

From: "Nathan K. Boderman" <nboderman@sglaw.com>
To: <GStephenson@cityofsalem.net>
Date: 10/11/2007 2:45 PM
Subject: Northstar Subdivision

Mr. Stephenson-

I just left you a message on your phone, but I thought that e-mail may be a better way to handle this. I am working with Kris to try and get the new land use application filed. I just had a few questions to make sure that we get everything right and only have to do this once.

1. In filing the Land Use Application, you mentioned in your e-mail that it would be for documentation purposes. Should we essentially file the same form that we did for the original application, but just change the "application type" and dates?
2. What is the application type? Maybe "Subdivision Amendment?"
3. With regards to the fee, how should we handle it if part of the fee is contingent on hourly rates for review?
4. Did you get a copy of the proposed alternate language for Conditions 12, 17, and 20? Will these be acceptable?

I appreciate your help in this matter. I figure it will be easier on everyone involved if we can get this going and get it right the first time.

Thanks,

~Nate

SAALFELD GRIGGS PC

Nathan K. Boderman

Lawyer

tel: 503-399-1070

e-mail: <mailto:nboderman@sglaw.com> <<mailto:nboderman@sglaw.com>>

www.sglaw.com <<http://www.sglaw.com/>>

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Circular 230 Notice: We must inform you that this message, if it contains advice relating to federal taxes, was not intended or written to be used, and it cannot be used, for the purpose of avoiding penalties that may be imposed under federal tax law. Under these rules, a taxpayer may rely on professional advice to avoid federal tax penalties only if that advice is reflected in a comprehensive tax opinion that conforms to stringent requirements under federal law. Please contact me if you would like to discuss our preparation of an opinion that conforms to these new rules.

July 31, 2007

[illegible]

PUBLIC



WORKS

RECEIVED

SEP 20 2007

MEMO

COMMUNITY DEVELOPMENT

TO: Garrett Stephenson, Associate Planner
Department of Community Development

FROM: Tony C. Martin, P.E., Senior Development Services Engineer
Public Works Department

DATE: September 19, 2007

SUBJECT: **REVISED PUBLIC WORKS RECOMMENDATIONS**
SUBDIVISION PLAT NO. 07-13
4400-5200 BLOCKS OF KALE ROAD NE
MIXED-DENSITY RESIDENTIAL DEVELOPMENT
"NORTHSTAR SUBDIVISION"

PROPOSAL

To divide approximately 148.74 acres into multi-family and single-family residential lots, with six alternatives for such division resulting in up to approximately 730 lots, with concurrent variances to the lot dimensional standards of SRC Chapters 63.145(b), 63.145(d), and SRC Chapter 148.390(a). These variances allow townhouse lots within the RM2-zoned portion of the subject property, which is zoned RM1 (Multi-Family Residential), RM2 (Multi-Family Residential), and RS (Single-Family Residential). This property is generally located within the 4400-5200 blocks of Kale Road NE.

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. **Urban Growth Area Development (UGA) Permit** - Comply with the conditions of UGA Preliminary Declaration 07-1 issued June 25, 2007.
2. No direct driveway access shall be allowed onto Kale Road NE or Hazel Green Road NE.
3. Design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal. The stormwater shall not surpass the hydraulic capacity of the Little Pudding River at the Hazelgreen Road NE crossing.
4. Coordinate with Marion County to identify the need for and location of a special stormwater detention facility to serve the region.
5. Determine the 100-year floodplain flow path along the North Fork Little Pudding River from Kale Road NE to Hazel Green Road NE.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

6. Construct the 16-inch Master Plan water line between Kale Road NE and the north line of the subject property. The line shall extend from the existing terminus in Portland Road NE, extend along Hazelgreen Road NE and connect to the 12-inch Master Plan line constructed in the 49th Avenue NE extension between Kale Road NE and Hazelgreen Road NE.
7. Prior to the creation of the 400th lot, construct improvements at the Portland Road /Hazelgreen Road NE intersection to mitigate impacts of the development. Improvements shall include northbound double left-turn lanes and an additional westbound receiving lane, and a separate eastbound right-turn-only lane. The improvements shall be approved by City Traffic Engineer and by Oregon Department of Transportation.
8. Provide pedestrian connectivity on both sides of Kale Road NE within the city limits to Portland Road NE. As directed by the Public Works Director, either:
 - a. Construct curb, sidewalks, and gutter as specified the City's Street Design Standards and convey land for dedication of adequate right-of-way to construct all required street and sidewalk improvements to the satisfaction of the Public Works Director; or
 - b. Pay a fee-in-lieu for all or a portion of the required right-of-way acquisition, and sidewalk improvements, in an amount specified by the Public Works Director.
9. Contribute \$5,000 to neighborhood traffic calming devices to be approved after investigation by the City Traffic Engineer for areas south of the development, including Happy Drive NE.
10. Construct left-turn lanes on Kale Road NE at each of the intersections into the subdivision.
11. Coordinate with Marion County to construct improvements at the intersection of Cordon Road NE and Kale Road NE to mitigate traffic impacts.

FACTS AND FINDINGS

Urban Growth Area Development (UGA) Permit

Comply with the conditions of UGA Preliminary Declaration 07-1 issued June 25, 2007.

Streets

1. Kale Road NE
 - a. This street is designated as a **minor arterial** street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a

72-foot-wide right-of-way. Kale Road NE is an underimproved boundary street that has varied improvements and right-of-way adjacent to the subject property.

- b. Property Line Radius - Sufficient right-of-way shall be dedicated at arterial or collector and local street intersections to provide a 25-foot property line (turn) radius (PWDS Streets 2.15).
- c. Improvement - Provide for safe, orderly, and efficient pedestrian connectivity to Portland Road NE along both sides of Kale Road NE. As directed by the Public Works Director, either:
 - i. Construct curb, sidewalks, and gutter as specified the City's Street Design Standards and convey land for dedication of adequate right-of-way to construct all required street and sidewalk improvements to the satisfaction of the Public Works Director; or
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- d. Access control - Spacing between access points (driveways and streets) shall be a minimum of 370 feet on center. Uses permitted direct access are limited to those generating 100 or more trips per day, and parks (PWDS Development Bulletin No. 34). No direct access shall be allowed to Kale Road NE.

2. Hazel Green Road NE

- a. This street is designated as a **parkway** in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot right-of-way. Hazel Green Road NE is an underimproved boundary street with an approximate 24-foot turnpike improvement with a varied right-of-way adjacent to the subject property.
- b. Property Line Radius - Sufficient right-of-way shall be dedicated at parkway and collector street intersections to provide a 30-foot property line (turn) radius (PWDS Streets 2.15).
- c. Access control - Access spacing shall be limited to one-mile intervals for arterial or collector street intersections and major intersections.
 - i. No direct access shall be allowed onto Hazel Green Road NE and all driveways shall be closed with the phased improvements along the full frontage of the subject property.

3. 49th Avenue NE Collector Street Extension:

- a. This street is designated as a future north/south **collector** street in the Salem TSP. This extension is to connect Kale Road NE to Hazel Green Road NE in a

rough alignment with 49th Avenue NE to Lake Labish Road NE intersection at Hazel Green Road NE. The standard for this street classification depends on whether a parking lot is to be provided.

4. Internal Streets

- a. At the time of development, the applicant shall be required to comply with local street standards (30-foot improvement within a 60-foot right-of-way) for all public streets within the proposed development in the alignments to be approved to the satisfaction of the Director of Public Works.
 - i. For local streets, street standards may be reduced to a 30-foot improvement within a 50-foot right-of-way if: (1) cul-de-sac; (2) cross slope is 8 percent or greater; or (3) the standard right-of-way would result in lot depths of less than 80 feet (SRC 63.235(f)).
- b. Sufficient right-of-way shall be dedicated at local street intersections to provide a 20-foot property line (turn) radius (SRC 63.225(g)).

5. Connectivity Standard - Applicants shall also provide for extension of local streets to adjoining major undeveloped properties and eventual connection with the existing street system (SRC 63.225(p)).

- a. The applicant's site plans reflect adequate connectivity to undeveloped properties where practical. Street connections to Kale Road NE are located at existing street connections as required. One additional connection was made to facilitate a northerly connection to a major undeveloped property to the north. Additional connections were not deemed necessary. Connectivity to the east along the "pan handle" is restricted due to the physical constraints of the North Fork Little Pudding River.
6. Vision clearance requirements shall be observed at all street and driveway intersections (SRC 76.170).
7. Street lights shall be installed in and along the proposed development as required (SRC 63.245).

Traffic

A Transportation Impact Analysis (TIA) was submitted in June 2007 and the required mitigation is identified in the Recommended Conditions of Plat Approval.

A subsequent review received September 10, 2007, identified the timing of required improvements. The applicant's engineer indicates the intersection of Portland Road NE and Hazel Green Road NE will function at a volume to capacity (v/c) ratio of 0.797 when 352 homes are constructed and occupied. The improvement must be completed to ensure the v/c ratio does not exceed 0.80. Staff does not concur with the applicant's engineer that indicates the

intersection will continue to operate below a v/c of 0.80 when the 500th lot is completed. Staff supports the improvements must be constructed prior to the creation of the 400th lot.

To avoid delays in approval of the intersection improvements, the applicant should provide a preliminary design for review by City Traffic Engineer and ODOT to identify potential right-of-way requirements and construction issues.

Storm Drainage

1. Existing Conditions

- a. The North Fork Little Pudding River crosses through the subject property. There are two large drainage swales that drain into the Little Pudding River.
- b. There are public storm drainage facilities in Kale Road NE.
- c. There is a 36-inch public storm drain line within a 31-foot easement along the north property line that outfalls into the drainage swale within the property.

2. The North Fork Little Pudding River drains over 640 acres, which classifies it as Type "C" waterway as defined in the Public Works Design Standards. The Type "C" waterway's conveyance systems shall be designed to accommodate fish passage to the greatest extent practicable as determined by the Director. Open channels shall be used exclusively except where culverts, bridges, or other closed systems are approved by the Director.

- a. The design flows for a Type "C" waterway require this river to carry a 100-year storm event. Because of storm drainage concerns down stream, the design flow will need to be evaluated at the time of development and shall not surpass the hydraulic capacity of the Hazelgreen Road NE crossing near Lake Labish Road NE.
- b. All federal, state, and local permits shall be required prior to any waterway improvements and disposal points.
 - i. The Little Pudding River System is defined by DEQ as a "water quality limited stream" due to temperature, bacteria, and DDT. The DEQ-led regulatory programs associated with these water quality limited streams will likely dictate specific site and stormwater management design, construction, post-construction consideration, and measures (PWDS-Storm).

3. The applicant shall be required to design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal (SRC 63.195).

4. Dedicate a drainage easement adjacent to the North Fork Little Pudding River. The open channel drainage easement shall be, at a minimum, the 100-year floodway, 10 feet from the top of recognized bank, or 15 feet from the centerline, whichever is greatest.
5. This property is located within the area defined in a Stormwater Management Agreement between the City of Salem, City of Keizer, and Marion County. Coordination is required between the jurisdictions with respect to stormwater management within this area and requires special stormwater detention including a regional detention facility.

Water

1. Existing Conditions
 - a. There is a 16-inch public water line in Kale Road NE.
2. As a condition of water service, all developments shall be required to provide public water mains of sufficient size for fire protection to adjacent parcels. This shall include the extension of water 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 (SRC 63.175; PWDS 2.00).
3. Any public water line crossing adjacent lots or parcels shall require a minimum 10-foot-wide public easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Water meters shall be placed along the right-of-way of the internal streets of the subject property (City of Salem Policy and Procedure WA 2-7).
5. Each lot shall have an independent water service from the meter to the lot (SRC 72.093).
6. Water service lines for the flag lots shall be located within the access easement.
7. Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.

