

PLANNING DIVISION  
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SALEM, OREGON 97301  
PHONE: 503-588-6173  
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# UGA DEVELOPMENT REVIEW COMMITTEE

**ISSUE:** Preliminary Declaration for Urban Growth Area Development Permit No. 07-1

**DATE OF DECISION:** June 25, 2007

**APPLICANT:** Larry Epping, Granada Land Company

## PURPOSE OF REQUEST:

To assure that major public facilities such as sewers, water and streets are provided to the proposed site in accordance with the Salem Urban Growth Management Program in order to develop the subject property that lies outside the USA (Urban Services Area) in an area without required facilities, and to determine conditions established in the UGA (Urban Growth Area) Development Permit. The proposal is for a multi-family and single-family subdivision on approximately 148.74 acres, zoned RS (Single-Family Residential), RM1 and RM2 (Multi-Family Residential) and located in the 4400-5200 blocks of Kale Road NE (Marion County Assessor's Map 062W32C, taxlots 200, 800, 900, 700, and 1000, and 062W32D, taxlots 701 and 1100).

## ACTION:

The following is a Preliminary Declaration of the facility improvements required to obtain an Urban Growth Area (UGA) Development Permit for the subject property. The Preliminary Declaration is subject to the terms of Salem Revised Code (SRC) Chapter 66, the Salem Transportation System Plan (STSP), the City of Salem Stormwater Management Master Plan, City of Salem Water System Master Plan, Salem Wastewater Management Master Plan, Public Works Design Standards, Comprehensive Parks System Master Plan, and conditioned on the provision of the public facilities as listed below.

This Preliminary Declaration for a UGA permit addresses only those facility requirements necessary to link the development to adequate facilities and boundary requirements abutting the property (SRC 66.140). All internal facility improvement requirements will be addressed at the time of development of the property. Salem Revised Code (SRC) Chapter 66 "Urban Growth Management" sets forth the City's authority for imposing linking and boundary facility improvement requirements. A reimbursement district, as defined in SRC 66.500(i), may be established to reimburse the developer for costs as allowed by SRC 66.505. The UGA Preliminary Declaration may be amended as set forth in SRC 66.200. However, as provided in SRC 66.200(d)(2), minor adjustments to the Preliminary Declaration that do not result in conflicts with the Master Plan, may be processed administratively.

The Facts and Findings of the Departments of Public Works and Community Services are attached as Exhibits 1 and 2. The applicant has the responsibility to provide the following facilities pursuant to the requirements of the UGA Development Permit and according to SRC Chapter 66:

### A. Linking Street Requirements

The subject property is currently linked to an adequate linking street, Kale Road NE.

The applicant shall construct a linking street improvement in Kale Road NE from the east line of the subject property to Cordon Road NE. The linking street improvement shall include a minimum 34-foot-wide paved improvement within adequate right-of-way to construct the improvement.

### B. Boundary Street Requirements

1 Kale Road NE: This street is designated as a *minor arterial* in the Salem Transportation System Plan (STSP). The construction standard for this street is a 46-foot-wide improvement within a 72-foot-wide right-of-way. Currently, this street has a varied improvement and right-of-way along the frontage of the subject property.

- a. The applicant shall convey land for dedication for dedication sufficient to equal a half-width right-of-way of 36 feet on the development side of centerline adjacent to the subject property.

- b. The applicant shall construct a 23-foot half-width improvement on the development side, including street lights and sidewalks, and a 17-foot-wide turnpike improvement on the opposite side of the centerline, along the full frontage of the subject property.
2. Hazel Green Road NE: This street is designated as a *parkway* in the STSP. The standard construction for this classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way. Hazel Green Road currently has an approximately 24-foot turnpike improvement within right-of-way width that varies between 68 and 118 feet.
  - a. The applicant shall convey land for dedication sufficient to equal a half-width right-of-way of 60 feet on the development side.
  - b. The applicant shall construct a maximum 40-foot half-width boundary street improvement on the development side and a 17-foot turnpike improvement on the opposite side of centerline along the full frontage of the subject property in an alignment approved by the Director of Public Works. These improvements shall include streetlights and sidewalks.
3. 49<sup>th</sup> Avenue NE: 49<sup>th</sup> Avenue is designated as a *collector* street in the STSP and is intended to run north/south. This street is planned to connect Kale Road NE to Hazel Green Road NE in a rough alignment with the existing extent of 49<sup>th</sup> Avenue NE and Lake Labish Road NE. The *collector* standard for this street depends on the applicant's need for off-street parking. A *Type B collector* requires a 40-foot-wide offset improvement that allows for parking on one side and a *Type A collector* requires a 34-foot improvement but does not allow parking.
  - a. The applicant shall convey land for dedication sufficient to equal 60 feet of right-of-way.
  - b. The applicant shall construct a minimum 34-foot improvement along the full frontage of the subject property.

