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503-588-6173*

## DECISION OF THE PLANNING ADMINISTRATOR

### MODIFICATION OF CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW CASE NO.: CU-SPR14-05-MOD2

APPLICATION NO.: 19-126208-ZO / 19-126209-RP

NOTICE OF DECISION DATE: MARCH 11, 2020

**SUMMARY:** An application to add a 6,535 square foot asphalt concrete storage pad.

**REQUEST:** Second Modification of Conditional Use-Class 3 Site Plan Review Application No. CU-SPR14-05 to add a 6,535 square foot asphalt concrete storage pad for storage of Public Works construction materials including signal pole and streetlight storage racks to the previously approved City of Salem construction waste processing and transfer center that occupies approximately 7 acres of a 39 acre property designated IND (Industrial) and POS (Parks, Open Space and Outdoor Recreation) in the Salem Area Comprehensive Plan, zoned IP (Industrial Park) and PS (Public Service), located within the McNary Field Overlay Zone, and located at 3121 Airway Drive SE 97302 (Marion County Assessor Map and Tax Lot 083W12A 00500).

**APPLICANT:** Luke Gmazel, City of Salem Public Works, on behalf of City of Salem

**LOCATION:** 3121 Airway Dr SE / 97302

**CRITERIA:** Salem Revised Code (SRC) Chapters 240.010 – Modification of Conditional Use Approval; 220.010 – Modification of Site Plan Review Approval

**FINDINGS:** The findings are in the attached Decision dated March 11, 2020.

**DECISION:** The **Planning Administrator APPROVED** Conditional Use / Class 3 Site Plan Review CU-SPR14-05-MOD2 subject to the following conditions of approval:

**Condition 1:** Coordinate with the Parks Operations Division and Airport to select appropriate trees and shrubs that will not penetrate the Airport, FAA, Part 77 Approach and Departure Surfaces, now or in the future, and include these trees and shrubs in the landscaping and irrigation plans that will be submitted with the building permit application.

**Condition 2:** Provide a sight-obscuring fence at least six feet in height along the southeast side of the proposed asphalt concrete storage pad.

**Condition 3:** Provide a 20-foot-wide landscaped area planted with one plant unit per 20 square feet outside the sight-obscuring fence required in Condition 2 to screen open storage equipment and materials that are over six feet in height.

**NOTICE OF DECISION**

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



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

- Conditional Use: March 27, 2022
- Site Plan Review: March 27, 2024

Application Deemed Complete:	<u>February 5, 2020</u>
Notice of Decision Mailing Date:	<u>March 11, 2020</u>
Decision Effective Date:	<u>March 27, 2020</u>
State Mandate Date:	<u>June 4, 2020</u>

Case Manager: Pamela Cole, [pcole@cityofsalem.net](mailto:pcole@cityofsalem.net), 503-540-2309

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Thursday, March 26, 2020. 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, SRC Chapter(s) 240 and 220. 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 Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer 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 320, City Hall, 555 Liberty Street SE, during regular business hours.

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

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503-588-6173*

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

**MODIFICATION OF CONDITIONAL USE-SITE PLAN REVIEW  
CASE NO. CU-SPR 14-05MOD2  
DECISION**

<b>IN THE MATTER OF APPROVAL OF</b>	<b>)</b>	<b>MODIFICATION OF CONDITIONAL</b>
<b>MODIFICATION OF CONDITIONAL USE</b>	<b>)</b>	<b>USE - CLASS 3 SITE</b>
<b>- SITE PLAN REVIEW</b>	<b>)</b>	<b>PLAN REVIEW</b>
<b>CASE NO. 14-05MOD2</b>	<b>)</b>	
<b>3121 AIRWAY DRIVE SE</b>	<b>)</b>	<b>MARCH 11, 2020</b>

In the matter of the application for a second modification of a previous Conditional Use-Class 3 Site Plan Review approval submitted by Luke Gmazel, PE, City of Salem Public Works Department, on behalf of the applicant and property owner, City of Salem, 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**

Summary: An application to add a 6,535 square foot asphalt concrete storage pad.

Request: Second Modification of Conditional Use-Class 3 Site Plan Review Application No. CU-SPR14-05 to add a 6,535 square foot asphalt concrete storage pad for storage of Public Works construction materials including signal pole and streetlight storage racks to the previously approved City of Salem construction waste processing and transfer center that occupies approximately 7 acres of a 39 acre property designated IND (Industrial) and POS (Parks, Open Space and Outdoor Recreation) in the Salem Area Comprehensive Plan, zoned IP (Industrial Park) and PS (Public Service), located within the McNary Field Overlay Zone, and located at 3121 Airway Drive SE 97302 (Marion County Assessor Map and Tax Lot 083W12A 00500)..

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

**DECISION**

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

**Condition 1:** Coordinate with the Parks Operations Division and Airport to select appropriate trees and shrubs that will not penetrate

the Airport, FAA, Part 77 Approach and Departure Surfaces, now or in the future, and include these trees and shrubs in the landscaping and irrigation plans that will be submitted with the building permit application.

**Condition 2:** Provide a sight-obscuring fence at least six feet in height along the southeast side of the proposed asphalt concrete storage pad.

**Condition 3:** Provide a 20-foot-wide landscaped area planted with one plant unit per 20 square feet outside the sight-obscuring fence required in Condition 2 to screen open storage equipment and materials that are over six feet in height.

## FINDINGS

### 1. Modification of Conditional Use Applicability

Pursuant to SRC 240.010(a), a conditional use permit approval may be modified after its effective date if the proposed modification meets the criteria in section SRC 240.010(d). Proposed modifications that do not meet the criteria in this section require submittal of a new application for site plan review.

