an extension granted by October 7, 2018 or this approval shall be null and void. The rights granted by the attached decision for Class 2 Adjustment Case No. UGA-SUB-SPR-DAP-ADJ 16-01 must be exercised or an extension granted by October 7, 2018 or this approval shall be null and void.

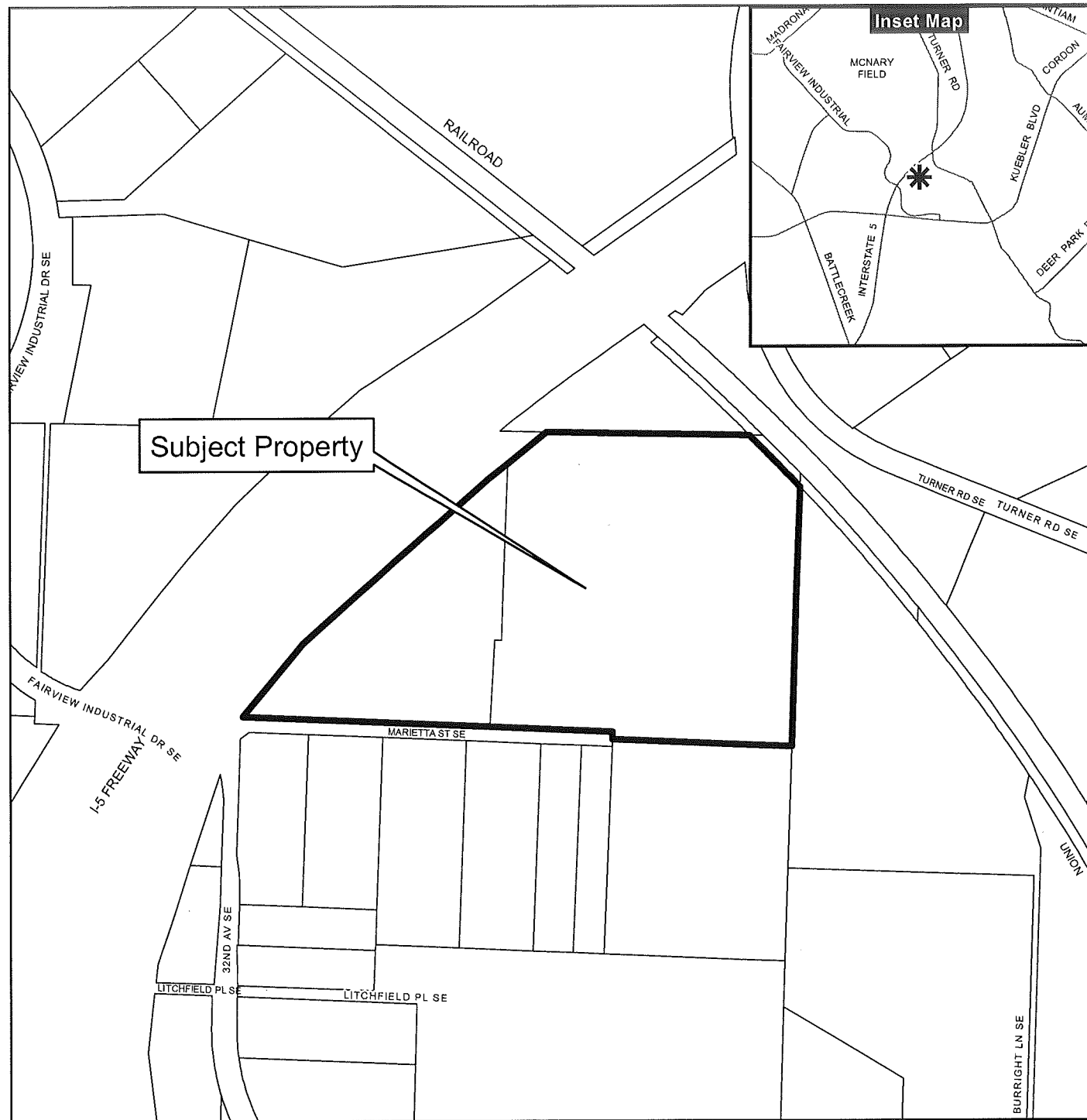
This decision is final unless written appeal from a party with standing to appeal, along with the appeal fee, is received by the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem, OR 97301, not later than **Thursday, October 6, 2016, 5:00 PM.** The notice of appeal must contain the information required by SRC 300.1020. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The Salem City Council will review the appeal at a public hearing. The City Council may amend, rescind, or affirm the action or refer the matter to staff for additional information.

Any person with standing may appeal the decision by filing an appeal with the applicable appeal fee with the City of Salem not later than fifteen (15) days after the date this decision is mailed to persons with standing to appeal.

<http://www.cityofsalem.net/planning>

# Vicinity Map

## 3311-3325 Marietta Street SE



**Legend**

- |                       |                           |       |
|-----------------------|---------------------------|-------|
| Taxlots               | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District         |       |
| City Limits           | Schools                   |       |



**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

DRAWINGS FOR SITEPLAN REVIEW:

# MARIETTA STREET DEVELOPMENT

## SITE PLAN REVIEW & PHASE IIA

### CONSTRUCTION

3311 Marietta Street SE  
Salem, OR 97302

FOR:

JORDAN SPARKS  
1462 Commercial Street SE  
Salem, OR 97302  
503-910-0557

PROJECT LOCATION

TAX LOT 1300, NE 1/4 SECTION 12,  
T.8.S, R.3.W, W.M.



Know what's below.  
Call before you dig.

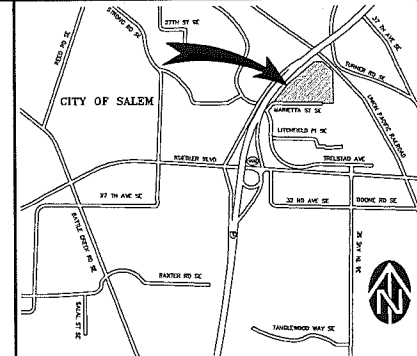
DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARRIER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

## DRAWING INDEX

DWG	TITLE	DWG	TITLE
C0.0	COVER SHEET, VICINITY MAP & SHEET INDEX	C6.0	PRIVATE SANITARY SEWER PLAN-PROFILE, STA 30+00 TO 33+40
C0.1	OVERALL SITE & SHEET LAYOUT PLAN	C6.1	PRIVATE SANITARY SEWER PLAN-PROFILE, STA 33+40 TO 36+60
C0.2	CONSTRUCTION NOTES	C6.2	PRIVATE SANITARY SEWER PLAN-PROFILE, STA 36+60 TO 40+80
C0.3	CONSTRUCTION NOTES	C6.3	PRIVATE SANITARY SEWER PLAN-PROFILE, STA 40+80 TO 43+47
C1.0	SUBDIVISION PLAN	C7.0	MARIETTA STREET IMPROVEMENT, PLAN-PROFILE STA 10+00 TO 13+00
C1.0.1	OVERALL EXISTING CONDITIONS & EROSION CONTROL PLAN	C7.1	MARIETTA STREET IMPROVEMENT, PLAN-PROFILE STA 13+00 TO 16+60
C1.0.2	EXISTING CONDITIONS & EROSION CONTROL PLAN, SW QUADRANT	C7.2	MARIETTA STREET IMPROVEMENT, PLAN-PROFILE STA 16+60 TO 20+00
C1.0.3	EXISTING CONDITIONS & EROSION CONTROL PLAN, NW QUADRANT	C7.3	MARIETTA STREET IMPROVEMENT, PLAN-PROFILE STA 20+00 TO 22+80
C1.0.4	EROSION CONTROL NOTES & TABLE	C7.4	MARIETTA STREET IMPROVEMENT, PLAN-PROFILE STA 21+00 TO 24+80
C1.0.5	EROSION CONTROL DETAILS	C7.5	TYPICAL STREET SECTIONS
C2.0	OVERALL SITE PLAN	C7.6	STREET CROSS SECTIONS, STA 10+75 TO 15+00
C2.0.1	SITE PLAN, SW QUADRANT	C7.7	STREET CROSS SECTIONS, STA 15+25 TO 20+25
C2.0.2	SITE PLAN, SE QUADRANT	C7.8	STREET CROSS SECTIONS, STA 20+50 TO 22+15.85
C2.0.3	SITE PLAN, NW QUADRANT	C7.9	MARIETTA STREET LIGHTING, SURFACING & STREET TREE PLAN
C2.0.4	SITE PLAN, NE QUADRANT	C8.0	MARIETTA STREET PUBLIC WATERLINE PLAN-PROFILE, STA 10+00 TO 12+40
C3.0	OVERALL PARKING LDT SUMMARY	C8.1	MARIETTA STREET PUBLIC WATERLINE PLAN-PROFILE, STA 12+40 TO 15+48
C4.0	GRADING AND DRAINAGE PLAN (PHASE IIA)	C9.0	PRIVATE DETAILS
C4.1	SURFACING PLAN (PHASE IIA)	C9.1	TRENCH & STORM DRAIN DETAILS
C5.0	OVERALL SITE UTILITY PLAN	C9.2	STORM DRAIN & SANITARY SEWER DETAILS
C5.0.1	SITE UTILITY PLAN, SW QUADRANT	C9.3	SANITARY SEWER & WATER DETAILS
C5.0.2	SITE UTILITY PLAN, SE QUADRANT	C9.4	WATER DETAILS
C5.0.3	SITE UTILITY PLAN, NW QUADRANT	C9.5	GRADING DETAILS
C5.0.4	SITE UTILITY PLAN, NE QUADRANT	C9.6	GRADING DETAILS
		C10.0	STORMWATER BASIN MAP