Sanitary Sewer

1. Existing Conditions
 - a. There is an 18-inch public sanitary sewer line in Kale Road NE.
2. 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. This shall include trunk sewers that are oversized to provide capacity for upstream development (SRC 63.185; PWDS Sewers 2.00).

3. Any public sanitary sewer crossing adjacent lots or parcels shall require a minimum 10-foot-wide easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Sanitary sewer service lines for flag lots shall be located within the access easement.
5. The applicant shall be required to provide separate sewer services for each lot (SRC 63.185).
6. Any existing septic tank systems shall be abandoned (SRC 73.110).

Natural Hazards

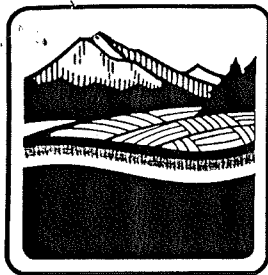
1. A National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality is required for all construction activities that disturb one acre or more. Proof of a valid permit must be submitted at the time of plans submission. Plans will not be accepted for review without a valid NPDES permit or written certification by the applicant that a permit is not required for this project. City permits will not be issued without a valid NPDES erosion control plan approval letter (SRC 75.050).
2. There is an existing floodplain located on the subject property as designated on the Federal Emergency Management Agency's (FEMA) floodplain maps. The 100-year base flood elevation will need to be determined. The applicant shall determine the 100-year flow path along the North Fork Little Pudding from Kale Road NE to Hazel Green Road NE. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 140.

General Comments

1. All development activity will require building and/or construction permits in accordance with the SRC, the PWDS, and *Standard Construction Specifications*. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been approved by the Public Works Department.
2. Building over pipelines or within utility easements is prohibited (SRC 63.165; Policy and Procedure GM 1-24).
3. All utilities and roadway facilities shall be designed and constructed to meet the requirements of the City of Salem PWDS and *Standard Construction Specifications*.

4. All utility easements required to extend sanitary sewer, water, or storm drainage systems to or through the subject property or adjacent properties shall be the obligation of the applicant (SRC 63.165).
5. The applicant is advised to contact Public Works Development Services staff at 503-588-6211 prior to clearing and grubbing operations to determine permitting requirements.

Prepared by: Leta Gay Snyder, Development Services Planner
Public Works Department



Marion County **OREGON**

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July 31, 2007

Garrett Stephenson
Planning Division, City of Salem
555 Liberty St. SE, Room 305
Salem, OR 97301

RE: Subdivision Review Conference for North Star Residential Estates
4400-5200 blocks of Kale Road NE

Dear Garrett:

Thank you for the opportunity to comment on the proposed transportation impacts on this case. We understand the applicant has proposed to develop a subdivision located in the 4400-5200 blocks of Kale Road NE, resulting in up to 730 lots. This would generate a significant amount of traffic on Kale Road, Cordon Road and other County Roads in the area.

We have reviewed the Transportation Impact Analysis (TIA), and the subsequent revision, that was submitted for the proposed subdivision. We submitted comments to the City regarding the content of the TIA and the analyses. We were under the impression that the City also had concerns. Attached are copies of our comments. We still have some issues with the study and its conclusions. The main points of dissension include: the number of trips used in the analyses are less than those identified in the report; there are significant issues with the trip assignment and routing of trips; the growth rate used on County facilities is too low; and requested left turn warrants were not included.

It appears there was an error in the number of trips actually used in the traffic analyses. It also predicts most of the trips coming north on Cordon Road will turn left at Hayesville Road, not Kale Road. When using more reasonable routing and trips, it is expected that an additional 78 vehicles will turn left onto Kale Road from Cordon Road because of the proposed development during the pm peak hour. This almost triples the number of vehicles turning left, compared to the 41 vehicles turning left now.

In lieu of yet another revision to the TIA we have settled on potential mitigations. If the developer does not agree to the following conditions, the TIA shall be revised to our satisfaction:

Interoffice Memo

TO: Karen Odenthal
Marion County PWD

FROM: Bob Pankratz

DATE: July 30, 2007

RE: Northstar Development Comments – Hydrology Concerns

The North Fork of the Little Pudding River (NF-LPR) traverses the subject property from south to north for approximately 3,200 feet. Pursuant to the SKAPAC agreement signed between the Cities of Salem and Keizer and Marion County, the Lake Labish Road NE area, just north of Hazelgreen Road NE has been defined as a “special area” and is identified in Exhibit 2 of this agreement.

The interconnectedness between Salem’s, Keizer’s, Marion County’s and the Lake Labish drainage systems within the Little Pudding River basin has merited unique consideration and made certain areas subject to special detention standards or “maximum release rates”. There should be no net increase in runoff to the NF-LPR and that the change in flow regime does not adversely impact the downstream channels or culverts.

A portion of the East Salem Sewer and Drainage District (ESSD) drains into the NF-LPR. The ESSD has had a master drainage plan compiled by the Danish Hydraulic Institute has identified the subject development property as being a prime location for the placement of a regional detention basin. This proposed detention basin would be approximately 5.2 acre-feet in volume and reduce the downstream peak discharge by 4.2% in the area directly downstream of the basin or just north of Hazelgreen Road.

It has been noted by County staff that the project is considering the option of piping the stream. We sincerely hope that this option is not chosen for two major reasons. The first being the loss of natural water quality treatment afforded by grassed swales and secondly, the loss of water storage in the slow moving overbanks regions of the swale’s conveyance cross-section. The post-development peak outflow rate at the northern portion of the project should not be increased by the installation of piping.

From: Karen Odenthal
To: Destival, Eric
Date: 07/25/2007 11:28:04 AM
Subject: Comments on North Star TIA

Eric,

Here are our comments on the North Star TIA. We are still concerned about the accuracy of the study and are not necessarily ready to agree to mitigations at this stage. I am taking a look at what we might agree to. I am looking forward to seeing Karl's left turn analyses and the proportional share calculations.

Thanks,

Karen

Karen Odenthal
Civil Engineering Associate
5155 Silverton Road NE, Salem
503-588-5036
kodenthal@co.marion.or.us

From: Karen Odenthal
To: EDestival@cityofsalem.net
Date: 03/01/2007 1:47:46 PM
Subject: Comments on North Star Residential Estates TIA

Eric,

I have attached my comments on the North Star Residential Estates TIA. Please let me know when you are finished with your review and we can get together with Karl. If you would prefer, I can send you a more formal letter with our comments.

I will be on vacation next week. If you have any questions please call me at 566-4147, or Jerilyn if I am not available.

Thanks,

Karen Odenthal
Civil Engineering Associate
5155 Silverton Road NE, Salem
503-588-5036
kodenthal@co.marion.or.us

CC: Odenthal, Karen; Schmitt, Cindy

- Birdsong.
- Fan support of the project.
 - Pub outreach by Larry Epping
 - Likes that it provides affordable housing.
 - Wants / Likes a minimum of multi-family.
(Doesn't like a ton of multi-family.)

- Ernie Beckett
- Shortcut through Happy ^{Drive} from Kate to Hayesville.
 - Lots of accidents at corner of Kate and Hayesville.
 - Concerned with traffic impact to Happy Drive.

- Gary Sackley
- Enjoys rural atmosphere.
 - Concerned with school over-enrollment.
 - Hazel Green massively over-capacity.
 - Salem Community not kind to Bond measures.

- Woman
- Does get calls about schools and school capacity.
 - Wants a number at the school district.

- Kevin Talenski
- Easy Orchards.
 - Left-turn traffic from Cordon to Kate is risky. Supports a left-turn lane from Cordon to Kate.
 - Wants a minimum 40' buffer to protect residential land from Orchards.
 - Would like wall rather than fence.

Carl - Crime rate.

Günther - Apartments mean gangs and graffiti.

- Turnover too high.

- Supports left-turn lane from Gordon to Kale and Kale to Gordon.

- When is this going to start?

Brad - Substitute Teacher.


Conway - Walk along Kale?

- Concerns with school overcrowding.

- Wants to meet w/ Multi-Tech

regarding discharge point of NELPR.

- Concerns w/ proximity of agricultural uses to residential uses.

 Woman - Are bike lanes ~~are~~ included with street improvements.

→ AHS: Bike lane or shoulder.
(Tony Martin)

- Concerns about Hazel Green overcapacity -
 - Small Class Sizes are essential.
 - Opposed to lack of commitment to schools.
 - Absence

- Kevin - Traffic turning left onto Hale Road dangerous / risky -
- Zalenski - Would still like to have 40' buffer to protect residential land.
- Would like 8' fence.

- Carl - Crime Rate
- Gunther - Concerns about apartments, gangs.
- Renters → Crime.

- Brad - Lines on Drew
- Conway - Concerns with school overcrowding.
- Class Sizes are too high.
 - Approves of Larry's neighborhood.
 - Wants push for school Bond.
 - Wall along Hale Road (Sound Mitigation)
 - Flood of Little Redding River outflow.
 - Concerns about pesticides.

- Tom - Potential to locate ~~barbe~~ further south in the property.

- Kris - 6' fence is only standard that City can require.

- Read Subdivision Criteria
- Read Variance Criteria
- Tree Conservation Plan (1 out of 6)
- 120 Day Deadline October 27, 2007

Explain Procedure

1. SRC
2. Staff Report
3. Receive and File > 2 years
4. Final Plat

Parkland is Required

- Must have detention area. • Left turn on Cordon to Kale
- Not in agreement with TIA. Kale to Cordon ✓

Karen
Odenthal

- Left Turn Lane from Cordon onto Kale Rd.
- Park as detention. See Written Statement.

Lorna
Adkins

- Reconfigure Route 2. • At least a mile to nearest bus
- May have a loop to serve development. ~ May have a loop stop by December.
- Need Bus Stops. • May have a loop to serve development by December.

- Happy Drive Shortcut to Parkland (rather than Happy Kale)
- Accidents on Happy Drive and Hayesville.

Dave

Friedman

- 730 residents assumed.
- All schools over-capacity. - No plans to purchase property.

1. Read SRC Legal Statement
2. Intro of Project

Record closes on
8/14/07 @ 5:00.

- Overview

- 148.06 acres

- Natural Features

- N. Fork Little Pudding

- Wetlands

- PU-C

- PU-D

- 6 Trees

- Site Generally Flat.

- Single-Family & Multiple-Family Lots.

- Zoning RM1, RM2, RS

- Past Land Use Cases

- CPC/ZC 05-12 (Nov. 30, 2006)

- UGA 07-1 (June 25, 2007)

- Proposed Layouts

- 14 separate segments.

- Possible Park/School Option.

- Maximum of 729 lots.

TO: Garrett Stephenson, Associate Planner
Department of Community Development

FROM: Tony C. Martin, P.E., Senior Development Services Engineer
Public Works Department

DATE: September 19, 2007

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- d. Access control - Spacing between access points (driveways and streets) shall be a minimum of 370 feet on center. Uses permitted direct access are limited to those generating 100 or more trips per day, and parks (PWDS Development Bulletin No. 34). No direct access shall be allowed to Kale Road NE.