### 2. Modification of Class 3 Site Plan Review Applicability

Pursuant to SRC 220.010(a), a site plan review approval may be modified after its effective date if the proposed modification meets the criteria in section SRC 220.010(d). Proposed modifications that do not meet the criteria in this section require submittal of a new application for site plan review.

The site plan review application approved by the Hearings Officer on June 26, 2014, was a Class 3 Site Plan Review. The proposed modification must meet the requirements for modification of a Class 3 Site Plan Review approval under SRC 220.010(d)(2).

### 3. Background

On December 31, 2019, an application to modify a previous Conditional Use-Class 3 Site Plan Review approval (CU-SPR14-05) was filed for the subject property. The application was deemed complete for processing on February 5, 2020. The applicant's written statement is included as **Attachment B**. The applicant's site plans for the modification request are included as **Attachment C**.

## Neighborhood and Citizen Comments:

Notice of the application was sent to the Southeast Mill Creek Association (SEMCA), Morningside Neighborhood Association, and all property owners of record and tenants within 250 feet of the subject property. No comments were received from SEMCA, Morningside, or surrounding property owners or tenants 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 have reviewed the proposal and identified no apparent issues.

The Fire Department received notice of the proposal and had no concerns.

### **Public Agency Comments:**

PGE reviewed the proposal and commented, "Development cost per current tariff and service requirements. Protect existing PGE facilities."

#### 4. Analysis of Modification of Conditional Use Approval Criteria

SRC 240.010(d) states that Modification of a Conditional Use approval shall be granted if all of the following criteria are met:

- (A) The proposed modification does not substantially change the original approval; and
- (B) When compared with the original approval, the proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

#### Criterion (A):

The proposed modification does not substantially change the original approval.

**Finding:** Conditional Use-Site Plan Review SPR14-05 was approved June 26, 2014, for the proposed development on the subject property, consisting of a construction waste processing and transfer center with large drying buildings and decanting buildings, a septage receiving facility, and a construction material processing and storage area.

After building permits were issued for the first phase of the proposed development, the applicant determined that a small office would be necessary to house a full-time onsite employee. The 128-square foot modular building was approved under CU-SPR 14-05-MOD1, effective November 10, 2016. The proposed addition of the modular building did not require any modifications to the conditions of the original approval and was thus substantially consistent with the conditions of the original approval.

The second request for modification is a 44-foot by 150-foot asphalt concrete pad for the purpose of storing Public Works construction materials including signal pole and streetlight storage racks. This use would be accessory to the existing use of construction waste and processing. No buildings would be added to the area currently developed with buildings and pavement, which is approximately 143,000 square feet. The proposed pavement is approximately 4.5 percent of the 143,000 square-foot area.

The proposed pad would be located behind and abutting an existing, paved construction material processing and storage area. The site plan for the original approval for the facility included a large, future material and storage/recovered snow melt area that would be paved adjacent to Airway Drive SE and in front of the existing, paved construction material processing and storage area. The proposed pad would serve a similar function as the future material and storage/recovered snow melt area, but the modification is required because the pad location was not anticipated in the original application.

The Public Works Department reviewed the modification application and commented that the proposed development meets applicable criteria related to Public Works infrastructure (**Attachment D**). The proposed modification does not substantially impact the demands for public utilities or traffic generation and is in substantial conformance with the previous modified approval conditions.

The purpose of the proposed modification and the configuration of the proposed storage pad are substantially consistent with original proposal. The only required condition of approval for the original conditional use application was a condition related to the allowable height of landscaping for the subject property, which is in the airport approach. The proposed modification will include additional landscaping as described in the conditions of the site plan review modification below. The following condition of approval ensures that the proposed landscaping is consistent with the conditions of the original conditional use approval and the proposed modification does not substantially change the original approval:

**Condition 1:** Coordinate with the Parks Operations Division and Airport to select appropriate trees and shrubs that will not penetrate the Airport, FAA, Part 77 Approach and Departure Surfaces, now or in the future, and include these trees and shrubs in the landscaping and irrigation plans that will be submitted with the building permit application.

As conditioned, the proposal meets this criterion.

Criterion B:

When compared with the original approval, the proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties

**Finding:** As indicated in the findings addressing Criterion A above, the modification has been requested to add an asphalt concrete pad to the site. The pad would be located near the rear of the site and would be small in scale in comparison with the existing development. The proposed modification does not result in significant change to the physical appearance of the property in comparison with the site plan approved for CU-SPR14-05. The proposed modification is accessory to the use approved for the site and does not result in a significant change to the uses approved for the site or significant changes to the impacts on the surrounding properties.

The Public Works Department reviewed the modification application and commented that the proposed development meets applicable criteria related to Public Works infrastructure (**Attachment D**). The construction of the storage pad will be incorporated into the existing development and stormwater impacts will be mitigated pursuant to SRC Chapter 71.

The proposal meets this criterion.

5. Analysis of Modification of Site Plan Review Approval Criteria

SRC 220.010(d)(2) states that Modification of a Class 3 Site Plan Review approval shall be granted if all of the following criteria are met:

- (A) The proposed modification does not substantially change the original approval; and
- (B) The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

Criterion (A):

The proposed modification does not substantially change the original approval.

**Finding:** Conditional Use-Site Plan Review SPR14-05 was approved June 26, 2014, for the proposed development on the subject property, consisting of a construction waste processing and transfer center with large drying buildings and decanting buildings, a septage receiving facility, and a construction material processing and storage area.

After building permits were issued for the first phase of the proposed development, the applicant determined that a small office would be necessary to house a full-time onsite employee. The 128-square foot modular building was approved under CU-SPR 14-05-MOD1, effective November 10, 2016. The proposed addition of the modular building did not require any modifications to the conditions of the original approval and was thus substantially consistent with the conditions of the original approval.