\* DENOTES PUBLIC  
IMPROVEMENT



VICINITY MAP

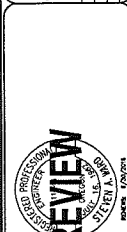
## GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
WATER	W	W
GAS	G	G
TELEPHONE	T	T
POWER	P	P
FENCE	X	X
BARRICADE	X	X
TELEPHONE MANHOLE	①	①
TELEPHONE PEDESTAL	②	②
SANITARY SEWER MANHOLE	③	③
STORM DRAIN MANHOLE	④	④
CATCH BASIN	⑤	⑤
FIRE HYDRANT AND VALVE	⑥	⑥
WATER METER	⑦	⑦
WATER VALVE	⑧	⑧
POWER POLE	⑨	⑨
POWER POLE W/ANCHOR	⑩	⑩
POLE W/LUMINAIRE	⑪	⑪
LIGHT POLE	⑫	⑫
SIGN POST	⑬	⑬
MAILBOX	⑭	⑭
HEDGE OR BRUSH	⑮	⑮
TREES	⑯	⑯

DESEIGNATION CDS PID 471111  
NEV D 209  
ELEV: 267.10

"SW CORNER OF BRIDGE ON KUKERER BLVD. SE OVER  
SOUTHERN PACIFIC RR, 30' EAST OF WEST END BRIDGE RAIL  
4" NORTH OF SOUTH RAIL MARKER ALUMINUM CAP"

NO.	DATE	DESCRIPTION	BY
1	DATE MAY 2019	REVISIONS	



WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3000 E. Main Street, Suite 100, Salem, OR 97301  
Phone: (503) 582-2074 Fax: (503) 582-3338  
E-mail: westtech@westtech-inc.com

JORDAN SPARKS  
MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION  
COVER SHEET,  
VICINITY MAP &  
SHEET INDEX

DRAWING  
C0.0  
JOB NUMBER  
2822.0000.0



0 30 60 120  
FEET

1/4" = 1' H 2/3" V 1/8"

INTERSTATE 5

**PHASE IIA  
PRIVATE  
SANITARY  
SEWER PLANS  
C6.0-C6.3**

**PHASE IIA CIVIL SITE PLANS,  
C1.0, C2.0-C21, C3.0, C4.0, C5.0-C5.2**

C6.3

C6.2

C6.1

C6.0

INTERSTATE 5

STORM DISCHARGE CONNECTION POINT

EXTD CELL TOWER

15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOT 0300

15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOTS 0100 & 0200

15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOT 0300

15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOT 0300

15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOT 0300

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15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOT 0300

15' STORM DRAIN & SAN SEWER EASEMENT FOR TAXLOT 0300

**MARIETTA STREET IMPROVEMENTS, C7.0-C7.4  
& PHASE IIA PUBLIC WATERLINE IMPROVEMENTS, C8.0 & C8.1**

C7.1

C7.2

C7.3/C7.4

WATERLINE CONNECTION POINT

OPEN DENTAL HEADQUARTERS PHASE

PHASE IIA

PHASE IIB

PHASE IIC

PHASE IID

PHASE IIE

PHASE IIF

PHASE IIG

PHASE IIH

PHASE III

PHASE IIIV

FUTURE DEVELOPMENT

EXTD WETLANDS

EXTD PROPERTY BOUNDARY

EXTD PROPERTY BOUNDARY

EXTD PROPERTY BOUNDARY

EXTD PROPERTY BOUNDARY

EXTD PROPERTY BOUNDARY

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EXTD PROPERTY BOUNDARY

EXTD PROPERTY BOUNDARY

EXTD PROPERTY BOUNDARY

NO.	DATE	DESCRIPTION	BY
1	10/1/2016	ISSUED FOR PERMIT	JSP
2	10/1/2016	REVISIONS	JSP



**WE**  
WESTCOAST ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3841 Folsom Boulevard Dr. S.E. Suite 100, Salem, OR 97303  
Phone: (503) 585-2474 Fax: (503) 585-3848  
E-mail: westcoast@westcoast-eng.com

JORDAN SPARKS  
MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION  
OVERALL SITE &  
SHEET LAYOUT PLAN

DRAWING  
C0.1  
JOB NUMBER  
2822.0000.0



# GENERAL NOTES

- Contractor shall prepare, pay all costs for, and conform to all construction permit requirements of the City of Salem.
- Owner to pay all project permit costs, including but not limited to utility tapping, T&E, and construction costs. The Contractor shall coordinate with the Approving Agency to determine appropriate fees and provide the Owner with 48 hours notice prior to the required payment of fees or costs.
- Oregon law requires the Contractor to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 852-001-0010 through OAR 852-001-0050. Obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503-232-1807).
- Contractor to notify City, ODOT and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other notification requirements of the Approving Agency with jurisdiction over the work.
- Contractor shall procure a right-of-way permit from ODOT State Highway Division for all work within the State right-of-way and conform to all conditions of the permit.
- Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction. When required by public and/or private agencies having jurisdiction, the Contractor shall submit a maintainable maintenance bond prior to final payment.
- For City Construction Permits, contact Salem Public Works Engineering Construction Management at 588-6211. For City Building Permits, contact Salem Permit Application Center at 588-6256.
- Contractor to apply and pay (Owner to Reimburse) for services at the Permit Application Center (PAC office) for work to be done by City forces on public right-of-way.
- All materials and workmanship for facilities in street right-of-way or easements shall conform to Approving Agencies' construction specifications wherein each has jurisdiction, including but not limited to the City, Oregon Health Division (OHD) and the Oregon Department of Environmental Quality (ODEQ).
- Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Friday.
- The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such installation in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These final record drawings shall be kept up to date at all times and shall be available for inspection by the Approving Agency or Owner's Representative upon request. Failure to conform to this requirement may result in delay in payment and/or final acceptance of the project.
- Contractor shall maintain one complete set of approved drawings on the construction site at all times wherein he will record all approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These final record drawings shall be kept up to date at all times and shall be available for inspection by the Approving Agency or Owner's Representative upon request. Failure to conform to this requirement may result in delay in payment and/or final acceptance of the project.
- Upon completion of construction of all new facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Engineer. All information shown on the Contractor's field record drawings shall be subject to verification. If significant errors are noted, an as-built survey prepared and stamped by a registered Professional Land Surveyor shall be completed at the Contractor's expense.
- Contractor shall procure and conform to DEC stormwater permit No. 12000 for construction activities where one or more are disturbed.
- The contractor shall retain and pay for the services of a registered Civil Engineer and/or Land Surveyor licensed in the State of Oregon to establish construction control and perform initial construction survey to establish the lines and grades of improvements as indicated on the drawings. Staking for buildings, structures, curbs, grooves, drainage pipes/structures and other critical improvements shall be completed using equipment accurate to 0.04 feet horizontally and 0.02 feet vertically, or better. Use of GPS equipment for final construction staking of these critical improvements is prohibited. The registered professional surveyor shall provide the design engineer with copies of all grade sheets for construction staking performed for the project.

# TRAFFIC CONTROL

- Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per City requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place prior to any construction activity. Prior to any work in the existing public right-of-way, Contractor shall submit final traffic control plan to the Approving Agency for review and issuance of a Lane Closure or Work in Right-of-Way Permit.
- Prior to any work in the existing right-of-way, Contractor shall submit final traffic control plan to the City of Salem and obtain issuance of a lane closure permit. Contractor to obtain a lane closure permit for the roadway construction project. The permit shall include public right-of-way, including public street improvements or driveway connections to existing streets.

# TESTING AND INSPECTION:

- For public and private improvements, the Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with subsequent work, and that all work is in accordance with the work to be inspected. Failure to obtain necessary inspection(s) and approval(s) shall result in the Contractor being fully responsible for all problems and/or corrective measures arising from unanticipated work.

- Unless otherwise specified, the attached "Standard Testing and Frequency" table outlines the minimum testing schedule for private improvements on the project. This testing schedule is not complete, and does not release the Contractor of the responsibility of obtaining all necessary inspections or observations for all work performed, regardless of whether or not payment. Cost for testing shall be borne by the Contractor.
- EXISTING UTILITIES & FACILITIES:
  - The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field survey. The Engineer or utility companies do not guarantee the accuracy or completeness of such records. Contractor shall field verify locations and sizes of all existing utilities prior to construction.
  - Utility locations are based on record information and should be field-verified. Call 1-800-332-2344 at least 48 hours prior to construction for an on-site location of utilities.
  - Contractor shall field verify location and depth of all existing utilities where new facilities cross. All utility crossings marked or shown on the drawings shall be protected using hand tools or other non-invasive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts for enough depth of construction to make necessary grade or alignment modifications without delaying the work. If grade or alignment modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer or the Owner's Representative shall obtain approval from the Approving Agency prior to construction.
  - The Contractor shall be responsible for locating and marking all existing utilities and structures, but not limited to, but not limited to property and street monuments) prior to construction. If any survey monuments are removed, disturbed or destroyed during construction of the project, the Contractor shall retain and pay for the services of a Registered Professional Land Surveyor for the location of Oregon to replace and replace all such monuments prior to final payment. The monuments shall be replaced with a minimum of 30 days and the County Surveyor shall be notified in writing as required by per ORS 200.150.
  - All facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, protect, and relocate existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in all times of better-than-original condition and to the satisfaction of the Approving Agency and Owner's Representative.
  - Utilities or interfering portions of utilities that are abandoned in place may be necessary to meet the requirements of the project. The Contractor shall plug the remaining exposed ends of abandoned utilities after appropriate verification procedures have been followed.
  - Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.
  - Unless otherwise approved by the Approving Agency, all field lines or drain lines intersected or exposed during construction shall be connected to new storm lines, unless they are removed completely during construction. If they are located, they shall be marked with minimum intervals up to the location intersected. Any abandoned drain lines downstream of the intersecting trenches shall be plugged with gravel.
  - The Contractor shall be responsible for managing construction activities to ensure that public streets and right-of-ways are kept clean of mud, dirt or debris. Dirt settlement shall be maintained by adequate watering of the site by the Contractor.