2. Hazel Green Road NE

- a. This street is designated as a **parkway** in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot right-of-way. Hazel Green Road NE is an underimproved boundary street with an approximate 24-foot turnpike improvement with a varied right-of-way adjacent to the subject property.
- b. Property Line Radius - Sufficient right-of-way shall be dedicated at parkway and collector street intersections to provide a 30-foot property line (turn) radius (PWDS Streets 2.15).
- c. Access control - Access spacing shall be limited to one-mile intervals for arterial or collector street intersections and major intersections.
 - i. No direct access shall be allowed onto Hazel Green Road NE and all driveways shall be closed with the phased improvements along the full frontage of the subject property.

3. 49th Avenue NE Collector Street Extension:

- a. This street is designated as a future north/south **collector** street in the Salem TSP. This extension is to connect Kale Road NE to Hazel Green Road NE in a

rough alignment with 49th Avenue NE to Lake Labish Road NE intersection at Hazel Green Road NE. The standard for this street classification depends on whether a parking lot is to be provided.

4. Internal Streets

- a. At the time of development, the applicant shall be required to comply with local street standards (30-foot improvement within a 60-foot right-of-way) for all public streets within the proposed development in the alignments to be approved to the satisfaction of the Director of Public Works.
 - i. For local streets, street standards may be reduced to a 30-foot improvement within a 50-foot right-of-way if: (1) cul-de-sac; (2) cross slope is 8 percent or greater; or (3) the standard right-of-way would result in lot depths of less than 80 feet (SRC 63.235(f)).
- b. Sufficient right-of-way shall be dedicated at local street intersections to provide a 20-foot property line (turn) radius (SRC 63.225(g)).

5. Connectivity Standard - Applicants shall also provide for extension of local streets to adjoining major undeveloped properties and eventual connection with the existing street system (SRC 63.225(p)).

- a. The applicant's site plans reflect adequate connectivity to undeveloped properties where practical. Street connections to Kale Road NE are located at existing street connections as required. One additional connection was made to facilitate a northerly connection to a major undeveloped property to the north. Additional connections were not deemed necessary. Connectivity to the east along the "pan handle" is restricted due to the physical constraints of the North Fork Little Pudding River.

- 6. Vision clearance requirements shall be observed at all street and driveway intersections (SRC 76.170).
- 7. Street lights shall be installed in and along the proposed development as required (SRC 63.245).

Traffic

A Transportation Impact Analysis (TIA) was submitted in June 2007 and the required mitigation is identified in the Recommended Conditions of Plat Approval.

A subsequent review received September 10, 2007, identified the timing of required improvements. The applicant's engineer indicates the intersection of Portland Road NE and Hazel Green Road NE will function at a volume to capacity (v/c) ratio of 0.797 when 352 homes are constructed and occupied. The improvement must be completed to ensure the v/c ratio does not exceed 0.80. Staff does not concur with the applicant's engineer that indicates the

intersection will continue to operate below a v/c of 0.80 when the 500th lot is completed. Staff supports the improvements must be constructed prior to the creation of the 400th lot.

To avoid delays in approval of the intersection improvements, the applicant should provide a preliminary design for review by City Traffic Engineer and ODOT to identify potential right-of-way requirements and construction issues.

Storm Drainage

1. Existing Conditions

- a. The North Fork Little Pudding River crosses through the subject property. There are two large drainage swales that drain into the Little Pudding River.
- b. There are public storm drainage facilities in Kale Road NE.
- c. There is a 36-inch public storm drain line within a 31-foot easement along the north property line that outfalls into the drainage swale within the property.

2. The North Fork Little Pudding River drains over 640 acres, which classifies it as Type "C" waterway as defined in the Public Works Design Standards. The Type "C" waterway's conveyance systems shall be designed to accommodate fish passage to the greatest extent practicable as determined by the Director. Open channels shall be used exclusively except where culverts, bridges, or other closed systems are approved by the Director.

- a. The design flows for a Type "C" waterway require this river to carry a 100-year storm event. Because of storm drainage concerns down stream, the design flow will need to be evaluated at the time of development and shall not surpass the hydraulic capacity of the Hazelgreen Road NE crossing near Lake Labish Road NE.
- b. All federal, state, and local permits shall be required prior to any waterway improvements and disposal points.
 - i. The Little Pudding River System is defined by DEQ as a "water quality limited stream" due to temperature, bacteria, and DDT. The DEQ-led regulatory programs associated with these water quality limited streams will likely dictate specific site and stormwater management design, construction, post-construction consideration, and measures (PWDS-Storm).

3. The applicant shall be required to design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal (SRC 63.195).

4. Dedicate a drainage easement adjacent to the North Fork Little Pudding River. The open channel drainage easement shall be, at a minimum, the 100-year floodway, 10 feet from the top of recognized bank, or 15 feet from the centerline, whichever is greatest.
5. This property is located within the area defined in a Stormwater Management Agreement between the City of Salem, City of Keizer, and Marion County. Coordination is required between the jurisdictions with respect to stormwater management within this area and requires special stormwater detention including a regional detention facility.

Water

1. Existing Conditions
 - a. There is a 16-inch public water line in Kale Road NE.
2. As a condition of water service, all developments shall be required to provide public water mains of sufficient size for fire protection to adjacent parcels. This shall include the extension of water 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 (SRC 63.175; PWDS 2.00).
3. Any public water line crossing adjacent lots or parcels shall require a minimum 10-foot-wide public easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Water meters shall be placed along the right-of-way of the internal streets of the subject property (City of Salem Policy and Procedure WA 2-7).
5. Each lot shall have an independent water service from the meter to the lot (SRC 72.093).
6. Water service lines for the flag lots shall be located within the access easement.
7. Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.

Sanitary Sewer

1. Existing Conditions
 - a. There is an 18-inch public sanitary sewer line in Kale Road NE.
2. 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. This shall include trunk sewers that are oversized to provide capacity for upstream development (SRC 63.185; PWDS Sewers 2.00).

3. Any public sanitary sewer crossing adjacent lots or parcels shall require a minimum 10-foot-wide easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Sanitary sewer service lines for flag lots shall be located within the access easement.
5. The applicant shall be required to provide separate sewer services for each lot (SRC 63.185).
6. Any existing septic tank systems shall be abandoned (SRC 73.110).

Natural Hazards

1. A National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality is required for all construction activities that disturb one acre or more. Proof of a valid permit must be submitted at the time of plans submission. Plans will not be accepted for review without a valid NPDES permit or written certification by the applicant that a permit is not required for this project. City permits will not be issued without a valid NPDES erosion control plan approval letter (SRC 75.050).
2. There is an existing floodplain located on the subject property as designated on the Federal Emergency Management Agency's (FEMA) floodplain maps. The 100-year base flood elevation will need to be determined. The applicant shall determine the 100-year flow path along the North Fork Little Pudding from Kale Road NE to Hazel Green Road NE. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 140.

General Comments

1. All development activity will require building and/or construction permits in accordance with the SRC, the PWDS, and *Standard Construction Specifications*. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been approved by the Public Works Department.
2. Building over pipelines or within utility easements is prohibited (SRC 63.165; Policy and Procedure GM 1-24).
3. All utilities and roadway facilities shall be designed and constructed to meet the requirements of the City of Salem PWDS and *Standard Construction Specifications*.

4. All utility easements required to extend sanitary sewer, water, or storm drainage systems to or through the subject property or adjacent properties shall be the obligation of the applicant (SRC 63.165).
5. The applicant is advised to contact Public Works Development Services staff at 503-588-6211 prior to clearing and grubbing operations to determine permitting requirements.

Prepared by: Leta Gay Snyder, Development Services Planner
Public Works Department

P U B L I C

CITY OF *Salem*
AT YOUR SERVICE

W O R K S

RECEIVED

AUG 15 2007

MEMO

COMMUNITY
DEVELOPMENT

TO: Garrett Stephenson, Associate Planner
Department of Community Development

FROM: Tony C. Martin, P.E., Senior Development Services Engineer
Public Works Department

DATE: August 14, 2007

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SUBDIVISION PLAT NO. 07-13
4400-5200 BLOCKS OF KALE ROAD NE
MIXED-DENSITY RESIDENTIAL DEVELOPMENT
"NORTHSTAR"**

PROPOSAL:

To divide approximately 148.74 acres into multi-family and single-family residential lots, with six alternatives for such division resulting in up to approximately 730 lots, and concurrent variances to the lot dimensional standards of SRC Chapter 63.145(b), 63.145(d), and SRC Chapter 148.390(a) in order to allow townhouse lots within the RM2-zoned portion of the subject property, which is zoned RM1 (Multi-Family Residential), RM2 (Multi-Family Residential), and RS (Single-Family Residential) and generally located within the 4400-5200 blocks of Kale Road NE.

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. **Urban Growth Area Development (UGA) Permit** - Comply with the conditions of UGA Preliminary Declaration 07-1 issued June 25, 2007.
2. No direct driveway access shall be allowed onto Kale Road NE or Hazel Green Road NE.
3. Design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal. The stormwater shall not increase the hydraulic capacity of the Little Pudding River at the Hazelgreen Road crossing.
4. Determine the 100-year floodplain flow path along the North Fork Little Pudding River from Kale Road to Hazel Green Road.
5. Construct the 16-inch Master Plan water line between Kale Road and the north line of the subject property. The line shall extend from the existing terminus in Portland Road NE, extend along Hazelgreen Road and connect to the 12-inch Master Plan line constructed in the 49th Avenue extension between Kale Road and Hazelgreen Road.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

6. Construct improvements at the Portland Road /Hazelgreen Road intersection to mitigate impacts of the development. Improvements shall include northbound double left-turn lanes and an additional westbound receiving lane, and a separate eastbound right-turn-only lane. The improvements shall be approved by City Traffic Engineer and by Oregon Department of Transportation.
7. Provide pedestrian connectivity on both sides of Kale Road within the City limits to Portland Road. As directed by Public Works Director, either:
 - a. Construct curb, sidewalks, and gutter as specified the City's Street Design Standards and convey land for dedication of adequate right-of-way to construct all required street and sidewalk improvements to the satisfaction of the Public Works Director; or
 - b. Pay a fee-in-lieu for all or a portion of the required right-of-way acquisition, and sidewalk improvements, in an amount specified by the Public Works Director.
8. Contribute \$5,000 to neighborhood traffic calming devices to be approved after investigation by the City Traffic Engineer for areas south of the development, including Happy Drive NE.
9. Construct left-turn lanes on Kale Road at each of the intersections into the subdivision.
10. Coordinate with Marion County to construct improvements at the intersection of Cordon Road NE and Kale Road to mitigate traffic impacts.

FACTS AND FINDINGS

Urban Growth Area Development (UGA) Permit

Comply with the conditions of UGA Preliminary Declaration 07-1 issued June 25, 2007.