The second request for modification is a 44-foot by 150-foot asphalt concrete pad for the purpose of storing Public Works construction materials including signal pole and streetlight storage racks. This use would be accessory to the existing use of construction waste and processing. No buildings would be added to the area currently developed with buildings and pavement, which is approximately 143,000 square feet. The proposed pavement is approximately 4.5 percent of the 143,000 square-foot area.

The proposed pad would be located behind and abutting an existing, paved construction material processing and storage area. The site plan for the original approval for the facility included a large, future material and storage/recovered snow melt area that would be paved adjacent to Airway Drive SE and in front of the existing, paved construction material processing and storage area. The proposed pad would serve a similar function as the future material and storage/recovered snow melt area, but the

modification is required because the pad location was not anticipated in the original application.

The Public Works Department reviewed the modification application and commented that the proposed development meets applicable criteria related to Public Works infrastructure (**Attachment D**). The proposed modification does not substantially impact the demands for public utilities or traffic generation and is in substantial conformance with the previous modified approval conditions.

The purpose of the proposed modification and the configuration of the proposed storage pad are substantially consistent with original proposal. To comply with open storage standards of the IP (Industrial Park) zone, the original site plan review approval included conditions requiring a sight-obscuring fence and landscaped area around the construction material processing and storage area and future material and storage area/recovered snow melt area. Because the proposed modification will extend the pavement and expand the open storage area, the following conditions ensure that the proposed modification does not substantially change the original site plan review approval:

**Condition 2:** Provide a sight-obscuring fence at least six feet in height along the southeast side of the proposed asphalt concrete storage pad.

**Condition 3:** Provide a 20-foot-wide landscaped area planted with one plant unit per 20 square feet outside the sight-obscuring fence required in Condition 2 to screen open storage equipment and materials that are over six feet in height.

As conditioned, the proposal meets this criterion.

Criterion B:

The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

**Finding:** As indicated in the findings addressing Criterion A above, the modification has been requested to add an asphalt concrete pad to the site. The pad would be located near the rear of the site and would be small in scale in comparison with the existing development. The proposed modification does not result in significant change to the physical appearance of the property in comparison with the site plan approved for CU-SPR14-05. The proposed modification is accessory to the use approved for the site and does not result in a significant change to the uses approved for the site or significant changes to the impacts on the surrounding properties.

The Public Works Department reviewed the modification application and commented that the proposed development meets applicable criteria related to Public Works infrastructure (**Attachment D**). The construction of the storage pad will be incorporated



into the existing development and stormwater impacts will be mitigated pursuant to SRC Chapter 71.

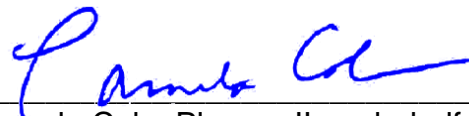
With the conditions of approval above, the proposal meets this criterion.

6. Based upon review of SRC Chapter 240, SRC Chapter 220, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the request to modify a previous site plan review decision complies with the requirements for an affirmative decision.

## ORDER

Final approval of Conditional Use-Class 3 Site Plan Review Case No. 14-05-MOD2 is hereby APPROVED subject to SRC Chapter 240, SRC Chapter 220, the applicable standards of the Salem Revised Code, conformance with the approved site plan included in CU-SPR14-05 and the modified site plan included in CU-SPR14-05-MOD2, and the following conditions:

- Condition 1:** Coordinate with the Parks Operations Division and Airport to select appropriate trees and shrubs that will not penetrate the Airport, FAA, Part 77 Approach and Departure Surfaces, now or in the future, and include these trees and shrubs in the landscaping and irrigation plans that will be submitted with the building permit application.
- Condition 2:** Provide a sight-obscuring fence at least six feet in height along the southeast side of the proposed asphalt concrete storage pad.
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Pamela Cole, Planner II, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