# GRADING, PAVING & DRAINAGE:

- All materials and workmanship for compaction, fills, grading, rockings and paving within the public right-of-way shall conform to the City of Salem Standard Construction Specifications.
- Unless otherwise noted, all grading, rockings and paving to conform to Oregon Standard Specifications for Construction (OSCC/ODOT/APWA), 2003rd edition.
- Clear and grub with work limits all surface vegetation, trees, stumps, brush, roots, etc. Do not damage or remove trees except as approved by the Owner's Representative or as shown on the drawings. Protect all roots less than 12 inches in diameter or larger.
- Strip work limits, removing all organic matter, which cannot be compacted into a stable mass. All trees, brush, and debris associated with clearing, stripping or grading shall be removed and disposed of off-site.
- For public and private improvements, except as otherwise allowed by the specifications required by Salem Standard Construction Specifications, drawing details and notes, immediately following stripping and grading operations, the Contractor shall compact to the maximum dry density per ASTM D-1557 test method (Modified Proctor). Subgrade must be inspected and approved by the Owner's authorized representative before placing, engineering fills or fine grading for base rock.
- Unless otherwise required by Salem Standard Construction Specifications, engineered fills shall be constructed and compacted to 92% of the maximum dry density per ASTM D-1557 test method (Modified Proctor).
- For private improvements, unless otherwise required by Salem Standard Construction Specifications, granular base/subgrade shall conform to the requirements of the OSCC/ODOT/APWA 0303.10 (Dense Graded Base Aggregate), with no more than 10% passing the #20 sieve and no more than 5% passing the #200 sieve.
- Compact granular base/subgrade to 92% of the maximum dry density per ASTM D-1557 test method (Modified Proctor). Written approval must be received by the Owner's authorized representative before placing AC pavement or other final road grade proof-of (witnessed by the Owner's authorized representative) must be performed.

- For private improvements, unless otherwise required by Salem Standard Construction Specifications, AC pavement shall conform to OSCC (ODOT/APWA) 0307.45 (Hot Mixed Asphalt Concrete Pavement) for standard duty mix. Unless otherwise specified or shown on the drawings, base lifts shall be 3/4" dense graded mix, while wearing courses shall be 1 1/2" dense graded mix. Unless otherwise specified or shown on the drawings, AC pavement for parking lots and streets shall be Level 2 mix (50 blow Marshall) per OSCC (ODOT/APWA) 0307.41.3. AC pavement shall be compacted to a minimum of 91% of maximum density as determined by the Rice standard method. Written AC pavement test report must be received by the Owner's authorized representative before final payment.
- Pavement surface shall be a smooth, well-graded, light mix without depressions or birt holes. Stay or open graded pavement surfaces shall be required to the satisfaction of the Owner's authorized representative, prior to final acceptance of the work.
- For private improvements, unless otherwise required by Salem Standard Construction Specifications, HVAC mixtures shall be placed only when the surface is dry and weather conditions are such that proper spreading, finishing and compaction can be accomplished. In no case shall bituminous mixtures be placed when the surface temperature is below the minimum established under 2008 OSCC (ODOT/APWA) 02744.40 (AC - Season and Temperature Limitations) or the project specifications, whichever is more stringent.
- Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.
- For parking lots or private access drives, the final lift of AC pavement shall not be placed until the subgrade is fully cured, stabilized and waterproofed, unless otherwise approved by the Owner's authorized representative.
- Unless otherwise shown on the drawings or details, straight grades shall be ruled according to the project specifications. The Contractor shall establish the grade of the project, showing grades shown on the drawings, slopes shall be adjusted to ensure that maximum allowable cross-slopes are not exceeded.
- Finish pavement grades of transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.
- All existing or constructed manholes, cleanouts, monument boxes, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement surface. Verify that all valve boxes and risers are clean and centered over the operating run.
- Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 3:1.
- All planter areas shall be backfilled with approved topsoil minimum 8" thick. Stripper materials shall not be used for planter backfill.
- Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. If a landscaped area is not scheduled to be landscaped during the construction period, the Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas, which are not scheduled to be landscaped during the construction period. The Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas, which are not scheduled to be landscaped during the construction period. The Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas, which are not scheduled to be landscaped during the construction period.
- Grading shown on the drawings is critical to functioning of detention system and shall be strictly followed.
- Contractor shall coordinate and ensure that detention pond volumes are inspected and approved by public agencies having jurisdiction before paving and landscaping.

# CURBS & SIDEWALKS:

- Unless otherwise shown or indicated on the drawings, 8-inches nominal curb exposure used for design of all parking lot and street surfaces.
- Where new curbing connects to existing curbing or is installed along existing streets or pavement, the gutter grade shall match the existing street grades so as to allow drainage from the street to the gutter and through any transitions. The Contractor shall notify the Owner's Representative in writing of any grade discrepancies or problems prior to curb placement.
- Road widening design is based on available survey taken at random intervals. Street pavement widening cross slopes shall be a minimum of 2% and a maximum of 5% except at intersections, where the street cross slopes shall not exceed 2% maximum (intersection defined from end of curb radius both directions). Prior to street work, Contractor shall field verify pavement widening cross slopes and contact Engineer if the design pavement widening cross slope is not within the limits stated above.
- Contractor shall construct all handicap access ramps in accordance with current ADA requirements.
- Sidewalks shall be a minimum of 4-inches thick and standard residential driveways shall be a minimum of 8-inches thick. Commercial use driveways and alley approaches shall be minimum 8-inches thick. All curbs, sidewalks and driveways shall be constructed using 3300-psi concrete, and shall be cured with Type I or II curing compound. All sidewalks shall be ADA compliant.
- Curbs & sidewalks shall be placed only during periods when it will not be damaged by rain (except unhardened concrete from rain). Concrete shall be placed and finished in a single lift. Do not begin concrete placement until temperature in the shade is a minimum of 35°F and rising, and stop placement if the temperature falls below 35°F. Protect concrete from freezing for a minimum of 3 days after placement per OSCC (ODOT/APWA) 0204.40.40 & 0275.40 or the project specifications, whichever is more stringent.
- Construction joints shall be installed directly over any pipe that crosses under the sidewalk, to control cracking. In general, cracks in concrete shall be sealed with a sealant. Other types of construction joints are not acceptable, and cracked panels shall be removed & replaced unless otherwise approved by the Approving Agency and the design engineer.
- All sidewalks shall be ADA compliant. Direction of sidewalk cross slope shall conform with the slope direction shown on the grading plan. Side/slope cross slopes shall be as shown or steeper than 1% longitudinal slope shall not exceed 1:20 (5%).

- Where trench excavation requires removal of POC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a location just outside the excavation limits. The Contractor shall be responsible for having backfill devices tested and certified prior to final acceptance of the work.
- Unless otherwise shown on the drawings, areas along curbs and sidewalks shall be backfilled with approved topsoil, as well as being seeded and mulched (or hydroseeded).

# PIPED UTILITIES:

- All tapping of existing sanitary sewer, storm drain mains, and manholes must be done by City forces.
- All tapping to be done by City of Salem forces. To schedule water/sewer/storm taps call 503/588-6333. Taps are generally available within two business days.
- The Contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade. The bottom of the trench excavation shall be smooth, free of loose materials or tooth grooves for the entire width of the trench prior to placing the granular bedding material.
- All pipes shall be bedded with minimum 8-inches of 3/4"-0 crushed rock bedding and backfilled with compacted 3/4"-0 crushed rock in the pipe zone. Crushed rock shall extend a minimum of 12-inches over the top of the pipe in all cases. Unless CIP or other backfill is shown or noted on the drawings, crushed rock trench backfill shall be used under all improved areas, including pavement, sidewalks, foundation basins, buildings, etc.
- Granular trench bedding and backfill shall conform to the requirements of OSCC (ODOT/APWA) 0263.10 (Dense Graded Base Aggregate), 3/4"-0. Unless otherwise shown on the drawings, compacted 3/4"-0 crushed rock to 92% of the maximum dry density per ASTM D-1557 test method (Modified Proctor).
- Contractor shall arrange to abandon existing sewer and water services not scheduled to remain in service in accordance with approved agency requirements.
- All paved utilities abandoned in place shall have all openings closed with steel plated covers with a minimum length equal to 2 times the diameter of the abandoned pipe.
- The end of all utility service lines shall be marked with 2"x4" painted white and wired to pipe stubs. The pipe depth shall be written on the post in 2" block letters.
- All non-metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using wire for water and green wire for storm and sanitary piping. Tracer wires shall be extended up into all valve boxes, catch basins, manholes and electrical vaults. Tracer wire penetrations into manholes shall be within 18 inches of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to avoid retrieval from the outside of the manhole. All tracer wire splices shall be made with waterproof splice or waterproof/corrosion resistant wire nuts.
- No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each working day and normal traffic and pedestrian flows restored.
- Before manhole testing, TV inspection or final acceptance of gravity pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & loose material from the pipelines, manholes and/or catch basins.

# WATER SYSTEM:

- City forces to operate all valves, including fire hydrants, on existing public mains.
- All public water mains shall be class 52 ductile iron.
- All private water mains shall be Class 52 ductile iron or C-900 PVC (DR 15).
- All fittings 4-inches through 24-inches in diameter shall be ductile iron fittings in accordance with AWWA C-153 or AWWA C-200. The minimum working pressure for all MJ cast iron or ductile iron fittings 4-inches through 24-inches in diameter shall be 350 psi for fittings and 250 for flanges and gaskets.
- All water mains to be installed with a minimum 36 inch cover to finish grade unless otherwise noted or directed. Water service lines shall be installed with a minimum 24 inch cover. Deep depth cover shall be required on the drawings or to avoid obstruction.
- Unless otherwise shown or approved by the Engineer, all valves shall be flange connected to adjacent tees or crosses.
- Thrust restraint shall be provided on all bends, tees and other direction changes per Approving Agency requirements and as specified or shown on the drawings.
- Water service pipe 2-inch and smaller on the public side of the meter shall be Type K soft copper tubing conforming to ASTM B-88 and joint type shall be electro-brazed joint conforming to ASTM B-312. All other opportunities and installation to conform to the Approving Agency's requirements.
- Unless otherwise noted, water service pipe 3-inch and smaller on the private side of the meter shall be Schedule 40 PVC Water Service pipe in accordance with AWWA C-900 and as well as specified or shown on the drawings.