Streets

1. Kale Road NE:
 - a. This street is designated as a **minor arterial** street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way. Kale Road is an underimproved boundary street that has varied improvements and right-of-way adjacent to the subject property.
 - b. Property Line Radius - Sufficient right-of-way shall be dedicated at arterial or collector and local street intersections to provide a 25-foot property line (turn) radius (PWDS Streets 2.15).
 - c. Improvement - Provide for safe, orderly and efficient pedestrian connectivity to Portland Road NE along both sides of Kale Road NE. As directed by Public Works Director, either:

- i. Construct curb, sidewalks, and gutter as specified the City's Street Design Standards and convey land for dedication of adequate right-of-way to construct all required street and sidewalk improvements to the satisfaction of the Public Works Director; or
 - ii. Pay a fee-in-lieu for all or a portion of the required right-of-way acquisition, and sidewalk improvements, in an amount specified by the Public Works Director.
 - d. Access control - Spacing between access points (driveways and streets) shall be a minimum of 370 feet on center. Uses permitted direct access are limited to those generating 100 or more trips per day, and parks (PWDS Development Bulletin No. 34). No direct access shall be allowed to Kale Road NE.
2. Hazel Green Road NE:
- a. This street is designated as a **parkway** in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot right-of-way. Hazel Green Road is an underimproved boundary street with an approximate 24-foot turnpike improvement with a varied right-of-way adjacent to the subject property.
 - b. Property Line Radius - Sufficient right-of-way shall be dedicated at parkway and collector street intersections to provide a 30-foot property line (turn) radius (PWDS Streets 2.15).
 - c. Access control - Access spacing shall be limited to one-mile intervals for arterial or collector street intersections and major intersections.
 - i. No direct access shall be allowed onto Hazel Green Road NE and all driveways shall be closed with the phased improvements along the full frontage of the subject property.
3. 49th Avenue Collector Street Extension:
- a. This street is designated as a future north/south **collector** street in the Salem TSP. This extension is to connect Kale Road NE to Hazel Green Road NE in a rough alignment with 49th Avenue NE to Lake Labish Road NE intersection at Hazel Green Road. The standard for this street classification depends on whether a parking lot is to be provided.
4. Internal Streets
- a. At the time of development, the applicant shall be required to comply with local street standards (30-foot improvement within a 60-foot right-of-way) for all public streets within the proposed development in the alignments to be approved to the satisfaction of the Director of Public Works.

- i. For local streets, street standards may be reduced to a 30-foot improvement within a 50-foot right-of-way if: (1) cul-de-sac; (2) cross slope is 8 percent or greater; or (3) the standard right-of-way would result in lot depths of less than 80 feet (SRC 63.235(f)).
 - b. Sufficient right-of-way shall be dedicated at local street intersections to provide a 20-foot property line (turn) radius (SRC 63.225(g)).
5. Connectivity Standard - Applicants shall also provide for extension of local streets to adjoining major undeveloped properties and eventual connection with the existing street system (SRC 63.225(p)).
 - a. The applicant's site plans reflect adequate connectivity to undeveloped properties where practical. Street connections to Kale Road are located at existing street connections as required. One additional connection was made to facilitate a northerly connection to a major undeveloped property to the north. Additional connections were not deemed necessary. Connectivity to the east along the "pan handle" is restricted due to the physical constraints of the North Fork Little Pudding River.
6. Vision clearance requirements shall be observed at all street and driveway intersections (SRC 76.170).
7. Street lights shall be installed in and along the proposed development as required (SRC 63.245).

Traffic

A Transportation Impact Analysis (TIA) was submitted in June 2007 and the required mitigation is identified in the Recommended Conditions of Plat Approval.

Storm Drainage

1. Existing Conditions:
 - a. North Fork Little Pudding River crosses through the subject property. There are two large drainage swales that drain into the Little Pudding River.
 - b. There are public storm drainage facilities in Kale Road NE.
 - c. There is a 36-inch public storm drain line within a 31-foot easement along the north property line that outfalls into the drainage swale within the property.
2. The North Fork Little Pudding River drains over 640 acres, which classifies it as Type "C" waterway as defined in the Public Works Design Standards. The Type "C" waterway's conveyance systems shall be designed to accommodate fish passage to the greatest extent practicable as determined by the Director. Open channels shall be used

exclusively except where culverts, bridges, or other closed systems are approved by the Director.

- a. The design flows for a Type "C" waterway require this river to carry a 100-year storm event. Because of storm drainage concerns down stream, the design flow will need to be evaluated at the time of development and shall not increase the hydraulic capacity of the Hazelgreen Road NE crossing near Lake Labish Road NE.
 - b. All federal, state and local permits shall be required prior to any waterway improvements and disposal points.
 - i. The Little Pudding River System is defined by DEQ as a "water quality limited stream" due to temperature, bacteria, and DDT. The DEQ-led regulatory programs associated with these water quality limited streams will likely dictate specific site and stormwater management design, construction, post-construction consideration, and measures (PWDS-Storm).
3. The applicant shall be required to design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal (SRC 63.195).
 4. Dedicate a drainage easement adjacent to North Fork Little Pudding River. The open channel drainage easement shall be at a minimum the 100-year floodway, 10 feet from the top of recognized bank, or 15 feet from the centerline, whichever is greatest.
 5. This property is located within the area defined in a Stormwater Management Agreement between the City of Salem, City of Keizer, and Marion County. Coordination is required between the jurisdictions with respect to stormwater management within this area.

Water

1. Existing Conditions:
 - a. There is a 16-inch public water line in Kale Road NE.
2. As a condition of water service, all developments shall be required to provide public water mains of sufficient size for fire protection to adjacent parcels. This shall include the extension of water 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 (SRC 63.175; PWDS 2.00).

3. Any public water line crossing adjacent lots or parcels shall require a minimum 10-foot-wide public easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Water meters shall be placed along the right-of-way of the internal streets of the subject property (City of Salem Policy and Procedure WA 2-7).
5. Each lot shall have an independent water service from the meter to the lot (SRC 72.093).
6. Water service lines for the flag lots shall be located within the access easement.
7. Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.

Sanitary Sewer

1. Existing Conditions:
 - a. There is an 18-inch public sanitary sewer line in Kale Road NE.
2. 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. This shall include trunk sewers that are oversized to provide capacity for upstream development (SRC 63.185; PWDS Sewers 2.00).
3. Any public sanitary sewer crossing adjacent lots or parcels shall require a minimum 10-foot-wide easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Sanitary sewer service lines for flag lots shall be located within the access easement.
5. The applicant shall be required to provide separate sewer services for each lot (SRC 63.185).
6. Any existing septic tank systems shall be abandoned (SRC 73.110).

Natural Hazards

1. A National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality is required for all construction activities that disturb one acre or more. Proof of a valid permit must be submitted at the time of plans submission. Plans will not be accepted for review without a valid NPDES permit or written certification by the applicant that a permit is not required for this project. City permits will not be issued without a valid NPDES erosion control plan approval letter (SRC 75.050).

2. There is an existing floodplain located on the subject property as designated on the Federal Emergency Management Agency's (FEMA) floodplain maps. The 100-year base flood elevation will need to be determined. The applicant shall determine the 100-year flow path along the North Fork Little Pudding from Kale Road NE to Hazel Green Road NE. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 140.

General Comments

1. All development activity will require building and/or construction permits in accordance with the SRC, the PWDS, and *Standard Construction Specifications*. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been approved by the Public Works Department.
2. Building over pipelines or within utility easements is prohibited (SRC 63.165; Policy and Procedure GM 1-24).
3. All utilities and roadway facilities shall be designed and constructed to meet the requirements of the City of Salem PWDS and *Standard Construction Specifications*.
4. All utility easements required to extend sanitary sewer, water, or storm drainage systems to or through the subject property or adjacent properties shall be the obligation of the applicant (SRC 63.165).
5. The applicant is advised to contact Public Works Development Services staff at 503-588-6211 prior to clearing and grubbing operations to determine permitting requirements.

Prepared by: Leta Gay Snyder, Development Services Planner
Public Works Department

TO: Garrett Stephenson, Associate Planner
Department of Community Development

FROM: Tony C. Martin, P.E., Senior Development Services Engineer
Public Works Department

DATE: July 27, 2007

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SUBDIVISION PLAT NO. 07-13
4400-5200 BLOCKS OF KALE ROAD NE
MIXED-DENSITY RESIDENTIAL DEVELOPMENT
"NORTHSTAR"**

PROPOSAL:

To divide approximately 148.74 acres into multi-family and single-family residential lots, with six alternatives for such division resulting in up to approximately 730 lots, and concurrent variances to the lot dimensional standards of SRC Chapter 63.145(b), 63.145(d), and SRC Chapter 148.390(a) in order to allow townhouse lots within the RM2-zoned portion of the subject property, which is zoned RM1 (Multi-Family Residential), RM2 (Multi-Family Residential), and RS (Single-Family Residential) and generally located within the 4400-5200 Blocks of Kale Road NE.

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. **Urban Growth Area Development (UGA) Permit** - Comply with the conditions of UGA Preliminary Declaration 07-1 issued June 25, 2007.
2. No direct access shall be allowed onto Kale Road NE or Hazel Green Road NE.
3. Design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal.
4. Determine the 100-year floodplain flow path along the North Fork Little Pudding River from Kale Road NE to Hazel Green Road NE.
5. Construct improvements at the Portland Road NE/Hazalgreen Road NE intersection to mitigate impacts of the development. Improvements shall include northbound double left turn lanes and an additional westbound receiving lane, and a separate eastbound

Code authority references are abbreviated in this document as follows: *Salem Revised Code (SRC)*; *Public Works Design Standards (PWDS)*; *Salem Transportation System Plan (Salem TSP)*; and *Stormwater Management Plan (SMP)*.

right turn only lane. The improvements shall be approved by City Traffic Engineer and by Oregon Department of Transportation.

6. Construct curb, gutter, and sidewalk on both sides of Kale Road NE to provide pedestrian connectivity to Portland Road NE as directed by Public Works Director.

FACTS AND FINDINGS

Urban Growth Area Development (UGA) Permit

Comply with the conditions of UGA Preliminary Declaration 07-1 issued June 25, 2007.

Streets

1. Kale Road NE:
 - a. This street is designated as a **minor arterial** street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way. Kale Road is an underimproved boundary street which has varied improvements and right-of-way adjacent to the subject property.
 - b. Property Line Radius - Sufficient right-of-way shall be dedicated at arterial or collector and local street intersections to provide a 25-foot property line (turn) radius (PWDS Streets 2.15).
 - c. Access control - Spacing between access points (driveways and streets) shall be a minimum of 370 feet on center. Uses permitted direct access are limited to those generating 100 or more trips per day, and parks (PWDS Development Bulletin No. 34). No direct access shall be allowed to Kale Road NE.
2. Hazel Green Road NE:
 - a. This street is designated as a **parkway** in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot right-of-way. Hazel Green Road is an underimproved boundary street with an approximate 24-foot turnpike improvement with a varied right-of-way adjacent to the subject property.
 - b. Property Line Radius - Sufficient right-of-way shall be dedicated at parkway and collector street intersections to provide a 30-foot property line (turn) radius (PWDS Streets 2.15).
 - c. Access control - Access spacing shall be limited to one-mile intervals for arterial or collector street intersections and major intersections.

- i. No direct access shall be allowed onto Hazel Green Road NE and all driveways shall be closed with the Phased improvements along the full frontage of the subject property.

3. 49th Avenue Collector Street Extension:

- a. This street is designated as a future north/south **collector** street in the Salem TSP. This extension is to connect Kale Road NE to Hazel Green Road NE in a rough alignment with 49th Avenue NE to Lake Labish Road NE intersection at Hazel Green Road. The standard for this street classification depends on whether parking is to be provided.

4. Internal Streets

- a. At the time of development, the applicant shall be required to comply with local street standards (30-foot improvement within a 60-foot right-of-way) for all public streets within the proposed development in the alignments to be approved to the satisfaction of the Director of Public Works.
 - i. For local streets, street standards may be reduced to a 30-foot improvement within a 50-foot right-of-way if: (1) cul-de-sac; (2) cross slope is 8 percent or greater; or (3) the standard right-of-way would result in lot depths of less than 80 feet (SRC 63.235(f)).
- b. Sufficient right-of-way shall be dedicated at local street intersections to provide a 20-foot property line (turn) radius (SRC 63.225(g)).