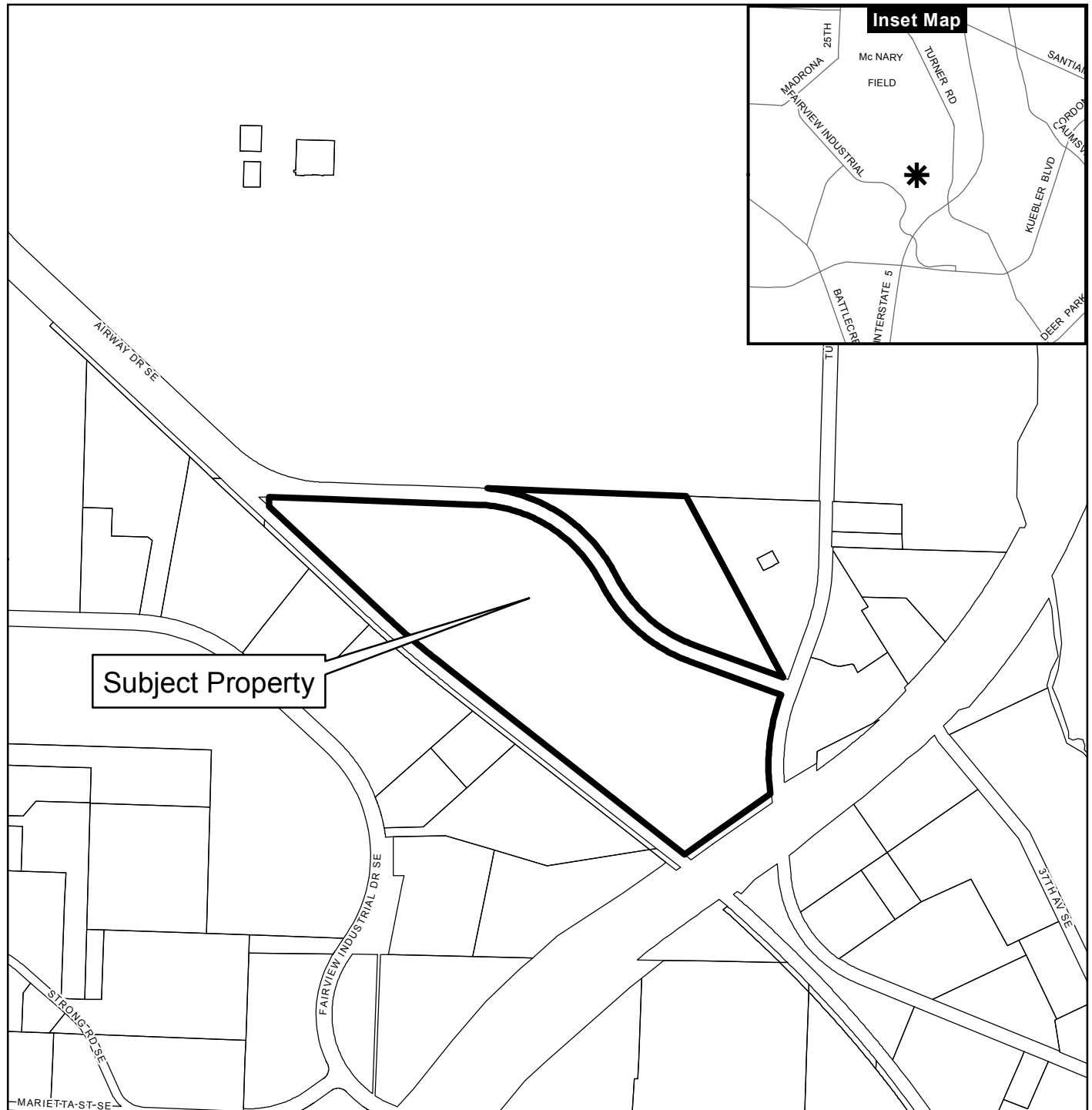
Prepared by Pamela Cole, Planner II

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

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

# Vicinity Map

## 3121 Airway Drive SE



### Legend

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

- Parks

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

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0 100 200 400 Feet



**City of Salem Construction Waste Processing and Transfer Center – Modification of Conditional Use Permit (Case No. CU-SPR14-05-MOD1)**

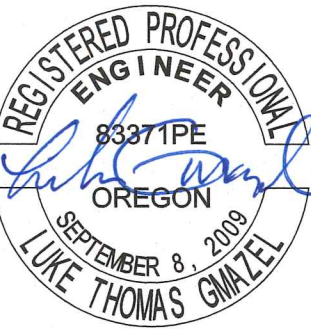
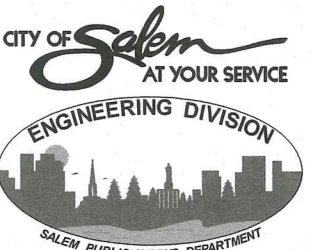
**Site Plan Review Summary Table:**

<b>Taxlot ID</b>	<b>Zoning</b>	<b>Site Area/Lot Size</b>	<b>Gross Floor Area</b>	<b>Building Height</b>	<b>Parking Spaces</b>	<b>Total Lot Coverage</b>
083W12A00500	IND; POS (project activity taking place exclusively in IND)	48.97	<p>Previously Approved Gross Floor Area: 30,020 sq.ft.</p> <p>Modified Gross Floor Area Including Modular Office Building: 30,148 sq. ft.</p>	<ul style="list-style-type: none"> <li>- Decant Building: 32'-3.1875"</li> <li>- Drying Building: 29'-9"</li> <li>- Septage Facility: 25'-6"</li> <li>- Modular Office Building: 12'</li> </ul>	- No new spaces	- 7.15 acres (includes all development hardscape and softscape improvements)

**Criteria for Modification of Conditional Use:**

The proposed addition of a 44-foot by 150-foot asphalt concrete pad for the purpose of storing public works construction materials including signal pole and streetlight storage racks is consistent with the conditions of the original approval. Furthermore, when compared to the current approval, the proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impact on surrounding properties.





CERTIFICATE EXPIRES: 6-30-2021  
DATE SIGNED: 12-30-19

## CITY OF SALEM PUBLIC WORKS MATERIAL STORAGE AREA

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PN: 712100

HORIZ DATUM: NAD 83-SPCS  
VERT DATUM: NGVD 1929(47)  
HORIZ SCALE: AS SHOWN  
VERT SCALE: AS SHOWN  
DESIGN: LTG  
DRAWN: J.KUENZI  
CHECKED:

APPROVED:

SHEET TITLE

## SITE LAYOUT PLAN

C-02

SHEET 2 OF 3

### GENERAL NOTES

- FOR FENCING, GATES, STRIPING, AND SIGNAGE SEE SHEET C-09
- ALL ELEVATIONS ARE TOP OF ASPHALT (UON). DIMENSIONS AND COORDINATES ARE TO FACE OF CURB (UON).