- Domestic and fire backflow prevention devices and vaults shall conform to requirements of public and/or private agencies having jurisdiction. The Contractor shall be responsible for having backflow devices tested and certified prior to final acceptance of the work.
- Contractor shall provide all necessary equipment and materials (including pumps, blowoffs, valves, service logs, etc.) required to flush, test and dewater valves per the Approving Agency requirements.
- The work shall be performed in a manner designed to maintain water service to buildings supplied from the existing waterlines. In no case shall service to any main line or building be interrupted for more than four (4) hours in any one day. Contractor shall notify the Approving Agency and all affected residents and businesses a minimum of 24 business hours (1 business day) before any interruption of service.
- Where new waterlines cross below or within 18-inches vertical separation above an existing waterline, the waterline, center one full length of waterline pipe at point of crossing the sewer line or shall be thoroughly flushed through hydrants. Blow offs or by other approved means.
- All waterlines, services and appurtenances shall be pressure tested for leakage. All testing shall conform to requirements as outlined in the specifications. Approving Agency standards and/or testing methods. The hydraulic test shall be performed on the line between the corporation stop open and meter stops closed, and with all hydrant line valves closed. The test shall be performed at the position of all mainline valves, hydrant line valves and service line corporation stops in the test segment shall verified.
- After the pressure test and prior to disinfecting, the water lines shall be thoroughly flushed through hydrants, blow offs or by other approved means.
- Disinfection & Bacteriological Testing. All water mains and service lines shall be chlorine disinfected per Approving Agency requirements. AWWA C-651 or OAR 333-001 (24 hours chlorine solution, 24 hours contact time), whichever is more stringent. Unless otherwise approved by the Approving Agency, a Representative from the Approving Agency shall witness the application of the chlorine solution and the chlorine testing at the end of the 24 hour contact period. After the 24 hour chlorine contact period, the free chlorine concentration shall be checked, and if it is four or more mg/L or more, the chlorine solution shall be drained (otherwise the line shall be rechlorinated), the waterline flushed with potable water, and a minimum of two consecutive samples taken at least 24 hours apart. The samples collected from the waterline for microbiological analysis (i.e., one sample immediately after flushing and one sample 24 hours later). Contractor to pay for laboratory analysis of water samples taken under the supervision of the Approving Agency. If the results of both samples indicate that the water is free of coliform organisms, the waterline may be placed in service. Should the initial test results indicate that the water is not free of coliform until confirmed tests show acceptable results.
- Disinfection of Connections. For connections which cannot be disinfected with the waterline mainlines as noted above, all fittings, valves and appurtenances including test surfaces which will come in contact with potable water, shall be thoroughly cleaned by washing with potable water and then washed or sprayed with a one percent (1%) hypochlorite solution (10,000 mg/L) in accordance with the requirements of AWWA C-651 and OAR 333-001.

# SEWER & STORM MANHOLES:

- All precast manholes shall be provided with integral rubber boots. Where manholes without integral rubber boots are approved by the Owner's Representative and Approving Agency, a pipe joint shall be provided on all manholes within 1.5 feet of the outside face of the manhole. Where required by Public Works, watertight lockdown lids required on all manholes outside of public right-of-way.
- Openings for connections to existing manholes shall be made by core-drilling the existing manhole structure, and installing a rubber boot. Connections shall be watertight and shall provide a smooth line into and through the manhole with no ponding. Small clamping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels. Small clamping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels. Small clamping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels.
- Manhole channels depths (sewer & storm) shall be to the heights shown on the drawings, but in no case shall be the channel depth be less than 2' of the manhole depth. The channel depth shall be between the channels and the manhole walls, shall be sloped to drain per plan details.
- Manholes constructed over existing sanitary sewers shall conform to the requirements of OSCC (ODOT/APWA) 0303.10, Manholes over Existing Sewers. The existing pipe shall not be broken out until after the completion of the manhole test.

# SANITARY SEWER SYSTEM:

- Unless otherwise specified, sanitary sewer pipe shall be solid wall PVC in accordance with ASTM D3034, SDR 35 (515') or ASTM -578, PS 48 (210'). Minimum stiffness shall be 40 psi per ASTM D-3034 and joint type shall be electro-brazed joint conforming to ASTM B-312. All other opportunities and installation to conform to the Approving Agency's requirements.
- Unless otherwise specified, sanitary sewer pipe shall be installed in accordance with Uniform Plumbing Code requirements.
- Unless otherwise specifically noted on the drawings, manufactured fittings (tee or wye per Approving Agency) shall be used for all lateral connections to new sewer manholes.
- Contractor shall provide all necessary materials, equipment and facilities for all testing and appurtenances for leakage in accordance with testing schedule herein or the Approving Agency's construction standards.
- Sanitary sewer pipe and appurtenances shall be tested for leakage. Leakage tests shall include air test or test of all sewer mains and laterals and vacuum testing of the manholes. Manhole testing shall be performed after completion of AC pavement and final surface restoration.

DATE: 10/10/07  
BY: JORDAN SPARKS  
REVISIONS: 1

**REVIEW**

APPROVED FOR CONSTRUCTION

JORDAN SPARKS  
MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION

DATE: 10/10/07  
BY: JORDAN SPARKS  
REVISIONS: 1

DATE: 10/10/07  
BY: JORDAN SPARKS  
REVISIONS: 1

**DRAWING**

**C0.2**

**JOB NUMBER**

**2822.0000.0**

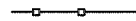

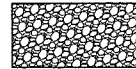
# DEMOLITION LEGEND

- (P) CONTRACTOR TO SAVE & PROTECT AT ALL TIMES.
- (R) CONTRACTOR TO REMOVE & DISPOSE OFF SITE.
- (RI) CONTRACTOR TO RELOCATE.
- (R2) CONTRACTOR TO COORDINATE W/ OWNER TO RELOCATE.

- (S) SAWCUT.
- (A) ABANDON IN PLACE.

- (A2) ADJUST TO NEW FINISH GRADE.

# EROSION CONTROL LEGEND

-  SILT FENCE  
SEE DTL
-  SILT SACK INLET PROTECTION  
SEE DTL
-  GRAVEL CONSTRUCTION ENTRANCE  
SEE DTL



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FEET

INTERSTATE 5

SSM (RM 262.70)

SSM (RM 263.61)  
WV

UNION PACIFIC RAILROAD

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JORDAN SPARKS

MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION

OVERALL EXISTING CONDITIONS  
& EROSION CONTROL PLAN

DRAWING  
C1.0.1

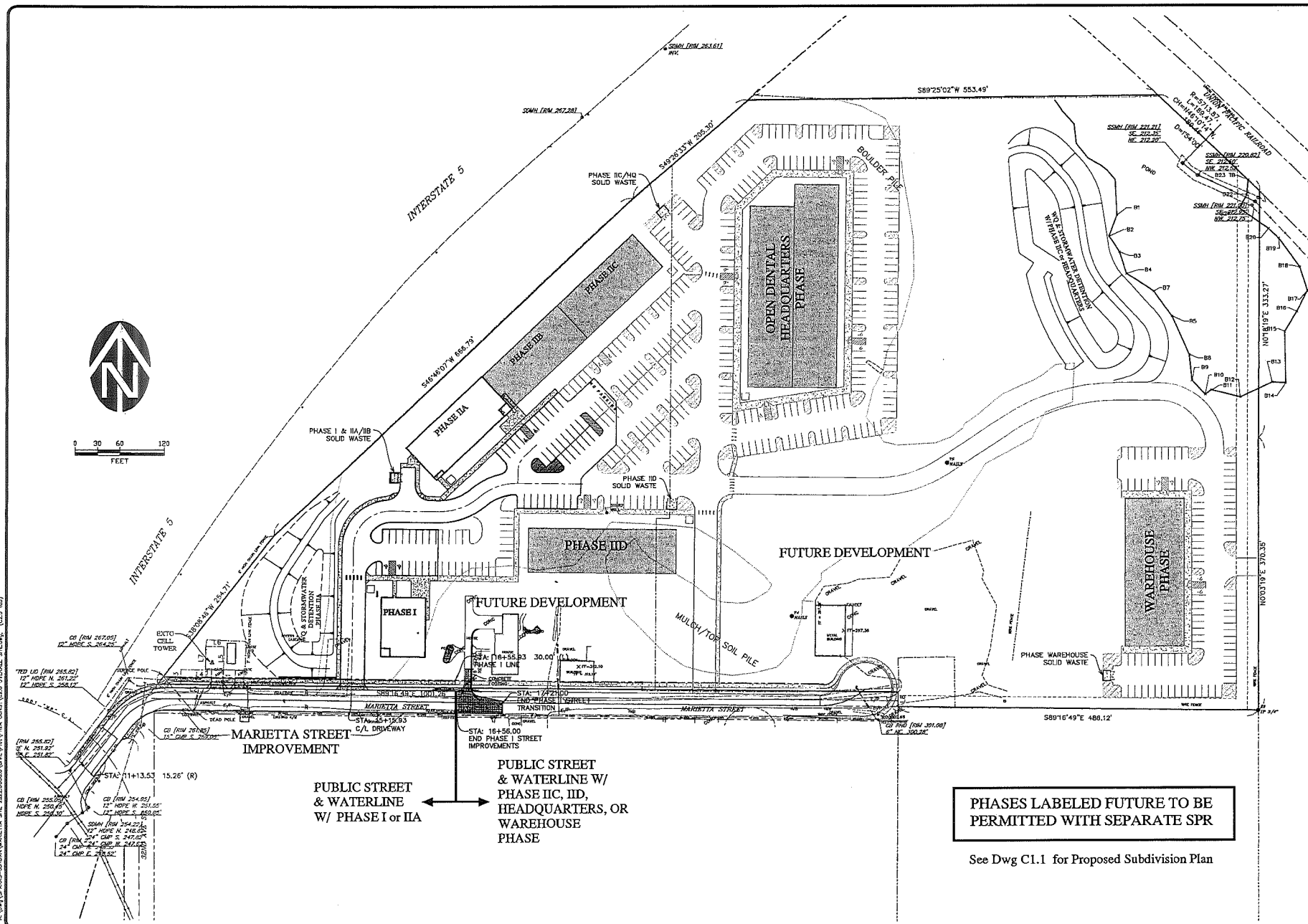
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WESTARCH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3000 Peachtree Industrial Blvd., Suite 100, Atlanta, GA 30329  
Phone: (404) 582-1174 Fax: (404) 582-1188  
E-mail: westarch@westarch-inc.com