5. Connectivity Standard - Applicants shall also provide for extension of local streets to adjoining major undeveloped properties and eventual connection with the existing street system (SRC 63.225(p)). Connections to existing or planned streets and undeveloped properties along the border of the parcel shall be provided at no greater than 600-foot intervals (SRC 63.225(p)).

- a. The applicant's site plans reflects adequate connectivity to undeveloped properties where practical. Connectivity to the east is restricted due to the physical constraints of the North Fork Little Pudding River.
- b. Provide for safe, orderly and efficient pedestrian connectivity to Portland Road NE along both sides of Kale Road NE.

6. The Planning Administrator may make exception to the 600-foot interval if one or more of the following conditions exist:

- a. Physical or topographic conditions make a street connection impracticable; or

- b. Buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or
- c. Streets would violate provisions of leases, easements, covenants, restrictions, or other agreements existing as of May 1, 1995.

The final location of local street extensions will be determined before final plat approval in a location approved by the Public Works Director.

- 7. Vision clearance requirements shall be observed at all street and driveway intersections (SRC 76.170).
- 8. Street lights shall be installed in and along the proposed development as required (SRC 63.245).

Traffic

A Transportation Impact Analysis (TIA) was submitted in June 2007.

Storm Drainage

- 1. Existing Conditions:
 - a. North Fork Little Pudding River crosses through the subject property. There are two large drainage swales which drains into the Little Pudding river.
 - b. There are public storm drainage facilities in Kale Road NE.
 - c. There is a 36-inch public storm drain line within a 31 foot easement along the north property line that outfalls into the drainage swale within the property.
- 2. The North Fork Little Pudding River drains over 640 acres which classifies it as Type "C" waterway as defined in the Public Works Design Standards. The Type "C" waterway's conveyance systems shall be designed to accommodate fish passage to the greatest extent practicable as determined by the Director; open channels shall be used exclusively except where culverts, bridges, or other closed systems are approved by the Director.
 - a. The design flows for a Type "C" waterway requires this river to carry a 100-year storm event. Because of storm drainage concerns down stream the design flow will need to be evaluated at the time of development.
 - b. All Federal, State and Local permits shall be required prior to any waterway improvements and disposal points.

- i. The Little Pudding River System is defined by DEQ as a "water quality limited stream" due to temperature, bacteria and DDT. The DEQ-led regulatory programs associated with these water quality limited streams will likely dictate specific site and stormwater management design, construction, post-construction consideration and measures (PWDS-Storm).
3. The applicant shall be required to design and construct a complete storm drainage system at the time of development. The applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal (SRC 63.195).
4. Dedicate a drainage easement adjacent to North Fork Little Pudding River. The open channel drainage easement shall be at a minimum the 100-year floodway, 10 feet from the top of recognized bank, or 15 feet from the centerline, whichever is greatest.
5. There is a Stormwater Management Agreement between the City of Salem, City of Keizer, and Marion County that requires coordination between the jurisdictions with respect to stormwater management within three watersheds, one of which is the Little Pudding River basin.

Water

1. Existing Conditions:
 - a. There is a 16-inch public water line in Kale Road NE.
2. As a condition of water service, all developments shall be required to provide public water mains of sufficient size for fire protection to adjacent parcels. This shall include the extension of water 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 (SRC 63.175; PWDS 2.00).
3. Any public water line crossing adjacent lots or parcels shall require a minimum ten-foot-wide public easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Water meters shall be placed along the right-of-way of the internal streets of the subject property (City of Salem Policy and Procedure WA 2-7).
5. Each lot shall have an independent water service from the meter to the lot (SRC 72.093).
6. Water service lines for the flag lots shall be located within the access easement.

7. Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.

Sanitary Sewer

1. Existing Conditions:

- a. There is an 18-inch public sanitary sewer line in Kale Road NE.
2. 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. This shall include trunk sewers that are oversized to provide capacity for upstream development (SRC 63.185; PWDS Sewers 2.00).
3. Any public sanitary sewer crossing adjacent lots or parcels shall require a minimum ten-foot-wide easement to provide access for maintenance or repair and for protection of the system (SRC 63.165).
4. Sanitary sewer service lines for flag lots shall be located within the access easement.
5. The applicant shall be required to provide separate sewer services for each lot (SRC 63.185).
6. Any existing septic tank systems shall be abandoned (SRC 73.110).

Natural Hazards

1. A National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality is required for all construction activities that disturb one acre or more. Proof of a valid permit must be submitted at the time of plans submission. Plans will not be accepted for review without a valid NPDES permit or written certification by the applicant that a permit is not required for this project. City permits will not be issued without a valid NPDES erosion control plan approval letter (SRC 75.050).
2. There is an existing floodplain located on the subject property as designated on the Federal Emergency Management Agency's (FEMA) floodplain maps. The 100-year base flood elevation will need to be determined. The applicant shall determine the 100 year flow path along the North Fork Little Pudding from Kale Road NE to Hazel Green Road NE. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 140.

General Comments

1. All development activity will require building and/or construction permits in accordance with the SRC and the PWDS and *Standard Construction Specifications*. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been approved by the Public Works Department.
2. Building over pipelines or within utility easements is prohibited (SRC 63.165; Policy and Procedure GM 1-24).
3. All utilities and roadway facilities shall be designed and constructed to meet the requirements of the City of Salem PWDS and *Standard Construction Specifications*.
4. All utility easements required to extend sanitary sewer, water, or storm drainage systems to or through the subject property or adjacent properties shall be the obligation of the applicant (SRC 63.165).
5. The applicant is advised to contact Public Works Development Services staff at 503-588-6211 prior to clearing and grubbing operations to determine permitting requirements.

Prepared by: Leta Gay Snyder, Development Services Planner
Public Works Department

Rec'd 7/19/07

WETLAND LAND USE NOTIFICATION FORM

(To be completed only by planning department staff for mapped wetlands)

AUG 31 2007

COMMUNITY
DEV DEPT.

DIVISION OF STATE LANDS WETLANDS PROGRAM
775 Summer Street NE, Suite 100, Salem, OR 97301-1279 (503) 378-3805

1. County MARION Local Case File No. SUB07-13
City SALEM DSL File: WN 2007-0271
Responsible Jurisdiction ☒ City ☐ County DSL Project No. 47685

2. Applicant LARRY EPPING Landowner SAME.
name name
2845 LANCASTER ST NE
mailing address mailing address
SALEM OR 97305
city state zip city state zip
(503) 588-1902 ()
phone phone

3. LOCATION
T 6S R 2W S 32 1/4 C Tax Lot(s) 700, 800, 900, 200, & 1000
Address (street/city) 4400-5200 BLOCKS OF KALE ROAD NE 6S 2W 32D 1100 & 701
NW1 quad map name 5 OF 40, 10 OF 40 (attach copy with site indicated)
Attached: ☒ LWI/NWI Map ☐ Parcel Map ☒ Site Plan ☐ Other

4. SITE INFORMATION
LWI/NWI Wetland Classification Codes(s) PU-C, PU-D Watershed LITTLE PUDDING
Adjacent Waterway (if any) NORTH FORK OF LITTLE PUDDING RIVER In Flood Plain? ☒ Yes ☐ No
Current Land Use VACANT Zoning RM1, RM2, RS

5. PROPOSED ACTIVITY SALEM EAST OC44122NR
GERVAIS OC 45122AB
☐ site plan approval ☒ subdivision
☐ grading permit ☐ planned unit development
☐ conditional use permit ☐ building permit (new structures)
☐ Other g.stephenson@cityofsalem.net
Project Description Subdivision (multi-family & single-family) of approx. 1.50 acres located at 4400-5200 blocks Kale Road NE.
Completed by/Contact Garrett Stephenson Date 7/16/07
Address: 555 Liberty St NE, Rm 305, Salem OR 97301 Phone: (503)588-6173 Ext <7556

DSL RESPONSE

- ☐ A removal-fill permit is required from the Division of State Lands
- ☐ A removal-fill permit will be required when the development project proceeds
- ☒ A removal-fill permit may be required
- ☒ A permit may be required by the Corps of Engineers (503-808-4373)
- ☒ Information needed includes:
 - ☒ A wetland determination/delineation report (consultants list enclosed)

State law requires that wetland impacts be avoided as much as possible. The proposed development presents a potential for impacts to wetlands. To ensure compliance with state law, we strongly recommend the applicant schedule a meeting with Department permitting staff for **MARION** County before completing the land use approval process.

Cumulative removal + fill (including grading or alteration) volumes \geq 50 cy in wetland and waterways below ordinary high water requires a state permit. Volumes are calculated for the entire project not each wetland or waterway.

☐ On-Site Visit By Jenna Brown Date 8/28/07
Response completed by Jenna Brown

** If the project is changed to involve fill or removal from the wetlands area, a state removal-fill permit will be required.

From: Joe Parrott
To: Garrett Stephenson
Date: 7/27/2007 3:32:53 PM
Subject: Sub 07-13

Fire has no concerns with this proposal. We will want to review fire hydrant placement prior to finalization of utility plans.

SUBDIVISION REVIEW CONFERENCE RES. JNSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

RECEIVED

JUL 19 2007

COMMUNITY
DEV/DEPT

Attached is a reduced copy of the proposed subdivision. A report, including analysis and recommendation for this proposal will be prepared by the planning staff based on information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as the recommendations and comments of affected property owners or residents.

COMMENTS RECEIVED BY 5:00 P.M. July 17, 2007, will be summarized in the staff report. All comments received by the close of the Review Conference are part of the record.

SEND COMMENTS TO: Planning Division
555 Liberty St SE Rm 305
Salem, OR 97301

IF YOU HAVE ANY QUESTIONS: Please call or write to the Case Planner, **Garrett Stephenson, Associate Planner**, at the address listed above. Telephone: (503) 588-6173, Ext. 7556; Fax: 503-588-6005; E-Mail: gstephenson@cityofsalem.net

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
☒ 2. I have reviewed the proposal and have the following comments: _____

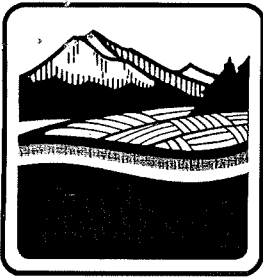
Condition of approval should be to mitigate off-site traffic
impact to Chemawa interchange.

- ☐ 3. A letter expressing my views will be following; you will receive it by: _____

- ☐ 4. Other: _____

Name: Steve Brown
Agency: City of Keizer
Address: 930 Chemawa Rd NE, Keizer OR
Phone No.: (503) 856-3437
Date: July 17, 2007

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).



Marion County

OREGON

PUBLIC WORKS

BOARD OF COMMISSIONERS

Sam Brentano
Janet Carlson
Patti Milne

DIRECTOR

James V. Sears, P.E.

ADMINISTRATION

BUILDING INSPECTION

DOG CONTROL

EMERGENCY MANAGEMENT

ENGINEERING

ENVIRONMENTAL SERVICES

OPERATIONS

PARKS

PLANNING

SURVEY

July 31, 2007

Garrett Stephenson
Planning Division, City of Salem
555 Liberty St. SE, Room 305
Salem, OR 97301

RE: Subdivision Review Conference for North Star Residential Estates
4400-5200 blocks of Kale Road NE

Dear Garrett:

Thank you for the opportunity to comment on the proposed transportation impacts on this case. We understand the applicant has proposed to develop a subdivision located in the 4400-5200 blocks of Kale Road NE, resulting in up to 730 lots. This would generate a significant amount of traffic on Kale Road, Cordon Road and other County Roads in the area.