### CONSTRUCTION NOTES

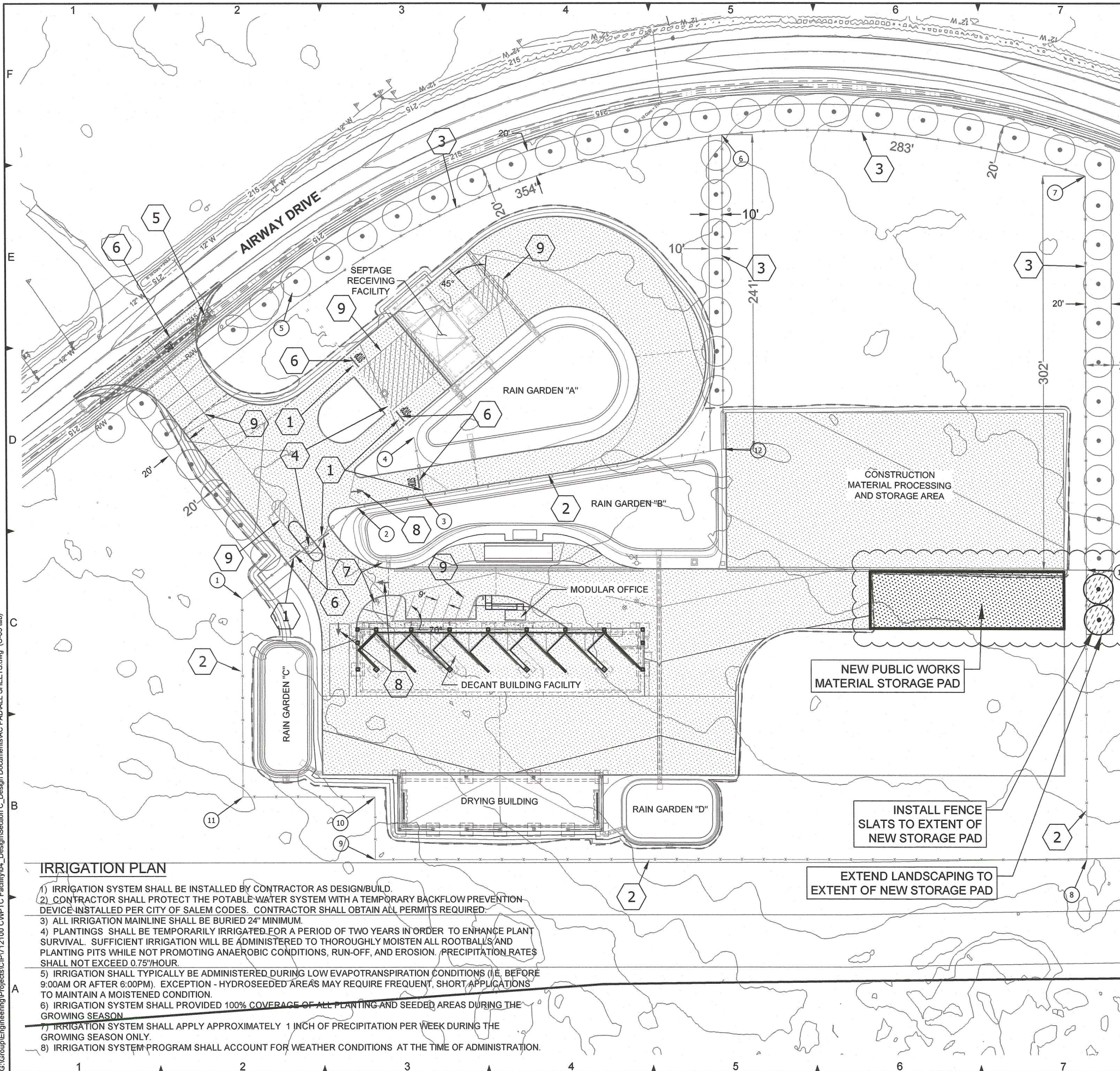
- ASPHALT CONCRETE PAVEMENT, SEE DETAIL 4/C-11
- VERTICAL CURB, SEE DETAIL 6/C-11
- SAWCUT EXISTING ASPHALT 2' FROM EDGE OF PAVEMENT. SAND AND SEAL JOINT. MATCH EXISTING PAVEMENT. SEE DETAIL 4/C-10
- BEGIN VERTICAL CURB. MATCH EXISTING GRADE. TAPER CURB END, SEE DETAIL 5/C-11
- VALLEY GUTTER, SEE DETAIL 3/C-11.
- EDGE OF PAVEMENT.
- CURB CUT, SEE DETAIL 2/C-11
- PROPOSED RAIN GARDEN. SEE SHEET C-06 FOR DETAILED SITE PLAN.
- FUTURE SITE IMPROVEMENTS, TYP.
- WHEEL WASH, SEE DETAIL 1/C-13 FOR DETAILED SITE PLAN
- ENTRY ISLAND, SEE DETAIL 2/C-13 FOR DETAILED SITE PLAN
- CHECKER MALLOW HABITAT AREA SEE GENERAL NOTE 1, SHEET C-01.
- FUTURE TRUCK SCALE.
- CULTURAL AREA BOUNDARY
- CONCRETE SIDEWALK, SEE DETAIL 1/C-12
- MOUNTABLE CURB, SEE DETAIL 0330-083 / SD-02
- CURB TRANSITION, SEE DETAIL 3/C-12
- VALLEY GUTTER OUTFALL, SEE DETAIL 4/C-12
- GUARDPOSTS, SEE DETAIL 0559-026/SD-03 AND STRUCTURAL AND ARCHITECTURAL SHEETS FOR LOCATIONS.
- CHAIN LINK FENCE, SEE SHEET C-09.
- RIP RAP PAD, SEE DETAIL 6/C-12
- GUARDPOST, SEE DETAIL 0559-026/SD-03