REVIEW

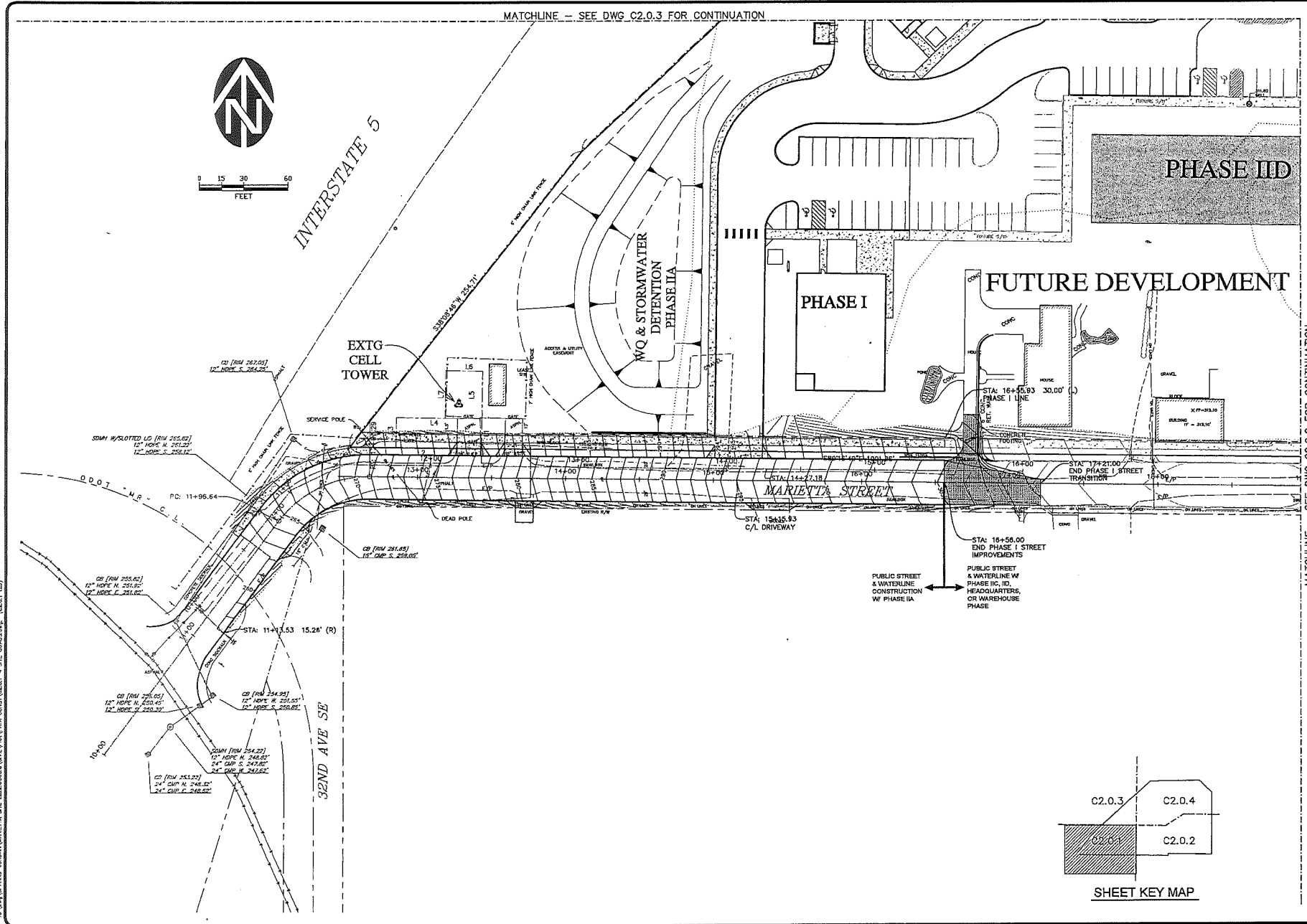
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JORDAN SPARKS		WESTBURY ENGINEERING, INC.		REVIEW	
MARIETTA STREET DEVELOPMENT PHASE IIA CONSTRUCTION		CONSULTING ENGINEERS AND PLANNERS		DATE: MAY 2016	
OVERALL SITE PLAN		3841 FUTURE INDUSTRIAL DR. S.E. SUITE 100, DALLAS, TX 75242 Phone: (972) 558-2474 Fax: (972) 558-2474 E-mail: westb@westb-engineering.com		BY: [Signature]	
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**REVIEW**

WESTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS

3541 Futaba Industrial Dr., S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 560-2424 Fax: (503) 560-3888  
 E-mail: westech@westech-inc.com

DATE: MAY 2016

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DESCRIPTION: [Signature]

REVISIONS: [Signature]

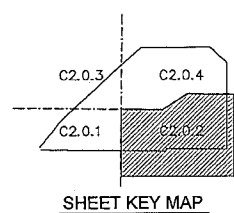
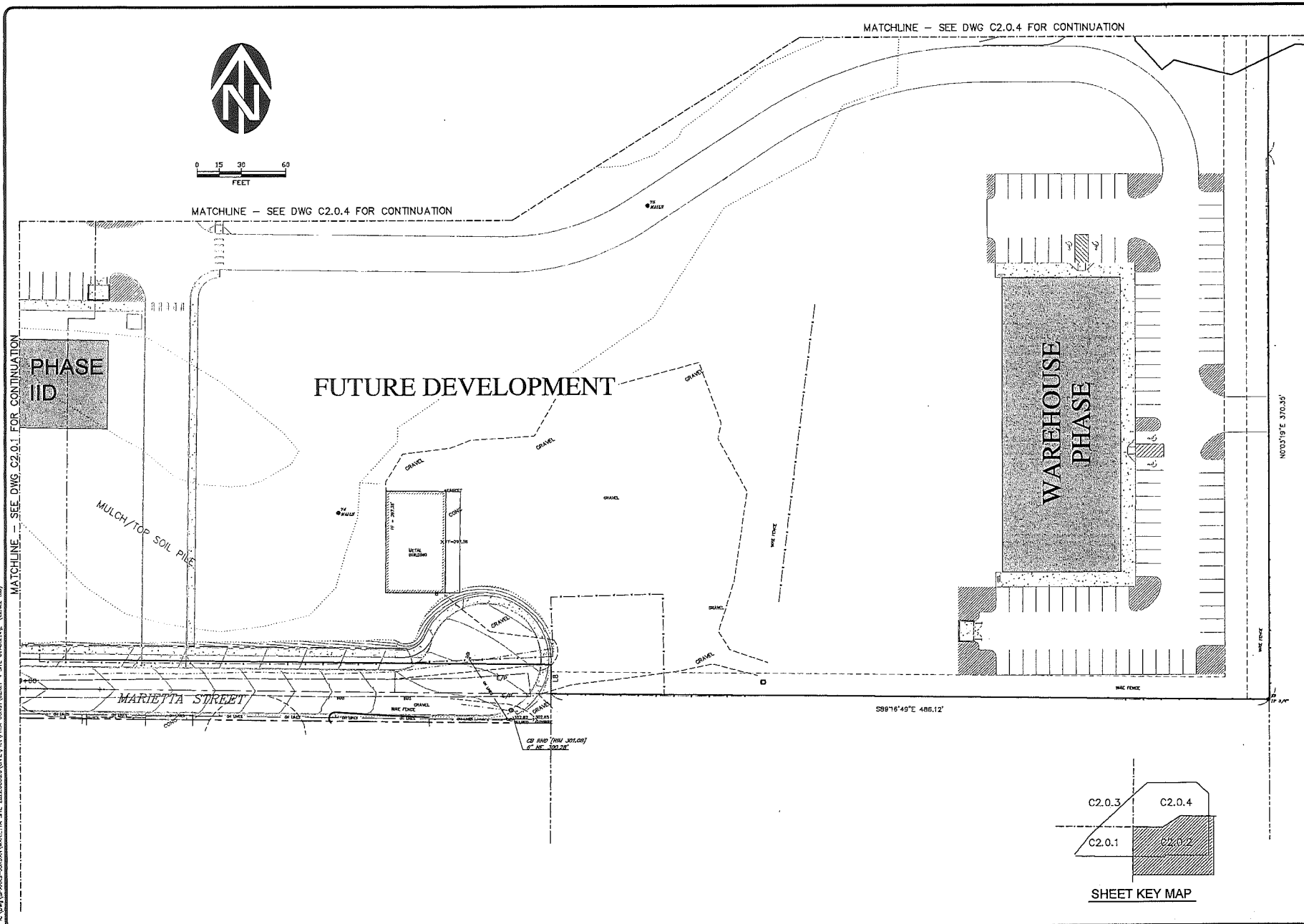
JORDAN SPARKS

MARIETTA STREET DEVELOPMENT  
 PHASE IIA CONSTRUCTION  
 SITE PLAN  
 SW QUADRANT

DRAWING  
 C2.0.1

JOB NUMBER  
 2822.0000.0

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JORDAN SPARKS  
MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION  
SITE PLAN  
SE QUADRANT

DRAWING  
C2.0.2  
JOB NUMBER  
2822.0000.0

WESTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3341 Finner Industrial Dr., S.E., Suite 100, Salem, OR 97302  
Phone: (503) 546-2474 Fax: (503) 546-3885  
E-mail: westech@westech-eng.com