We have reviewed the Transportation Impact Analysis (TIA), and the subsequent revision, that was submitted for the proposed subdivision. We submitted comments to the City regarding the content of the TIA and the analyses. We were under the impression that the City also had concerns. Attached are copies of our comments. We still have some issues with the study and its conclusions. The main points of dissension include: the number of trips used in the analyses are less than those identified in the report; there are significant issues with the trip assignment and routing of trips; the growth rate used on County facilities is too low; and requested left turn warrants were not included.

It appears there was an error in the number of trips actually used in the traffic analyses. It also predicts most of the trips coming north on Cordon Road will turn left at Hayesville Road, not Kale Road. When using more reasonable routing and trips, it is expected that an additional 78 vehicles will turn left onto Kale Road from Cordon Road because of the proposed development during the pm peak hour. This almost triples the number of vehicles turning left, compared to the 41 vehicles turning left now.

In lieu of yet another revision to the TIA we have settled on potential mitigations. If the developer does not agree to the following conditions, the TIA shall be revised to our satisfaction:

To Garrett Stephenson, Planning Division, City of Salem
From Karen Odenthal, Civil Engineering Associate
RE: Subdivision Review Conference for North Star Residential Estates 4400-5200
blocks of Kale Road NE
July 31, 2007

Page 2

1. Construct the remainder of Kale Road to urban standards from the development to Cordon Road. This shall include turn lanes, bike lanes and sidewalks where appropriate.
2. The traffic from the development impacts many county facilities in the area that are not System Development Charge (SDC) eligible. We would normally require a proportional share contribution to these facilities. In lieu of contributing proportional shares, the developer shall construct a northbound left turn lane on Cordon Road at Kale Road to Marion County standards. The improvements shall be constructed prior to the construction of Phase II. All plans shall be reviewed and approved by Marion County Public Works.

We feel this is a reasonable request considering the impact the proposed development has on the intersection of Kale Road and Cordon Road.

These comments only address traffic concerns. Additional comments regarding hydrology concerns are addressed separately. A memo from Bob Pankratz, Marion County Project Engineer, is attached with the hydrology concerns in reference to the North Star Development.

Please contact me at 503-588-5036 if you have any questions.

Sincerely,



Karen Odenthal
Civil Engineering Associate

KO/nv

c: Mike McCarthy
Eric Destival, City of Salem
Bob Pankratz

Enclosures:

Bob Pankratz memo dated 07/30/07
E-mail comments to City of Salem dated 07/25/07
E-mail comments to City of Salem dated 03/01/07

Interoffice Memo

TO: Karen Odenthal
Marion County PWD

FROM: Bob Pankratz

DATE: July 30, 2007

RE: Northstar Development Comments – Hydrology Concerns

The North Fork of the Little Pudding River (NF-LPR) traverses the subject property from south to north for approximately 3,200 feet. Pursuant to the SKAPAC agreement signed between the Cities of Salem and Keizer and Marion County, the Lake Labish Road NE area, just north of Hazelgreen Road NE has been defined as a “special area” and is identified in Exhibit 2 of this agreement.

The interconnectedness between Salem’s, Keizer’s, Marion County’s and the Lake Labish drainage systems within the Little Pudding River basin has merited unique consideration and made certain areas subject to special detention standards or “maximum release rates”. There should be no net increase in runoff to the NF-LPR and that the change in flow regime does not adversely impact the downstream channels or culverts.

A portion of the East Salem Sewer and Drainage District (ESSD) drains into the NF-LPR. The ESSD has had a master drainage plan compiled by the Danish Hydraulic Institute has identified the subject development property as being a prime location for the placement of a regional detention basin. This proposed detention basin would be approximately 5.2 acre-feet in volume and reduce the downstream peak discharge by 4.2% in the area directly downstream of the basin or just north of Hazelgreen Road.

It has been noted by County staff that the project is considering the option of piping the stream. We sincerely hope that this option is not chosen for two major reasons. The first being the loss of natural water quality treatment afforded by grassed swales and secondly, the loss of water storage in the slow moving overbanks regions of the swale’s conveyance cross-section. The post-development peak outflow rate at the northern portion of the project should not be increased by the installation of piping.

Also, Marion County's NPDES Phase II permit calls for the reduction of pollutants to our streams to the maximum extent possible. The location and topography of this development makes it a good candidate for a regional detention/water quality system that could help achieve both regional detention and water quality improvement to our waterways.

Should the Park development option be selected, it would be the perfect location for the construction of a regional detention and water quality basin. The park could be graded at a lower elevation to attenuate the excess stormwater runoff created by major storm events.

We should take advantage of this excellent opportunity to construct water quantity and quality structure(s) that improves the flow to the downstream properties.

From: Karen Odenthal
To: Destival, Eric
Date: 07/25/2007 11:28:04 AM
Subject: Comments on North Star TIA

Eric,

Here are our comments on the North Star TIA. We are still concerned about the accuracy of the study and are not necessarily ready to agree to mitigations at this stage. I am taking a look at what we might agree to. I am looking forward to seeing Karl's left turn analyses and the proportional share calculations.

Thanks,

Karen

Karen Odenthal
Civil Engineering Associate
5155 Silverton Road NE, Salem
503-588-5036
kodenthal@co.marion.or.us

North Star Residential Estates TIA
Comments
7/24/07 JW/KO

The Traffix analysis does not use the trip generation numbers from Table 5. The weekday p.m. peak hour analysis is 109 trips short of what is in Table 5 and the weekday a.m. peak hour analysis is 40 trips short of what is in Table 5. Unless there is a reason for the discrepancy, this issue needs to be resolved before any proportional share discussions can occur and final improvements can be determined.

There are significant issues with the trip assignment/routing of trips in the site-generated trip figures.

- All of the site-generated traffic figures should show more traffic using the Kale Street/Cordon Road intersection to head to and from the south on Cordon Road instead of routing all of it through the Hayesville/49th Avenue intersection.
- Figures 20, 21, 24, and 25 should show balanced volumes between intersection numbers 13 and 18. These figures currently show no eastbound left-turning and southbound right-turning volume at the Kale Street/Cordon Road intersection, but do show turning movements at the Hazelgreen Road/Cordon Road intersection. These volumes need to balance. Currently, the analysis shows the Kale Street/Cordon Road intersection operating better than it will in both the Phase 6 build out analysis and 2028 analysis.
- Figures 8, 9, 12, 13, 16, and 17 show eastbound and westbound through volumes at the Bayne Street/Kale Street intersection and no volumes turning into or out of the access at 49th Avenue. The site plan does not show an additional driveway between these two roadways therefore they should balance.
- Figures 12 and 13 should show turning movements at the 49th Avenue/Kale Street intersection. Phase 2 includes the extension of 49th Avenue and it will likely carry some level of traffic at this stage.
- Figures 16 and 17 should show turning movements at the Bayne Street/Kale Street intersection. Phase 3 includes the extension of Bayne Street and it will likely carry some level of traffic at this stage.
- Figures 16, 17, 20, 21, 24, 25, 28, and 29 show turning movement volumes at the Countryside/Kale Street intersection that are higher than what was estimated to use this intersection upon completion of Phase 2. A review of the site plan indicates that it would be very unlikely that Phases 3, 4, 5, and 6 would contribute additional traffic to this intersection since it is located on the very west end of the subdivision and primarily serves Phase 1.

The growth rate used on County facilities is too low. Marion County's adopted Rural Transportation System Plan anticipates volumes to grow on Cordon Rd at 3% per year and volumes on Hazelgreen Road to grow at 2% per year. The growth rates in the analysis will need to be updated to reflect the anticipated traffic demand on the County facilities.

The traffic study should analyze all access points to the public road system. The Northstar Drive/Kale Road intersection has not been included in the study and should be. Although it is not located on a County facility, having this intersection in the analysis would make it much easier to follow the trip assignment logic.

A left-turn lane warrant analysis is required at the Hayesville Drive/Cordon Road, Kale Street/Cordon Road, and Hazelgreen/Lake Labish intersections using ODOT's left-turn lane criteria. This analysis is missing from the TIA report.

From: Karen Odenthal
To: EDestival@cityofsalem.net
Date: 03/01/2007 1:47:46 PM
Subject: Comments on North Star Residential Estates TIA

Eric,

I have attached my comments on the North Star Residential Estates TIA. Please let me know when you are finished with your review and we can get together with Karl. If you would prefer, I can send you a more formal letter with our comments.

I will be on vacation next week. If you have any questions please call me at 566-4147, or Jerilyn if I am not available.

Thanks,

Karen Odenthal
Civil Engineering Associate
5155 Silverton Road NE, Salem
503-588-5036
kodenthal@co.marion.or.us

CC: Odenthal, Karen; Schmitt, Cindy

Comments on

North Star Residential Estates Transportation Impact Analysis – Feb. 1, 2007

- The growth rate of 1.12% per year seems low. In the Marion County Rural Transportation System Plan, Cordon Road between Hayesville Road and Hazelgreen Road is anticipated to grow at about 3% per year. Hazelgreen Road from the Salem UGB to Cordon Road is anticipated to grow at about 2% per year. The analysis should reflect these growth rates.
- The traffic counts on several intersections were conducted during icy and snowy conditions, which may not accurately reflect existing conditions. Counts conducted between January 10th and January 17th may need to be redone. This affects counts on intersections 7, 8, 10, 11, 14, & 18. Comparing counts to previous counts on intersection 18 shows that this may have been accounted for. Suggest City and ODOT evaluate counts on their facilities.
- The traffic routing seems a bit odd. The analysis shows that all of the traffic heading south on Cordon Road for the first three phases turns on 49th and then on Hayesville before turning on Cordon Road. Only those that are dropping kids off at school in route to somewhere else would be expected to use this route. Most would be expected to stay on Kale Road and turn right on Cordon Road. The same is true for the pm peak in the reverse direction. There are several odd routings internally to the development with trips not using the most direct road to access Kale Road. Also fewer trips than would be expected use the Hazelgreen Road access once phase six is completed.
- The site plan shows four access points from the development to Kale Road. The analysis only evaluates three. Is the trip assignment off? It doesn't appear to balance.
- The trip generation assumptions in Table 5 do not match the am and pm peak hour trips from the traffic calculations (page 2-1 in the appendix). Suggest using Table 5 values in analysis.
- Check left turn lane warrants for Hayesville/Cordon, Kale/Cordon, and Hazelgreen/Lake Labish intersections using ODOT warrant criteria.
- Used incorrect left turn phasing on Hayesville at Lancaster in the analysis. It should be permissive left turn phasing, not protected left turn phasing.

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

Attached is a reduced copy of the proposed subdivision. A report, including analysis and recommendation for this proposal will be prepared by the planning staff based on information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as the recommendations and comments of affected property owners or residents.

COMMENTS RECEIVED BY 5:00 P.M. July 17, 2007, will be summarized in the staff report. All comments received by the close of the Review Conference are part of the record.

SEND COMMENTS TO: Planning Division
555 Liberty St SE Rm 305
Salem, OR 97301

IF YOU HAVE ANY QUESTIONS: Please call or write to the Case Planner, **Garrett Stephenson, Associate Planner**, at the address listed above. Telephone: (503) 588-6173, Ext. 7556; Fax: 503-588-6005; E-Mail: gstephenson@cityofsalem.net

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☐ 2. I have reviewed the proposal and have the following comments: _____

☒ 3. A letter expressing my views will be following; you will receive it by: Attached

☐ 4. Other: _____

Name: _____ Salem-Keizer Public Schools _____
Agency: _____ David Fridenmaker, Director of P & C _____
Address: _____ 3630 State Street _____
Salem, OR 97301 _____
Phone No.: _____ 503-399-3290 _____
Date: _____ 7.17.07 _____

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).