### CONTROL POINT TABLE 1

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	458619.35	7555237.80	TA = 215.57 (EX)	BEGIN VERTICAL CURB / RIP RAP
2	458669.38	7555236.13	-	VERTICAL CURB / 50' RP
3	458688.04	7555282.54	TA = 217.20	VERTICAL CURB
4	458667.89	7555286.11	TA = 218.55	VERTICAL CURB / PT
5	458547.93	7555285.47	TA = 219.75	VERTICAL CURB
6	458512.65	7555284.47	TA = 221.85	VERTICAL CURB / HP
7	458401.59	7555281.18	TA = 220.18	VERTICAL CURB / PC
8	458403.81	7555206.21	-	VERTICAL CURB / 70' RP
9	458377.07	7555276.27	TA = 219.75	VERTICAL CURB / LP
10	458355.51	7555263.59	TA = 219.88	VERTICAL CURB / PT
11	458322.98	7555236.20	TA = 220.52	VERTICAL CURB / HP
12	458277.08	7555197.56	TA = 219.33	VERTICAL CURB
13	458240.02	7555241.58	TA = 219.63	END VERTICAL CURB
14	458221.30	7555261.38	-	GRID PT. A-2
15	458190.09	7555303.08	TA = 220.06	HP
16	458171.02	7555320.97	-	GRID PT. A-5
17	458138.04	7555362.70	TA = 219.63	BEGIN VERTICAL CURB
18	458109.93	7555396.10	TC = 219.34	VERTICAL CURB / LP
19	458072.31	7555440.78	TA = 219.70	END VERTICAL CURB
20	458118.20	7555479.42	TA = 220.88	EDGE OF PAVEMENT / PC / HP
21	458087.59	7555519.10	-	EDGE OF PAVEMENT / 50' RP
22	458125.77	7555551.17	TA = 219.98	EDGE OF PAVEMENT / PT
23	458090.91	7555592.56	TA = 220.25	EDGE OF PAVEMENT / PI
24	458125.54	7555621.62	TA = 219.08	BEGIN VERTICAL CURB
25	458029.27	7555736.00	TA = 219.83	END VERTICAL CURB
26	458121.13	7555813.20	TA = 221.03	EDGE OF PAVEMENT / PI
27	458288.26	7555614.65	TA = 219.73	BEGIN VERTICAL CURB
28	458196.37	7555537.48	TA = 218.53	VERTICAL CURB
29	458230.17	7555497.32	TC = 218.20	VERTICAL CURB / LP
30	458207.98	7555460.18	-	GUARDPOST
31	458310.91	7555401.40	TA = 218.89	VALLEY GUTTER / HP
32	458364.56	7555337.91	TA = 218.47	VERTICAL CURB / LP
33				NOT USED
34	458401.50	7555323.20	TA = 219.34	VERTICAL CURB / PT
35	458416.43	7555323.64	TA = 219.92	VERTICAL CURB / PC
36	458416.14	7555333.64	-	VERTICAL CURB / 10' RP
37	458424.92	7555328.84	TA = 220.14	VERTICAL CURB / ΔZ
38	458424.71	7555338.79	TA = 220.09	VERTICAL CURB / PT
39	458413.78	7555356.96	TA = 219.98	VERTICAL CURB
40	458368.50	7555432.22	TA = 218.65	VERTICAL CURB / LP
41	458312.05	7555526.04	TA = 219.20	VERTICAL CURB / PC
42	458380.60	7555567.28	-	VERTICAL CURB / 80' RP
43	458335.72	7555593.51	TA = 220.19	VERTICAL CURB / HP
44	458380.60	7555593.51	TA = 220.13	VERTICAL CURB / PT
45	458410.02	7555647.28	TA = 220.00	VERTICAL CURB / PC
46	458410.02	7555647.28	-	VERTICAL CURB / 100' RP
47	458510.01	7555546.97	TA = 219.03	VERTICAL CURB / PT
48	458509.99	7555542.28	TA = 218.94	VERTICAL CURB / LP
49	458509.87	7555499.68	TA = 219.43	END VERTICAL CURB
50	458509.87	7555469.34	TA = 219.43	GRID PT. 1-B
51	458509.87	7555464.92	TG = 219.35	TRENCH DRAIN RIM / VERTICAL CURB / LP
52	458509.87	7555459.34	TA = 219.73	VERTICAL CURB
53	458509.87	7555413.00	TA = 220.19	VERTICAL CURB
54	458509.87	7555377.91	TA = 220.54	VERTICAL CURB / PC
55	458559.87	7555377.91	-	VERTICAL CURB / 50' RP
56	458525.08	7555341.99	TA = 220.20	VERTICAL CURB
57	458546.53	7555329.72	TA = 219.40	VERTICAL CURB
58	458561.47	7555327.93	TA = 218.77	VERTICAL CURB / PT
59	458566.65	7555328.10	TA = 218.55	VERTICAL CURB / PC
60	458564.35	7555378.05	-	VERTICAL CURB / 50' RP
61	458601.43	7555344.39	TA = 216.85	VERTICAL CURB / 1/2Δ
62	458614.29	7555380.47	TA = 216.15 (EX)	END VERTICAL CURB
63	458616.88	7555308.58	TA = 215.87 (EX)	MATCH EXST PAVEMENT
64	458512.02	7555305.58	TA = 221.52	TOP OF PAVEMENT CL / HP
65	458346.13	7555289.65	TA = 219.60	BEGIN VERTICAL CURB / PC
66	458330.03	7555308.80	-	VERTICAL CURB / 25' RP
67	458349.16	7555324.90	TA = 218.97	VERTICAL CURB / PT
68	458342.37	7555332.97	TA = 218.03	VERTICAL CURB / PI
69				NOT USED
70				NOT USED
71	458332.06	7555314.70	TA = 219.48	VERTICAL CURB / PI
72	458294.94	7555358.79	TA = 219.80	VERTICAL CURB / PI
73	458303.55	7555374.04	TA = 219.40	VERTICAL CURB / PC
74	458299.19	7555376.50	-	VERTICAL CURB / 5' RP
75	458303.02	7555379.72	TA = 219.38	VERTICAL CURB / PT
76	458295.61	7555388.52	TA = 219.43	VERTICAL CURB / PC / HP
77	458273.27	7555403.72	TA = 219.48	VERTICAL CURB / PT
78	458240.74	7555414.63	TA = 219.76	END VERTICAL CURB
79	458203.04	7555459.41	TA = 219.47	BUILDING CORNER
80	458163.26	7555425.92	TA = 220.65	CORNER OF SLAB
81	458234.93	7555340.78	TA = 220.65	EDGE OF SLAB
82	458306.24	7555256.09	TA = 220.65	CORNER OF SLAB
83	458311.80	7555281.04	-	GRID POINT, B-2
84	458257.36	7555356.32	-	VERTICAL CURB / 50' RP
85	458217.68	7555392.58	-	GRID POINT, B-7
86	458155.83	7555434.74	TC = 220.52	VALLEY GUTTER / HP
87	458493.89	7555384.88	TA = 220.38	VERTICAL CURB / PC
88	458475.03	7555394.92	-	VERTICAL CURB / 18.83' RP
89	458474.99	7555395.07	TA = 220.26	VERTICAL CURB / 1/2Δ
90	458456.19	7555384.90	TA = 220.18	VERTICAL CURB / PT
91	458456.21	7555412.99	TA = 220.04	VERTICAL CURB / PI
92	458493.88	7555413.01	TA = 220.11	VERTICAL CURB / PI
93	458440.20	7555459.33	TA = 219.73	VERTICAL CURB
94	458440.20	7555413.00	TA = 220.00	VERTICAL CURB
95	458440.20	7555369.84	TA = 220.21	VERTICAL CURB / PC
96	458435.20	7555369.84	-	VERTICAL CURB / 5' RP
97	458430.92	7555367.27	TA = 219.78	VERTICAL CURB / PT
98	458385.64	7555442.53	TA = 218.25	VERTICAL CURB / LP
99	458341.13	7555516.51	TA = 218.68	VERTICAL CURB / PC
100	458383.97	7555542.28	-	VERTICAL CURB / 50' RP
101	458365.93	7555588.91	TA = 219.11	VERTICAL CURB / HP
102	458383.97	7555592.28	TA = 219.02	VERTICAL CURB / PT
103	458390.20	7555542.28	-	VERTICAL CURB / 50' RP
104	458390.20	7555592.28	TA = 218.00	VERTICAL CURB / PC
105	458440.20	7555542.28	TA = 218.59	VERTICAL CURB / LP
106	458440.20	7555499.68	TA = 219.43	END VERTICAL CURB
107	458440.20	7555469.34	TA = 219.43	BEGIN VERTICAL CURB
108	458440.20	7555465.50	TG = 219.35	TRENCH DRAIN RIM / VERTICAL CURB / LP
109				NOT USED
110	458460.38	7555470.52	-	GRID PT. 3-B
111	458509.87	7555469.34	TA = 219.43	BEGIN VERTICAL CURB