**REVIEW**  
DATE: 8/2/2018  
BY: [Signature]

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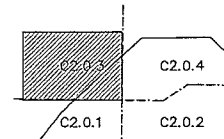
INTERSTATE 5

PHASE IIA

PHASE IIB

PHASE IIC

PARKING



SHEET KEY MAP

MATCHLINE - SEE DWG C2.0.4 FOR CONTINUATION

JORDAN SPARKS

MARETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION  
SITE PLAN  
NW QUADRANT

DRAWING  
C2.0.3  
JOB NUMBER  
2822.0000.0

**WE**  
WESTER ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fyffers Industrial Dr. SE, Suite 100, Salem, OR 97302  
Phone: (503) 548-2474 Fax: (503) 548-2484  
E-mail: west@westeng.com

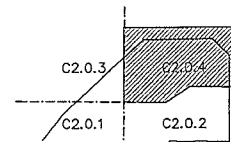
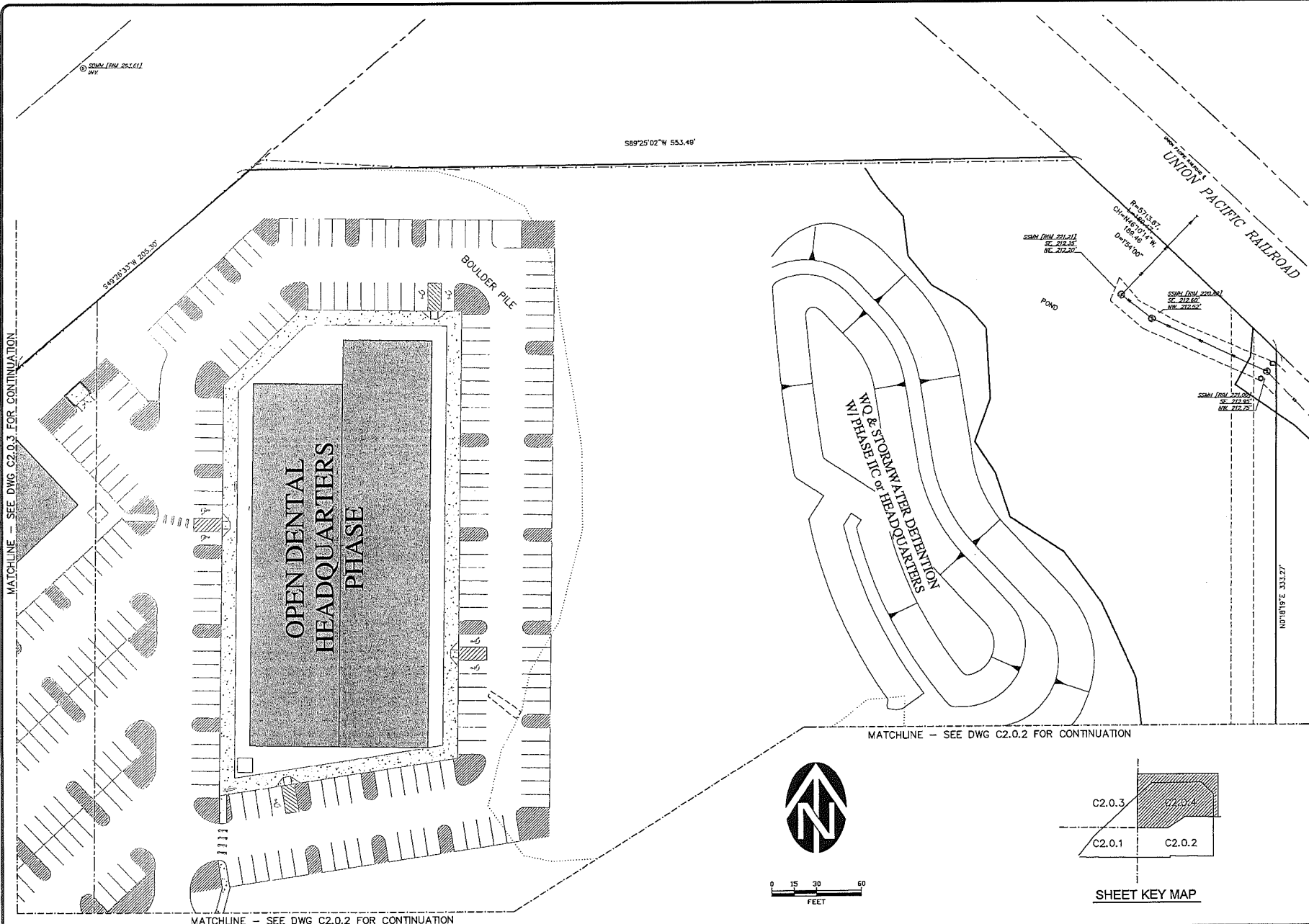


REVIEW  
DATE: 10/20/16  
BY: JORDAN SPARKS

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MATCHLINE - SEE DWG C2.0.3 FOR CONTINUATION



SHEET KEY MAP

JORDAN SPARKS MAKETTA STREET DEVELOPMENT PHASE IIA CONSTRUCTION SITE PLAN NE QUADRANT		DRAWING C2.0.4 JOB NUMBER 2822.0000.0	
WESTTECH ENGINEERING, INC. CONSULTING DESIGN AND PLANNING 3441 Fowler Island Rd. SE, Suite 100, Salem, OR 97302 Phone: (503) 582-2474 Fax: (503) 582-2818 E-mail: westtech@westtech-eng.com			
DATE	1	DATE	1
BY	BY	DATE	DATE
DESCRIPTION	DESCRIPTION	REVISIONS	REVISIONS



INTERSTATE 5

58925'02"W 553.49'

LOT 5  
0.41 ACRES

HEADQUARTERS  
PHASE

R & D  
PHASE

LOT 4

OPEN DENTAL  
HEADQUARTERS

PCC BICYCLE  
PARKING PAD  
10'x10'

## FUTURE DEVELOPMENT

LOT 7  
3.34 ACRES

WAREHOUSE  
- PHASE

PHAS

## DEVELOPMENT

15

PHASE I

PUBLIC STREET  
& WATERLINE  
CONSTRUCTION  
W/ PHASE IIA

PUBLIC STREET &  
WATERLINE W/  
PHASE IIC, IID,  
HEADQUARTERS,  
OR WAREHOUSE  
PHASE

### Site Parking Summary

Lot Number	Range Allow (Min./Max.)	New Parking	Disability Parking	Total	Bike Parking Required	Bike Parking Provided
1	20/50	19	2	21	4	4
2	N/A	N/A	N/A	N/A	N/A	N/A
3	34/60	35	2	37	4	4
4*	72/126	122	4	126	8	8
5*	89/156	149	7	156	9	10
6	N/A	N/A	N/A	N/A	N/A	N/A
7	75/132	88	4	92	4	4

**JORDAN SPARKS**

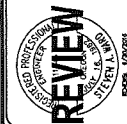
MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION

OVERALL PARKING  
LOT SUMMARY

**DRAWING**  
**C3.0**

JOB NUMBER

2822.0000.0



**WE**

VESTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

341 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
Phone (503) 565-2474 Fax (503) 565-3186  
E-mail: [vestech@vestech-eng.com](mailto:vestech@vestech-eng.com)

MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION

OVERALL PARKING  
LOT SUMMARY

**DRAWING**  
**C3.0**

JOB NUMBER

2822.0000.0









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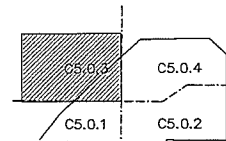
MATCHLINE - SEE DWG C5.0.1 FOR CONTINUATION