DAVID FRIDENMAKER, Director
Planning and Construction
3630 State Street • Salem, Oregon 97301
503-399-3290 • FAX: 503-375-7847

Sandy Husk, Superintendent

July 17, 2007

Garrett Stephenson, Associate Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

FAX No. 503-588-6005

RE: Land Use Activity
Salem, Subdivision Plat No. 07-13, 4400-5200 Kale Rd. NE

Below are the District's comments regarding the proposed land use activity identified above. If you have questions, please call at (503) 399-3290.

ELEMENTARY SCHOOL INFORMATION (GRADES K TO 5)

1. School Name: Hazel Green Elementary School
2. Estimated change in student enrollment due to proposed development: 202
3. Current school capacity: 171
4. Estimate of school enrollment including new development: 298
5. Ratio of estimated school enrollment to total capacity including new development: 174%.
6. Walk Zone Review: Eligible for transportation to Elementary School.
7. Estimate of additional students due to previous 2006 land use applications: 21
8. Estimate of additional students due to previous 2007 land use applications: 0
9. Estimated cumulative impact of 2006-2007 land use actions on school capacity: 187 to 187% of capacity
10. Nearest AM Bus Stop Location: Kale Rd. NE & Copper Creek Loop NE, 0.7 miles
11. Nearest PM Bus Stop Location: Kale Rd. NE & Copper Creek Loop NE, 0.7 miles

MIDDLE SCHOOL INFORMATION (GRADES 6 TO 8)

1. School Name: Whiteaker Middle School
2. Estimated change in student enrollment due to proposed development: 93
3. Current school capacity: 862
4. Estimate of school enrollment including new development: 877
5. Ratio of estimated school enrollment to total capacity including new development: 102%
6. Walk Zone Review: Eligible for transportation to Middle School.
7. Estimate of additional students due to previous 2006 land use applications: 59
8. Estimate of additional students due to previous 2007 land use applications: 2
9. Estimated cumulative impact of 2006-2007 land use actions on school capacity: 109 to 109% of capacity
10. Nearest AM Bus Stop Location: Kale Rd. NE & Copper Creek Loop NE, 0.7 miles
11. Nearest PM Bus Stop Location: Kale Rd. NE & Copper Creek Loop NE, 0.7 miles

HIGH SCHOOL INFORMATION (GRADES 9 TO 12)

1. School Name: McNary High School
2. Estimated change in student enrollment due to proposed development: 118
3. Current school capacity: 1,890
4. Estimate of school enrollment including new development: 2,196
5. Ratio of estimated school enrollment to total capacity including new development: 116%
6. Walk Zone Review: Eligible for transportation to High School.
7. Estimate of additional students due to previous 2006 land use applications: 79
8. Estimate of additional students due to previous 2007 land use applications: 6
9. Estimated cumulative impact of 2006-2007 land use actions on school capacity: 120 to 121% of capacity
10. Nearest AM Bus Stop Location: Kale Rd. NE & Copper Creek Loop NE, 0.7 miles
11. Nearest PM Bus Stop Location: Kale Rd. NE & Copper Creek Loop NE, 0.7 miles

ESTIMATE SUMMARY (GRADES K TO 12):

1. Total estimated change in student enrollment: 413
2. Total estimated student enrollment over capacity: 245
3. Estimated short-term cost to District for new facilities, beyond current facility capacity, due to change in student enrollment: \$ 3,831,896
4. Total estimated additional income to District for new facilities due to change in student enrollment: \$ 0

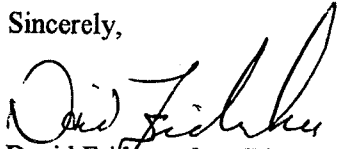
Developer should provide paved walk route(s) to allow pedestrian access and bicycle access to school(s) from all residences within the new development and should provide all improvements required by the City of Salem where new transportation routes are established or existing transportation routes change, such as school flashers, crosswalks, and signage. As per ORS 195.115, when the walk zone review indicates "eligible for transportation due to hazard" the District requests that the City initiate a planning process with the District to identify the barriers and hazards to children walking or bicycling to and from school, determine if the hazards can be eliminated by physical or policy changes and include the hazard elimination in the City's planning and budgeting process.

When new development location is eligible for transportation, developer should provide a safe pedestrian route to the nearest school bus stop. At large or remote developments, the developer should identify and provide new school bus stop locations acceptable to the School District.

ASSUMPTIONS:

1. When land use request is granted, 730 new residence(s) will be built.
2. Estimates are computed using the Student Rate per Dwelling Method described in the District's Facility Study for years 2001-2020.
3. If current capacity exists at the schools currently serving the parcel then an estimate of zero cost, or no significant impact, is made.
4. If current capacity does not exist at the schools currently serving the parcel then an estimate of cost for one-time capital improvements is made.
5. Income from the proposed land use for capital improvement is assumed to be zero since capital improvement funds come from voter approved bond measures that can be an unpredictable and irregular source of income.
6. Income from a State School Facilities grant may be available depending on state funding. The grant amount ranges from 0% to 8% of the construction cost. Since the funding is unpredictable, it has not been included as income. The current 2005-06 grant funding is estimated at 5.04%.
7. General Fund Budget Amount for the 2006-07 school year is \$7,811 per student (ADM). The State School Fund Revenue for 2006-07 is estimated to be \$6,983 per student (ADM). ADM is "Average daily membership" as defined in ORS 327.006 (3).

Sincerely,



David Fridenmaker, Director
Planning and Construction

- c: Ron DeWilde, Director of Facilities
Patti Hoffert, Director of Secondary Education
Melissa Cole, Director of Secondary Education
Ron Speck, Director of Elementary Education
Steve Larson, Director of Elementary Education
Mike Bednarek, Special Projects Coordinator, Elementary Education Dept.
Oscar Vega, Risk Management Dept.
Michael Shields, Transportation Dept.

DATE: July 30, 2007
TO: Garrett Stephenson, Associate Planner, Dept. of Community Development
FROM: Lisa Tyler, Landscape Architect, Park Planning Services, Dept. of Community Services
RE: SRC 07-13 Northstar

The following comments relate to the proposed subdivision of 148.74 in the 4400-5200 blocks of Kale Road NE.

Permitting

The property is inside the City Limits and **outside** the Urban Service Area (USA). The development will need to comply with the requirements of UGA 07-01. The property is zoned mixed Residential.

Park Service and Pedestrian Access

Portions of the property are in the 1/2 mile park service areas of Hammond School Park (developed) and Kale Road park property (undeveloped). A portion of the property is unserved by park land. The subdivision layout is required to comply with the conditions UGA 07-01 and to the satisfaction of Community Services - Park Planning Section.

Landscape requirements: The proposed development shall comply with the landscaping requirements of the Salem Revised Code (SRC) Chapter 132, the underlying zoning and Multi-Family Design Review.

Required yards - Buffers and setbacks - Landscaped buffers are determined based on proposed use of the property and existing uses of adjacent property.

- Building setbacks from the underlying zone apply.
- There are no buffer requirements for single family or duplex residential development.
- The portion of the property to be developed for Multi family housing will have to comply with the requirements of the Development Design Handbook, including planting and irrigation

Street Trees - SRC 132.210

- Street Trees are required within or along the right-of-way of all public streets.
- If 50' right-of-way is approved, street trees may have to be located on private property and will be the responsibility of the property owner. If the planting strip within the public right-of-way is less than 5' wide, the Urban Forester will need to approve the type of trees to be planted. The City Urban Forestry section maintains only trees planted on public property.
- Permission is required for any planting or removal of street trees or driveway construction near a street tree located within the public right-of-way. See SRC Chapt. 86 for specific requirements.
- Street tree planting permits will be provided with residential building permits.
- The following is the link to the street tree list available on the City's website:
http://www.cityofsalem.net/system/galleries/download/parks/Tree_Lists_2006.pdf
- The Urban Forester, Jan Staszewski can be contacted at jstaszewski@cityofsalem.net or 503-361-2215.

Resource Conservation - SRC132.200

A minimum of 25% of the significant trees on the site and all significant trees within the required yards shall be preserved or replanted as required in Chapter 132.200.

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

Attached is a reduced copy of the proposed subdivision. A report, including analysis and recommendation for this proposal will be prepared by the planning staff based on information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as the recommendations and comments of affected property owners or residents.

COMMENTS RECEIVED BY 5:00 P.M. July 17, 2007, will be summarized in the staff report. All comments received by the close of the Review Conference are part of the record.

SEND COMMENTS TO: Planning Division
555 Liberty St SE Rm 305
Salem, OR 97301

IF YOU HAVE ANY QUESTIONS: Please call or write to the Case Planner, **Garrett Stephenson, Associate Planner**, at the address listed above. Telephone: (503) 588-6173, Ext. 7556; Fax: 503-588-6005; E-Mail: gstephenson@cityofsalem.net

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☐ 2. I have reviewed the proposal and have the following comments: _____

- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☒ 4. Other: I will appear in person to make
Comments on July 31st.

Name: GARY SACKLEY
Agency: _____
Address: 4983 49TH AVE. NE. SALEM,
Phone No.: (503) 304-1594 OR
Date: 7/16/07 97305

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

RECEIVED

JUL 17 2007

COMMUNITY
DEVELOPMENT

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☐ 2. I have reviewed the proposal and have the following comments: WE REQUEST THE SET BACK FOR ALL STRUCTURES ALONG THE EAST BOUNDARY OF THE PROPOSED DEVELOPMENT THAT WHICH ADJAINS AN EFU ZONE BE SET AT NO LESS THAN 40 FEET. THIS WOULD BE MORE COMPATIBLE WITH THE ACTIVITIES OF THE ADJACENT AGRICULTURAL PROPERTY.
- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: KEVIN W. ZIELINSKI
Agency: E.Z. ORCHARDS INC.
Address: 5400 HAZEL GREEN RD. NE
Phone No.: 503-393-3848
Date: JULY 16, 2007

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

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JUL 16 2007

COMMUNITY
DEV DEPT

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
This is bad !!
So is what Janet Taylor did to Boise
When will you learn??
- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: _____
Agency: _____
Address: _____
Phone No.: _____
Date: _____

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

RECEIVED

JUL 18 2007

COMMUNITY
DEV DEPT

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- ☐ 2. I have reviewed the proposal and have the following comments: _____

- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: Edrin Delgado
Agency: _____
Address: 4823 HAZELGREEN RD.
Phone No.: 503-390-9679
Date: 7-16-07

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

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JUL 16 2007

COMMUNITY
DEVELOPMENT

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Salem, OR 97301

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☒ 2. I have reviewed the proposal and have the following comments: _____
IN ORDER TO MAINTAIN CURRENT OFFICER TO POPULATION
RATIOS, THE ADDITIONAL RESIDENTS IN THIS SUB DIVISION
WOULD CREATE THE NEED FOR AN ADDITIONAL .5
POLICE OFFICER POSITIONS
- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: Lt. Scott Hayes
Agency: Salem Police Department
Address: (503) 588-6122
Phone No.: _____
Date: _____

07-16-07

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

RECEIVED

Preliminary Subdivision Plat No.: 07-13

JUL 12 2007

Proposed Subdivision Name: Northstar

COMMUNITY
DEV DEPT

Subdivision Review Conference Date: Tuesday, July 31, 2007

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Salem, OR 97301

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☒ 2. I have reviewed the proposal and have the following comments: I see no plan for a park to alleviate the burden of an increase in family population on this side of the city. I also do not see where a new school will be built. Please label accordingly if this is in fact in the proposed plan. If not, please seriously consider both!!
- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____
- _____
- _____
- _____

Name: Nghia Nguyen
Agency: _____
Address: 4993 Toledo Ave NE Salem OR
Phone No.: (503) 856-8061
Date: 7/10/07

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

From: Nghia <icyur2@yahoo.com>
To: Stephen Dickey <sdickey@msn.com>, <gstephenson@cityofsalem.net>
Date: 7/12/2007 12:36:09 AM
Subject: RE: NorthStar Proposal

Stephen,

Just wanted to thank you for your effort in this, as well as the Kale Park project. Just wanted to make sure that we are all on the same page with this other project. As excited as I am that the land will be developed, I would like for it to properly funded with the proper infrastructures in place before all the rest falls into place. Again, thank you for keeping me up to date, and informing the others!!

