

Appendix B. Group B Text Amendments.

Summary

- B 1. Update language in Section 7.200 *Specifications for Improvements* to reference the design and construction standards in Article 8.
- B 2. An update to Article 8 *Design and Construction Standards* in response to guidance from City Contract Engineers, AKS to clarify that the Turner Land Use Development Code follows the standard construction specifications of the City of Salem and follows the stormwater management standards of Marion County. Proposed code clarifies what “permanent modifications” for public improvements are, and the process to make modifications.
- B 3. Article 4 Section 4.214(1)(D)(ii) add the words -for the- in the sentence “...at or above the base flood hazard level for the City of Turner...”
- B 4. Article 4 Section 4.214 (4). Replace reference to section 5.1 to Article 5.
- B 5. Section 2.125. Delete the sentence “Notice shall also be sent to affected government agencies and members of the Turner City Council” regarding administrative applications.
- B 6. Section 1.170 Administration, clarify the Planning Commission’s role in what applications they review and approve in accordance with the Admin Review Ordinance.

Proposed Text Amendments

B1

Section 7.200 *Specifications for Improvements*, include language “and are found in Article 8 of the Turner Land Use development code”

B2

Revise Article 8 *Design and Construction Standards* as follows (new text highlighted, removed text ~~strikethrough~~)

“SECTION 8.100 DESIGN AND CONSTRUCTION STANDARDS ADOPTED

The City of Turner hereby adopts ~~the design and construction standards for public improvements established by the City of Salem, Oregon,~~ as their Design and Construction Standards (Standards) the most current versions of the Public Works Design Standards and the Standard Construction Specifications of the City of Salem, Oregon, for improvements to the public water system, public sanitary sewer system, public street system (including sidewalks and driveway approaches). ~~for all public improvements within the City of Turner including, but not limited to, improvements and extension of the water system, sanitary sewer system, storm sewer system, and streets, sidewalks and driveways.~~

~~For the construction or modification of the stormwater management system within the incorporated City boundary, the City of Turner hereby adopts the most current versions of the Marion County Stormwater Quality Treatment Engineering Standards and the Marion County Engineering Standards.~~

The Turner City Engineer will maintain a current copy of the city of Salem design and construction standards. **these adopted Standards**, together with all amendments and/or addendums published by the City of Salem and **County, including** those permanent modifications made in accordance with Section 8.200 (2) below.

SECTION 8.200 MODIFICATIONS PERMITTED

The Turner City Engineer is authorized to review and approve modifications to the adopted design and construction standards of the City of Salem for use within the incorporated boundaries of the City of Turner. Such modifications may be made upon written request from a developer or contractor designing and/or constructing public improvements within the City of Turner and such modifications may be improved on a one-time basis or be improved permanently. Permanent modifications require the further approval of the City Administrator. **or design exceptions to the Standards for use within the incorporated boundaries of the City of Turner. Such modifications or exceptions may be made as follows:**

- (1) **One-time Modifications Design Exceptions:** The City Engineer may approve ~~one-time modifications for a particular public improvement~~ **a case-specific design exception to a particular portion of the Standards** upon written request from a developer or contractor if, in the opinion of the City Engineer, ~~the requested modification would not~~ **design exception does not** adversely impact public life, health, and safety, the anticipated future life span of the public system, and/or ~~maintenance and repair requirements of the improvement.~~ **future maintenance requirements for the proposed infrastructure.**

- (2) **Permanent Modifications:** If, in the opinion of the City Engineer, ~~a particular City of Salem construction standard or specification requirement is not applicable to or appropriate as established for public improvements within Turner, he may, with the concurrence of the City Administrator, permanently modify such standard.~~ **a portion of the Standards is not applicable to or appropriate for public improvements within the Turner system, the City Engineer may, with the concurrence of the City Administrator, permanently modify that portion.** Such modifications will be ~~provided~~ **documented** in writing and placed as an addendum, in a form determined by the City Engineer, to the adopted ~~City of Salem standards.~~ **Standards as a permanent modification to the Standards for the City of Turner.** ~~Once a permanent modification has been approved, it becomes a part of the established public improvement design and construction standards for the City of Turner.~~

SECTION 8.300 APPLICABILITY OF STANDARDS IN COUNTY RIGHTS-OF-WAY MARION COUNTY STANDARDS

For public improvements that are constructed within the public rights-of-way owned and controlled by Marion County, coordination is required with Marion County Public Works Department and the required Marion County permits must be obtained. In the event of a conflict between the City of Turner's ~~adopted design and construction standards~~ **Standards and those of** Marion County, ~~the Marion~~ **the Marion** County standards

will take precedence ~~otherwise by~~ **unless otherwise** jointly agreed upon, **in writing, between the** ~~otherwise by~~ Marion County Public Works Department and the City Engineer ~~for the City of Turner."~~

B3

Update Section 4.124(1)(D) with addition of new text (highlighted)

- ii Electrical, mechanical, plumbing, and other equipment. Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be elevated at or above the base flood level **for the** City of Turner or shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. In addition, electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall:

B4

Remove incorrect reference (~~striketrough~~) in Section 4.124(4) replace with correct reference (highlighted).

- (4) **For riverine (non-coastal) special flood hazard areas with base flood elevations.** In addition to the general standards listed in ~~section 5.1~~ **Article 5**, the following specific standards shall apply in Riverine (non-coastal) special flood hazard areas with Base Flood Elevations (BFE): Zones A1-A30, AH, and AE.

B5

Delete the following sentence (~~striketrough~~) in Section 2.125 Application Procedure- Administrative

- (5) The City shall mail notice of the request to property owners of record according to State Land Use notification requirements. The notice shall include information identified in Section 3.300 (8) of the Development Code. ~~Notice shall also be sent to be sent to affected government agencies and members of the Turner City Council" regarding administrative applications.~~

B6.

Section 1.170(3) *Administration*, new text highlight, deleted text ~~striketrough~~.

- (3) The Planning Commission shall have the authority to review and approve all **Site Plans, Conditional Uses, Variances, Partitions** **over three lots** ~~Property Line Adjustments specified in Section 2.313(3), Floodplain Development and Floodplain Development Permits~~ involving placement of fill or floodway development as specified in Section 4.210.