INTERSTATE 5

PHASE IIA

PHASE IIB

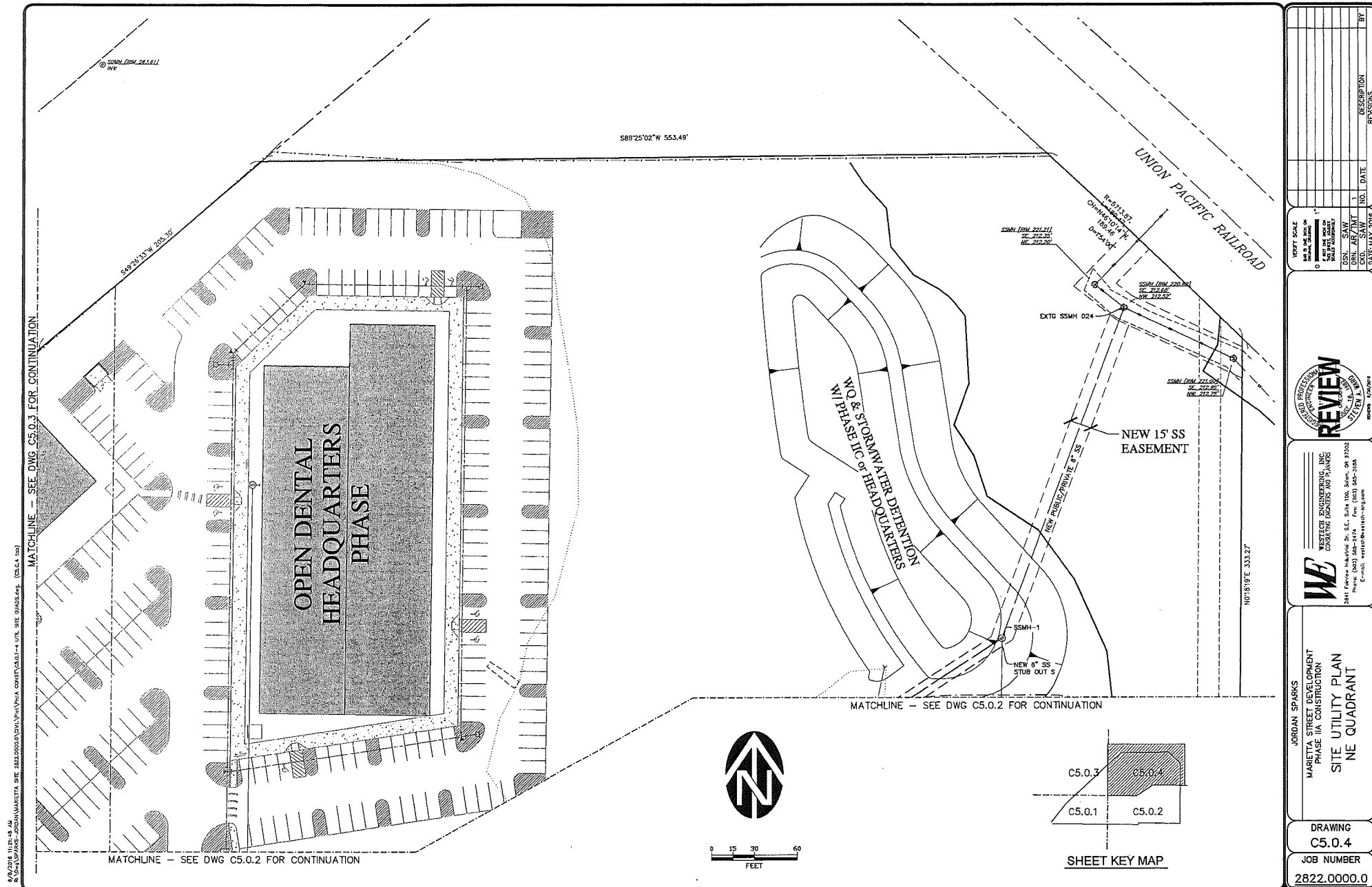
PHASE IIC



SHEET KEY MAP

MATCHLINE - SEE DWG C5.0.4 FOR CONTINUATION

JORDAN SPARKS MARIETTA STREET DEVELOPMENT PHASE IIA CONSTRUCTION SITE UTILITY PLAN NW QUADRANT		WESTCOTT ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 FORTER DRIVE DR. S.E., SUITE 100, SEASIDE, OR 97138 (503) 734-1000 Fax: (503) 734-1001 E-mail: westcott@westcott-inc.com		VERIFY SCALE 1" = 30' (AS SHOWN) 0 15 30 60 FEET DATE: MAY 2015 NO. 1 DATE: MAY 2015 DESCRIPTION: REVISIONS BY:	
DRAWING C5.0.3		JOB NUMBER 2822.0000.0			

[illegible]

**WE**

WESTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

3841 Farview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
Phone (503) 528-2474 Fax (503) 545-3108  
E-mail: [westech@westech-eng.com](mailto:westech@westech-eng.com)

JORDAN SPARKS  
MARIETTA STREET DEVELOPMENT  
PHASE IIA CONSTRUCTION  
SITE UTILITY PLAN  
NE QUADRANT

DRAWING  
C5.0.4

JOB NUMBER  
2822.0000.0



### Site Landscape Summary

Tax Lot	1300 & 1302						
	1	2	3	4	5	6	7
Site Zone	IC	IC	IC	IC	IC	IC	IC
Site Area (AC)	1.77	0.88	0.94	2.83	8.41	2.16	3.34
Landscaping Required	15% (Site Area)	15% (Site Area)	15% (Site Area)	15% (Site Area)	15% (Site Area)	15% (Site Area)	15% (Site Area)
Required Landscape Area (SF)	11,594	5,751	6,155	18,480	54,942	14,138	21,854
Provided Landscape Area (SF)	52,490 (68%)	32,300 (84%)	16,650 (41%)	37,470 (31%)	251,230 (69%)	90,820 (96%)	93,310 (64%)

### Interior Landscaping Summary

Tax Lot	1300 & 1302						
	1	2*	3	4	5	6*	7
Parking Lot Area (SF)	17,000	N/A	12,380	60,530	83,850	N/A	34,380
Interior Landscaping Required <sup>#</sup> (SF)	850	N/A	620	4,840	6,710	N/A	1,720
Interior Landscaping Provided (SF)	1,640	N/A	1,680	4,840	7,670	N/A	3,350

\* No new impervious area proposed on Parcel 2.

<sup>#</sup> 5% Interior landscaping required for 50,000 sf or less and 8% required for greater than 50,00 sf.

## Summary Tables

### Lot 1

<b>Zone:</b>	IC	<b>EXISTING BUILDING (Footprint)</b>		<b>PARKING (sq. Ft.)</b>	
<b>Comp. Plan:</b>	Industrial	<b>Building Use:</b>	N/A	Medical Office (7,749/350)	23 min - 41 max
<b>Site Area (AC):</b>	1.77				
<b>New Impervious Area (AC):</b>	0.57				
		<b>Total Gross Floor Area (SF)</b>	0	<b>Total Required</b>	23 min - 41 max
		<b>New Office (SF):</b>	7,794		
		<b>New Total Gross Floor Area (SF):</b>	7,794	<b>7,749 SF Office</b>	
				New Parking:	19 Stalls
		<b>Total Bldg. Lot Coverage:</b>	10%	New Handicap Parking:	2 stalls
		<b>Building Height (FT):</b>	35	<b>Total New</b>	<b>21 stalls</b>

### Lot 2

<b>Zone:</b>	IC
<b>Comp. Plan:</b>	Industrial
<b>Site Area (AC):</b>	0.88
<b>New Impervious Area (AC):</b>	N/A
No Improvements proposed on this Lot	

### Lot 3

<b>Zone:</b>	IC	<b>EXISTING BUILDING (Footprint)</b>		<b>PARKING (sq. Ft.)</b>	
<b>Comp. Plan:</b>	Industrial	<b>Building Use:</b>	N/A	Medical Office (12,000/350)	34 min - 60 max
<b>Site Area (AC):</b>	0.94				
<b>New Impervious Area (AC):</b>	0.56	<b>Total Gross Floor Area (SF)</b>	0	<b>Total Required</b>	34 min - 60 max
		<b>New Office (SF):</b>	12,000		
		<b>New Total Gross Floor Area (SF):</b>	12,000	<b>12,000 SF Office</b>	
				New Parking:	35 Stalls
		<b>Total Bldg. Lot Coverage:</b>	29%	New Handicap Parking:	2 stalls
		<b>Building Height (FT):</b>	35	<b>Total New</b>	<b>37 stalls</b>



### Lot 4

Zone:	IC	EXISTING BUILDING (Footprint)		PARKING (sq. Ft.)	
Comp. Plan:	Industrial	Building Use:	N/A	Medical Office (25,200/350)	72 min - 126 max
Site Area (AC):	2.83				
New Impervious Area (AC):	1.97	Total Gross Floor Area (SF)	0	Total Required	72 min - 126 max
		New Office (SF):	25,200		
		New Total Gross Floor Area (SF):	25,200	25,200 SF Office	
				New Parking:	132 Stalls
		Total Bldg. Lot Coverage:	20%	New Handicap Parking:	4 stalls
		Building Height (FT):	35	Total New <sup>1</sup>	136 stalls

### Lot 5

Zone:	IC	EXISTING BUILDING (Footprint)		PARKING (sq. Ft.)	
Comp. Plan:	Industrial	Building Use:	N/A	Medical Office (31,200/350)	89 min - 156 max
Site Area (AC):	8.41				
New Impervious Area (AC):	2.64	Total Gross Floor Area (SF)	0	Total Required	89 min - 156 max
		New Office (SF):	31,200		
		New Total Gross Floor Area (SF):	31,200	31,200 SF Office	
				New Parking:	163 Stalls
		Total Bldg. Lot Coverage:	9%	New Handicap Parking:	7 stalls
		Building Height (FT):	35	Total New <sup>1</sup>	170 stalls

### Lot 6

Zone:	IC
Comp. Plan:	Industrial
Site Area (AC):	2.16
New Impervious Area (AC):	N/A
No Improvements proposed on this Lot	

## Lot 7

Zone:	IC	EXISTING BUILDING (Footprint)		PARKING (sq. Ft.)	
Comp. Plan:	Industrial	Building Use:	N/A	Warehousing (100 employees x 0.75)	75 min - 132 max
Site Area (AC):	3.34				
New Impervious Area (AC):	1.202479	Total Gross Floor Area (SF)	0	Total Required	75 min - 132 max
		New Warehouse (SF):	18,000		
		New Total Gross Floor Area (SF):	18,000	18,000 SF Warehouse	
				New Parking:	88 Stalls
		Total Bldg. Lot Coverage:	12%	New Handicap Parking:	4 stalls
		Building Height (FT):	35	Total New	92 stalls

Parking	Min/Max	Total Provided
Total for Development <sup>1</sup>	290/524	456

<sup>1</sup> Parking agreements and easements will be established between various lots which allow for shared use.

## ATTACHMENT C

Marietta Street Development

Class 2 Adjustment

Written Statement

Per SRC 804.030(a) only one driveway approach is allowed onto a local or collector street. Due to the existing cell tower on Lot 1 of the Marietta Street Development there are currently two existing driveways. In order to obtain access to Lots 1, 3, and 4 of the proposed development prior to the construction of a secondary access on Lot 5 an additional driveway is required.

The cell tower driveway is used only for servicing the cell tower. It is used infrequently and no access by the public is allowed. If the service driveway is a problem for the city, the applicant is willing to install a mountable curb to access the cell tower for service.

Due to the topographic constraints it is not possible to combine driveways. The driveways are approximately 150 feet apart with a grade change of  $\pm 16$  feet and a detention facility located between the driveways.

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ATTACHMENT D

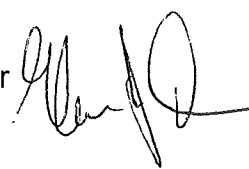


AUG 24 2016

COMMUNITY DEVELOPMENT

MEMO

**TO:** Aaron Panko, Planner III  
Community Development Department

**FROM:** Glenn J. Davis, PE, CFM, Chief Development Engineer  
Public Works Department 

**DATE:** August 24, 2016

**SUBJECT:** **PUBLIC WORKS RECOMMENDATIONS**  
**SUBDIVISION PLAT NO. UGA-SUB-SPR-DAP-ADJ16-01 (15-117499)**  
**3311 MARIETTA STREET SE**  
**A PHASED DEVELOPMENT FOR A MEDICAL OFFICE AND R&D**  
**COMPLEX**

**PROPOSAL**

To construct a phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building.