--- Stephen Dickey <sdickey@msn.com> wrote:

>
> Nghia,
>
> As the chair of Northgate Neighborhood Association,
> I receive land use information for our association.
> I do not know if the information I received
> regarding this property is exactly the same as the
> letter you received or not. I can tell you that
> there are 3 different proposals that will be
> discussed at the July 31 hearing, which include a
> school and/or a park.
>
> We discussed this issue at our Neighborhood
> Association meeting last night. Specific concerns
> we talked about were if a school is included in the
> development (and we think it should be), there be
> adequate parking and vehicle access to the school.
> The School District is going to have a bond measure
> next year in order to fund more new schools,
> although I am unsure how passage of the bond measure
> would affect the Northstar development.
>
> We also support a decent size park, and open green
> areas if possible. The Parks Department is in the
> process of updating their master plan. The City may
> require park space to be set aside in developments
> of this size. I will check on that before the July
> 31 hearing. The biggest challenge to that is
> actually getting the City to develop more parks, as
> we have been working on with Kale Park.
>
> I know this doesn't fully address your concerns, but
> I wanted you to know that the Neighborhood
> Association is aware of this and plan to have at
> least 2 people in attendance at the hearing. In
> addition anyone from the public is welcome to attend
> the hearing in person.
>

> I will also follow up with the Planning Division to
> make sure we are getting the same information. Feel
> free to contact me by phone or email if you want to
> discuss this further. Diana Dickey Northgate
> Neighborhood Chair 503-393-5362

Building a website is a piece of cake. Yahoo! Small Business gives you all the tools to get online.
<http://smallbusiness.yahoo.com/webhosting>

CC: anne fisher <fisherj1@aol.com>, brenda hurtado <hurtadofam4@comcast.net>, Brian Clem <brian@brianclem.com>, Emi Nguyen <kazusae@hotmail.com>, Erika Marion <blueeyes97305@yahoo.com>, evelio miranda <eveliomiranda@msn.com>, Gr8dinos <gr8dinos@aol.com>, igor dovzhik <igdovzhik@hotmail.com>, isaiah shpiruk <ishpiruk@msn.com>, jason bick <jabick@pcrefishing.com>, jcaldwell <jcaldwell@bgc-salem.org>, kate tarter <laterkater@comcast.net>, Leah Bick <jlbick@msn.com>, Michelle Bertholf <dmbbertholf@comcast.net>, Nina Dovhik <ndovzhik@hotmail.com>, page jossi <orapagina@aol.com>, <pajossi1@aol.com>, Ted Geck <tpgeck@comcast.net>, songbd04 <songbd04@open.org>, Trudi Crockett <crockettconst@comcast.net>, Yelena Shpiruk <yelena-shpiruk@msn.com>, melissa olsen <mmolsen330@yahoo.com>, <getfit4me@yahoo.com>, <terirrrsmith@aol.com>, Tyesha Woods <tyesha-w@msn.com>

From: Stephen Dickey <sdickey@msn.com>
To: <gstephenson@cityofsalem.net>
Date: 7/11/2007 10:41:41 PM
Subject: Northstar Development mailings

Garrett,

As I was cc'd on a letter sent to you by my neighbor, Nghia Nguyen I wanted to follow up with you and see if he received the same communication from your division as I did as Northgate Chair (Notice of Subdivision Review Conference). I want to confirm we are all getting the same information.

Also, can you tell me the general neighborhood area that has been receiving mailings regarding this development? I live on Lisa St. NE, and wonder if our street is out of the area to be notified of progress on the Northstar Development. The only communication I have received regarding this development has come to me as Northgate Chair, which I began in April; I have not received anything as a property owner.

Thanks for your help. Northgate Neighborhood Association will be closely following the progress of this development.

Diana Dickey
Northgate Neighborhood Chair 503-393-5362

CC: nghia nguyen <icyur2@yahoo.com>, kate tarter <laterkater@comcast.net>, <birdsong04@open.org>

From: Stephen Dickey <sdickey@msn.com>
To: Nghia <icyur2@yahoo.com>, <gstephenson@cityofsalem.net>
Date: 7/11/2007 10:28:33 PM
Subject: RE: NorthStar Proposal

Nghia,

As the chair of Northgate Neighborhood Association, I receive land use information for our association. I do not know if the information I received regarding this property is exactly the same as the letter you received or not. I can tell you that there are 3 different proposals that will be discussed at the July 31 hearing, which include a school and/or a park.

We discussed this issue at our Neighborhood Association meeting last night. Specific concerns we talked about were if a school is included in the development (and we think it should be), there be adequate parking and vehicle access to the school. The School District is going to have a bond measure next year in order to fund more new schools, although I am unsure how passage of the bond measure would affect the Northstar development.

We also support a decent size park, and open green areas if possible. The Parks Department is in the process of updating their master plan. The City may require park space to be set aside in developments of this size. I will check on that before the July 31 hearing. The biggest challenge to that is actually getting the City to develop more parks, as we have been working on with Kale Park.

I know this doesn't fully address your concerns, but I wanted you to know that the Neighborhood Association is aware of this and plan to have at least 2 people in attendance at the hearing. In addition anyone from the public is welcome to attend the hearing in person.

I will also follow up with the Planning Division to make sure we are getting the same information. Feel free to contact me by phone or email if you want to discuss this further. Diana Dickey Northgate Neighborhood Chair 503-393-5362

> Date: Wed, 11 Jul 2007 16:41:48 -0700> From: icyur2@yahoo.com> Subject: NorthStar Proposal> To: gstephenson@cityofsalem.net> CC: adsanch@regence.com; mmolsen330@yahoo.com; dumbertholf@comcast.net; graiggingeroz@msn.com; ochoa_angel@hotmail.com; getfit4me@yahoo.com; terirsmith@aol.com; speedylos@yahoo.com; pajossi1@aol.com; tpgeck@comcast.net; resmith76@hotmail.com; arod8560@yahoo.com; icyur2@yahoo.com; dici@comcast.net; brian@brianclem.com; yelena-shpiruk@msn.com; crockettconst@comcast.net; igdovzhik@hotmail.com; ishpiruk@msn.com; kazusae@hotmail.com; ndovzhik@hotmail.com; tysha-w@msn.com; jlbick@msn.com; eveliomiranda@msn.com; blueeyes97305@yahoo.com; hurtadofam4@comcast.net; sdickey@msn.com> > Garrett,> > Recently, I received a letter concerning the proposal> for the NorthStar project. I have several concerns on> the plan.> > 1 - I see no land allocated for a SIZEABLE park to> alleviate the burden of the increase of family> residing in the NE section of Salem. It would be even> better if the developers who would eventually build on> the land invest in this first before said project.> > 2 - How will the area support the new family's> educational needs? I see no plan for a new school.> Hammond Elementary is beyond their capacity. There is> even a waiting list for people, such as myself, that> only lives 2 blocks away.> > 3 - Nothing is mentioned about expanding the road> (Kale St.) to support the increase in traffic> congestion. The current road has only 1 lane each way.> > Any feedback to the concern above would be> appreciated!> > Sincerely,> Nghia Nguyen> > >

> Need a vacation? Get great deals> to amazing places on Yahoo! Travel.> <http://travel.yahoo.com/>

CC: anne fisher <fisherj1@aol.com>, brenda hurtado <hurtadofam4@comcast.net>, Brian Clem <brian@brianclem.com>, Emi Nguyen <kazusae@hotmail.com>, ErikaMarion <blueeyes97305@yahoo.com>, evelio miranda <eveliomiranda@msn.com>, Gr8dinos <gr8dinos@aol.com>, igor dovzhik <igdovzhik@hotmail.com>, isaiashspiruk <ishpiruk@msn.com>, jason

bick <jabick@pcrefishing.com>, jcaldwell <jcaldwell@bgc-salem.org>, kate tarter <laterkater@comcast.net>, Leah Bick <jlbick@msn.com>, Michelle Bertholf <dmberttholf@comcast.net>, Nina Dovhik <ndovzhik@hotmail.com>, page jossi <orapagina@aol.com>, <pajossi1@aol.com>, Ted Geck <tpgeck@comcast.net>, songbd04 <songbd04@open.org>, Trudi Crockett <crockettconst@comcast.net>, Yelena Shpiruk <yelena-shpiruk@msn.com>, melissaolsen <mmolsen330@yahoo.com>, <getfit4me@yahoo.com>, <terirrsmith@aol.com>, Tyesha Woods <tyesha-w@msn.com>

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

RECEIVED

Preliminary Subdivision Plat No.: 07-13

JUL 10 2007

Proposed Subdivision Name: Northstar

COMMUNITY
DEVELOPMENT

Subdivision Review Conference Date: Tuesday, July 31, 2007

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COMMENTS RECEIVED BY 5:00 P.M. July 17, 2007, will be summarized in the staff report. All comments received by the close of the Review Conference are part of the record.

SEND COMMENTS TO: Planning Division
555 Liberty St SE Rm 305
Salem, OR 97301

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☒ 2. I have reviewed the proposal and have the following comments: Where will all the children from these homes go to school? Hammond is already at capacity.
- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: Luz Hesley
Agency: _____
Address: 4966 Rebecca St.
Phone No.: 503.304.3813
Date: 7/7/07

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

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- ☐ 4. Other: _____

Name: _____
Agency: _____
Address: _____
Phone No.: _____
Date: _____

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (*see Item 2 above*).

SUBDIVISION I VIEW CONFERENCE RES ONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

Preliminary Subdivision Plat No.: 07-13

Proposed Subdivision Name: Northstar

Subdivision Review Conference Date: Tuesday, July 31, 2007

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- ☐ 2. I have reviewed the proposal and have the following comments: _____

- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: Jan Staszewski
Agency: CS - Parks Maint.
Address: 1460 20th St SE, Bldg 14
Phone No.: 503-361-2215
Date: 7/10/07

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).

SUBDIVISION REVIEW CONFERENCE RESPONSE SHEET

NOTICE OF REQUEST FOR COMMENTS ON:

RECEIVED

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JUL 06 2007

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no comments.
- ☐ 2. I have reviewed the proposal and have the following comments: Field Survey
Plat Required Per ORS & ARC
- ☐ 3. A letter expressing my views will be following; you will receive it by: _____
- ☐ 4. Other: _____

Name: [Signature]
Agency: _____
Address: _____
Phone No.: _____
Date: 7-6-2007

IMPORTANT: Please fold and **RETURN** this form even if you have no comments (see Item 2 above).