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#### IRRIGATION PLAN

- 1) IRRIGATION SYSTEM SHALL BE INSTALLED BY CONTRACTOR AS DESIGN/BUILD.
- 2) CONTRACTOR SHALL PROTECT THE POTABLE WATER SYSTEM WITH A TEMPORARY BACKFLOW PREVENTION DEVICE INSTALLED PER CITY OF SALEM CODES. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED.
- 3) ALL IRRIGATION MAINLINE SHALL BE BURIED 24" MINIMUM.
- 4) PLANTINGS SHALL BE TEMPORARILY IRRIGATED FOR A PERIOD OF TWO YEARS IN ORDER TO ENHANCE PLANT SURVIVAL. SUFFICIENT IRRIGATION WILL BE ADMINISTERED TO THOROUGHLY MOISTEN ALL ROOTBALLS AND PLANTING PITS WHILE NOT PROMOTING ANAEROBIC CONDITIONS, RUN-OFF, AND EROSION. PRECIPITATION RATES SHALL NOT EXCEED 0.75" HOUR.
- 5) IRRIGATION SHALL TYPICALLY BE ADMINISTERED DURING LOW EVAPOTRANSPIRATION CONDITIONS (I.E. BEFORE 9:00AM OR AFTER 6:00PM). EXCEPTION - HYDROSEEDING AREAS MAY REQUIRE FREQUENT, SHORT APPLICATIONS TO MAINTAIN A MOISTENED CONDITION.
- 6) IRRIGATION SYSTEM SHALL PROVIDED 100% COVERAGE OF ALL PLANTING AND SEEDED AREAS DURING THE GROWING SEASON.
- 7) IRRIGATION SYSTEM SHALL APPLY APPROXIMATELY 1 INCH OF PRECIPITATION PER WEEK DURING THE GROWING SEASON ONLY.
- 8) IRRIGATION SYSTEM PROGRAM SHALL ACCOUNT FOR WEATHER CONDITIONS AT THE TIME OF ADMINISTRATION.

#### CONSTRUCTION NOTES

- 1 SLIDE GATE  
SEE SPECIFICATIONS 32 31 13 AND 32 31 11.
- 2 INSTALL 8" VINYL-COATED CHAIN LINK FENCE  
SEE SPECIFICATIONS 32 31 13 AND 32 31 11.
- 3 INSTALL 8" VINYL-COATED CHAIN LINK FENCE WITH SLATS, SEE SPECIFICATIONS 32 31 13 AND 32 31 11.
- 4 PERSONNEL GATE WITH KEYED ENTRY AND FIRE DEPT KNOX BOX  
SEE SPECIFICATIONS 32 31 13 AND 32 31 11.
- 5 INSTALL "STOP" SIGN (MUTCD CODE R1-1).  
SEE ODOT DETAIL 4235.
- 6 STOP BAR  
SEE DETAIL 5/C-14.
- 7 INSTALL "ONE WAY, DO NOT ENTER" SIGN (MUTCD CODE R6-2A). SEE ODOT DETAIL 4235
- 8 TRAFFIC ARROW  
SEE DETAIL 2/C-14
- 9 4" WIDE DOUBLE YELLOW CENTERLINE STRIPING. 4" SEPARATION BETWEEN LINES.