Request: A consolidated application for an integrated phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software, medical office facilities, and a warehouse building. The application includes the following:

1. An Urban Growth Preliminary Declaration to determine the required public facilities for the proposed development;
2. A 7-lot Subdivision;
3. A Class 3 Site Plan Review for the proposed phased development;
4. A Class 2 Adjustment to increase the number of driveway approaches allowed on a local street Marietta from one to three; and
5. A Class 2 Driveway Approach Permit.

The subject property is approximately 20.58 acres in size, zoned Industrial Commercial, and located at 3311-3325 Marietta Street SE (Marietta) - 97317 (Marion County Assessor's Map and Tax Lot numbers: 083W12A / 01300 and 01302).

**RECOMMENDED CONDITIONS FOR UGA PRELIMINARY DECLARATION**

1. As a condition of building permit issuance for all phases, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12.
2. As a condition of development in Phase 1:
  - a. Along Marietta from 32nd Avenue SE (32<sup>nd</sup>) to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
  - b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
  - c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 1.
  - d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
  - e. Pay a temporary access fee of \$18,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.
3. As a condition of development in Phase 2A:
  - a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
  - b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
  - c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
  - d. Construct the stormwater facility located in Lot 1 as shown on the applicant's proposed utility plan.
  - e. Pay a temporary access fee of \$10,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.
4. As a condition of development in Phase 2B:
  - a. Along Marietta from 32nd to the east line of Lot 1, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement.
  - b. Construct a minimum 12-inch water line in Marietta from 32nd to the east line of Lot 1.
  - c. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
  - d. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.

- e. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

5. As a condition of development in Phase 2C:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lots 1 and 4.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

6. As a condition of development in Phase 2D:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
- c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
- d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the north line of Lot 3.
- e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 3.
- f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
- g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

7. As a condition of development in Future Phase on Lot 2:

- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-

- wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
- b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
  - c. Construct the private street from Marietta to the north line of Lot 3 as shown on the applicant's site plan.
  - d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
  - e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 2.
  - f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
  - g. Pay a temporary access fee of \$9,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.
8. As a condition of development in Open Dental Headquarters Phase:
- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
  - b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
  - c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
  - d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
  - e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 5.
  - f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
  - g. Pay a temporary access fee of \$55,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.
9. As a condition of development in Warehouse Phase:
- a. Along Marietta from 32nd to the easterly terminus, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
  - b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.

- c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan. The street shall connect to the private street being proposed on the easterly neighboring property.
  - d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
  - e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 7.
  - f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
  - g. Dedicate a storm and sewer easement to serve the southerly neighboring property as shown on the application materials.
  - h. Pay a temporary access fee of \$14,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.
10. As a condition of development in Future Phase in Lot 6:
- a. Along Marietta from 32nd to the east line of Lot 2, convey land for dedication of right-of-way to equal 30 feet from centerline and construct a minimum 27-foot-wide three-quarter street improvement, including right-of-way and improvement in the cul-de-sac pursuant to PWDS.
  - b. Enter into a stormwater maintenance agreement concerning drainage of Marietta through the subject property.
  - c. Construct the private street from Marietta to the east line of the subject property as shown on the applicant's site plan.
  - d. Construct a minimum 12-inch water line in Marietta from 32nd to the easterly terminus and in the private street from Marietta to the east line of the subject property.
  - e. Construct a sewer system from the existing sewer main at the northeast corner of the subject property to serve Lot 6.
  - f. Construct the stormwater facility located in Lot 5 as shown on the applicant's proposed utility plan.
  - g. Pay a temporary access fee of \$22,000 in lieu of constructing S-1 Water System Master Plan improvements needed to serve the property.

#### **RECOMMENDED CONDITIONS OF PLAT APPROVAL**

1. Convey land for dedication to equal 30 feet from the centerline of Marietta St SE and a 45-foot radius in the cul-de-sac.
2. Construct City infrastructure to serve each lot or provide a performance guarantee pursuant to SRC 110.100, including easements as specified in Oregon State Plumbing Specialty Code and PWDS



**CRITERIA AND FINDINGS- UGA**

Analysis of the development based on relevant criteria in SRC 200 is as follows:

**SRC 200.055- "Standards for Street Improvements"**

**Findings**—An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b). 32nd meets the requirements for an adequate linking street. Improvements are required in Marietta from 32nd to the easterly terminus, but can be phased as described in the conditions of approval.

**SRC 200.060— "Standards for Sewer Improvements"**

**Findings**—The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facility appears to be located north east of the subject property.

The applicant shall link the site to existing facilities that are defined as adequate under 200.005(a). Public Works staff anticipate that the sewer system will be a private system subject to Oregon State Plumbing Specialty Code.

**SRC 200.065—"Standards for Storm Drainage Improvements"**

**Findings**—The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The site is situated along a ridge and the natural drainage is split between the east and west portions of the site. The nearest available public storm system for the west portion appears to be located in Marietta St SE, lying west of the subject property. The applicant's tentative drainage plan shows a discharge to Coats Lateral at the northeast corner of the site.

**SRC 200.070—"Standards for Water Improvements"**

**Findings**—The proposed development shall be linked to existing adequate facilities by the construction of pump stations, reservoirs, and water mains which are necessary to connect to such existing water system facilities. The S-1 water system in the vicinity of the subject property does not meet Water System Master Plan standards for pumping capacity and reservoir storage. In order to meet master plan standards, the applicant is required to construct the Coburn S-1 Reservoir, the Boone Road S-1 Pump Station, and connecting water mains.

However, pursuant to SRC 200.080, the proposed development meets the criteria for a temporary facilities access agreement because temporary pumping and storage capacity is available from the Deer Park S-1 Pump Station and the Mill Creek S-1 Reservoir located southeast of the subject property. The temporary access fee for the subject property and for other S-1 properties in the vicinity is \$10,000 per acre based on approximately \$13 million in water system improvements needed to serve approximately 1,300 acres of underdeveloped property. The S-1 portion of the subject property benefited by the temporary water system connection is 15.5 acres; a small easterly area of the subject property can be served by the G-0 water system and is not subject to the temporary access fee. The temporary access fee of \$155,000 is distributed by benefited area among the 7 parcels.

**SRC 200.075—"Standards for Park Improvements"**

The proposed development is non-residential and is not subject to parks improvement requirements.

**CRITERIA AND FINDINGS- SUBDIVISION**

SRC 205.010(d) indicates the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

**SRC 205.010(d)(1)**—The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the Unified Development Code, including, but not limited to the following:

- a. Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;
- b. City infrastructure standards; and
- c. Any special development standards, including, but not limited to floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

**Findings**—The applicant shall provide the required field survey and partition plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the partition plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

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 3 point mapped sites for the property pursuant to SRC Chapter 810. The proposed subdivision adds three activity points to the proposal, which results in a total of 6 points. Therefore, the proposed subdivision is classified as a moderate landslide risk and requires a geologic assessment. A geologic assessment, prepared by Westech Engineering, Inc. and dated 03/27/14, was submitted to the City of Salem. This assessment demonstrates the subject property could be subdivided and developed, without increasing the potential for slope hazard on the site or adjacent properties.

**SRC 205.010(d)(3)**—Development within the tentative subdivision plan can be adequately served by City infrastructure.

**Findings**—Water and sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the property as shown on the applicant's preliminary utility plan.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. The tentative subdivision plan shows public sewer extensions to adjacent upstream parcels.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall provide an engineered tentative stormwater design to accommodate future impervious surface on all proposed lots.

All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(6)(B) prior to final plat approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

**SRC 205.010(d)(4) and SRC 205.0010(d)(5)**—The street system in and adjacent to the tentative subdivision plan conforms to the *Salem Transportation System Plan*. The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.

**Finding**—Marietta abuts the subject property and does not meet the current standard for a local street. As identified in the conditions of approval, the applicant is required to construct a half-street improvement along the entire frontage of Marietta. The street system in the vicinity of the proposed development does not meet local street

connectivity requirements of SRC 803.035(a). The applicant has proposed a private street connection to the east property line. This private street shall connect to the private street being proposed within the Oak Grove Industrial Park on the easterly neighboring property.

**SRC 205.010(d)(7)—The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis (TIA), where applicable.**

**Findings**—The proposed 7-lot subdivision generates less than 1,000 average daily vehicle trips to Marietta. Therefore, a TIA was not required as part of the proposed subdivision submittal.

### **CRITERIA AND FINDINGS- SITE PLAN REVIEW**

Analysis of the development based on relevant criteria in SRC 220.005(f) (3) is as follows:

**Criteria**—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 existing configuration of Marietta does not appear to meet current standards for its classification of street per the Salem TSP. Required street improvements/right-of-way dedication are specified in the conditions of approval consistent with SRC Chapter 803.

The street system in the vicinity of the proposed development does not meet local street connectivity requirements of SRC 803.035(a). The applicant has proposed a private street connection to the east property line. This private street shall connect to the private street being proposed within the Oak Grove Industrial Park on the easterly neighboring property.

1. The subject property is located in the Trelstad Reimbursement District. As a condition of building permit issuance for all phases, the applicant shall be required to pay the Trelstad Reimbursement District fee of \$53.76 per new vehicle trip in accordance with Council Resolution 2016-12.

**Criteria**—Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

**Finding**—The driveway access onto Marietta provides for safe turning movements into and out of the property.

**Criteria—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 Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. 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's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

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

1. **The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;**

**Finding—**The proposed driveway meets the standards for SRC 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:**

- a. **Is shared with an adjacent property; or**
- b. **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. **The 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**—The proposed driveway will not create a known 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**—The location of the proposed driveway does not appear to 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 driveway will not have an effect on the functionality of the adjacent streets.

Prepared by: Nathan Coapstick, Project Coordinator  
cc: File