#### LANDSCAPING LEGEND:

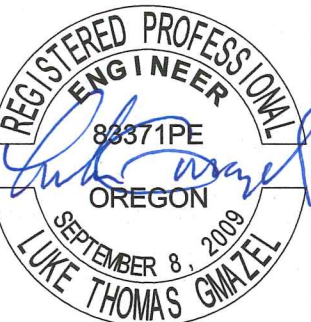
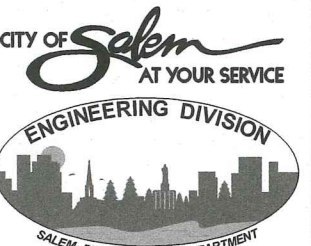
TREES	
47 5 GAL	PYRAMIDAL EUROPEAN HORNBEAM (35' H X 25' S) CARPINUS BETULUS 'FASTIGIATA'
GROUND COVER	
	BEARBERRY 2' SPACING
	ARCTOSTAPHYLOS UVA-URSI 1 GAL.
	SEEDED ROUGHGRASS (NON-IRRIGATED)
	RAIN GARDEN PLANTINGS SEE SHEET C-08

#### PLANT LEGEND KEY

PLANT QUANTITY	MATURE PLANT HEIGHT AND SPREAD	PLANT SYMBOL	NATIVE PLANT DESIGNATION (IF APPLICABLE)	COMMON NAME, CONDITION, REMARKS
XX X" DBH	BLACK HAWTHORNE (H' X S') (NATIVE)			
			(8"-12" H)	

#### CONTROL TABLE 4

PT#	NORTHING	EASTING	DESCRIPTION
1	458419.35	7555236.64	FENCE CORNER
2	458415.66	7555349.95	FENCE CORNER
3	458388.78	7555394.64	FENCE CORNER
4	458428.56	7555418.25	FENCE CORNER
5	458573.41	7555418.13	FENCE CORNER
6	458463.22	7555750.37	FENCE CORNER
7	458256.20	7555949.00	FENCE CORNER
8	457848.43	7555606.33	FENCE CORNER
9	458201.39	7555186.22	FENCE CORNER
10	458238.15	7555217.15	FENCE CORNER
11	458303.48	7555139.33	FENCE CORNER
12	458303.48	7555139.33	FENCE CORNER
13	458018.33	7555749.10	BEGIN SLATTED FENCE



CERTIFICATE EXPIRES: 6-30-2021  
DATE SIGNED: 12-30-19

#### CITY OF SALEM PUBLIC WORKS MATERIAL STORAGE AREA

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PN: 712100

HORIZ DATUM: NAD 83-SPCS  
VERT DATUM: NGVD 1929(47)  
HORIZ SCALE: AS SHOWN  
VERT SCALE: AS SHOWN  
DESIGN: LTG  
DRAWN: J.KUENZI  
CHECKED:

APPROVED:

SHEET TITLE

#### LANDSCAPING, FENCING, STRIPING, AND SIGNAGE PLAN

C-03

SHEET 3 OF 3





# MEMO

**TO:** Pamela Cole, Planner II  
Community Development Department

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

**DATE:** February 20, 2020

**SUBJECT:** PUBLIC WORKS RECOMMENDATIONS  
CU-SPR14-05-MOD2 (19-126208-ZO)  
3121 AIRWAY DRIVE SE  
6,535-SQUARE-FOOT CONCRETE STORAGE PAD

## PROPOSAL

Second Modification of Conditional Use-Class 3 Site Plan Review Application No. CU-SPR14-05 to add a 6,535-square-foot asphalt concrete storage pad for storage of Public Works construction materials including signal pole and streetlight storage racks to the previously approved City of Salem construction waste processing and transfer center that occupies approximately 7 acres of a 39-acre property designated IND (Industrial) and POS (Parks, Open Space, and Outdoor Recreation) in the *Salem Area Comprehensive Plan*, zoned IP (Industrial Park) and PS (Public Service), located within the McNary Field Overlay Zone, and located at 3121 Airway Drive SE 97302 (Marion County Assessor Map and Tax Lot 083W12A 00500).

## SUMMARY OF FINDINGS

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

## FACTS

### **Streets**

#### 1. Airway Drive SE

- a. Existing Conditions—This street has an approximate 26-foot improvement within an 80-foot-wide right-of-way abutting the subject property.

- b. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.

### **Storm Drainage**

#### **1. Existing Conditions**

- a. A public ditch is located along Airway Drive SE.
- b. Private storm detention facilities are located on the subject property.

### **Water**

#### **1. Existing Conditions**

- a. The subject property is located in the G-0 water service level.
- b. A 16-inch water main is located in Airway Drive SE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.
- c. A 10-inch water main is located in Airway Drive SE. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.
- d. An 8-inch water main is located on the subject property. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.

### **Sanitary Sewer**

#### **1. Existing Conditions**

- a. A 15-inch sewer line is located within an easement bisecting the subject property.

### **CRITERIA AND FINDINGS**

SRC 220.10(d)(2) indicates the criteria for a modification that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

**SRC 220.010(d)(2)(A)—The proposed modification is not substantially inconsistent with the conditions of the original approval.**

**Finding**—The proposed modification does not substantially impact the proposed use for the site as outlined in the original Site Plan Review decision, Case No.CU-SPR14-05 and Case No.CU-SPR14-05-MOD1. The proposed modification to construct a 6,535-square-foot storage pad on the site does not substantially impact the demands for

Pamela Cole, Planner II  
February 20, 2020  
Page 3

MEMO

public utilities or traffic generation and is in substantial conformance with the modified approval conditions.

**SRC 220.010(d)(2)(B)—The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.**

**Finding**—The proposed modification does not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties. The construction of the 6,535-square-foot storage pad will be incorporated into the existing development and stormwater impacts will be mitigated pursuant to SRC Chapter 71.

Prepared by: Shelby Guizar, Program Coordinator  
cc: File