**C. Traffic Mitigation Requirements**

The applicant shall be required to provide a TIA to identify the impacts of this proposed development on the public transportation system in the area and construct any necessary mitigation measures identified in that report.

**D. Storm Drainage Requirements**

The subject property is within the Little Pudding Drainage Basin and the North Fork of the Little Pudding River crosses the subject property. There are public storm drain lines and drainage ditches in Kale Road NE. There is also a public storm drain line from the west that outfalls to a drainage ditch that crosses the subject property. This ditch ties into the North Fork of the Little Pudding River at Hazel Green Road NE.

1. The applicant shall submit a drainage study at the time of development, consistent with the Stormwater Management Design Standards as approved by the Public Works Director. The drainage study shall: (1) identify all applicable deficiencies shown on the *Stormwater Master Plan* for the North Fork Little Pudding River from Kale Road SE to the Urban Growth Boundary; (2) specify on-site methods for minimizing stormwater runoff; and (3) identify off-site improvements needed to mitigate stormwater impacts.
2. The applicant shall construct all on-site and off-site improvements needed to mitigate stormwater impacts as specified in the approved drainage study.

**E. Water Service Requirements**

There is a 16-inch public water line in Kale Road NE, but no public water line in Hazel Green Road NE.

The applicant shall construct *Salem Water System Master Plan* facilities through the subject property within alignments approved by the Director of Public Works:

1. A 12-inch Master Plan water line between Kale Road NE and Hazel Green Road NE, and

2. Extend the 16-inch Master Plan water line between Kale Road NE and the north line of the subject property in an alignment to be approved by the Director of Public Works.

**F. Sanitary Sewer Requirements**

There is an 18-inch public sanitary sewer line in Kale Road NE. This sewer may not be able to serve to the north portion of the subject property. There is no sanitary sewer line in Hazel Green Road NE.

The applicant shall construct Salem Wastewater Master Plan lines necessary to connect the development to adequate sewer facilities in alignments approved by the Director of Public Works.

**G. Parks Requirements**

1. Based on the policies of the Comprehensive Park System Master Plan, the provisions of SRC 66.125, and the findings above, 6.9 acres of neighborhood park land (or approximately that size depending on the final subdivision layout), and an access route or other park linkages are needed to serve the subject property. Title to a platted, future neighborhood park in this service area shall be paid for and transferred to the City prior to or simultaneously with the recording of the plat for the final phase of the Northstar Subdivision. This condition may be met by providing a 6.9 acre neighborhood park on the subject property or, on approval of a joint use agreement for a site between the City of Salem and the Salem-Keizer School District, co-locating a 6.9 acre neighborhood park with a new elementary school on the subject property.
2. The above condition will not apply if the City acquires adequate neighborhood park acreage elsewhere in the vicinity to serve the property's park need.

Date of Preliminary Declaration: June 25, 2007

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, not later than **July 10, 2007, 5:00 p.m.** The appeal must state where the decision failed to conform to the provisions of the Urban Growth Management Ordinance (SRC Chapter 66). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

This Preliminary Declaration will expire on June 25, 2009

Attachments:	Exhibit 1:	Facts and Findings of the Department of Public Works
	Exhibit 2:	Facts and Findings of the Department of Community Services
	Exhibit 3:	Vicinity Map

Prepared by Garrett Stephenson, Associate Planner

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CITY OF *Salem*  
AT YOUR SERVICE

COMMUNITY  
DEV. DEPT.

MEMO

WORKS

TO: Garrett Stephenson, Associate Planner  
Department of Community Development

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

DATE: March 1, 2007

SUBJECT: **REVISED PUBLIC WORKS RECOMMENDATIONS  
UGA NO. 07-1 PRELIMINARY DECLARATION  
4400-5200 BLOCKS OF KALE ROAD NE  
PHASED RESIDENTIAL DEVELOPMENT**

### **PROPOSAL**

To determine the public facilities required by the Urban Growth Management Program to develop a phased residential development on approximately 148.74 acres in RS (Single Family Residential) and RM1 and RM2 (Multiply Family Residential) zones in the 4400-5200 blocks of Kale Road NE.

### **RECOMMENDED CONDITIONS:**

UGA required improvements may be constructed in phases consistent with a development plan approved by the Public Works Director.

#### **Linking Street**

Construct a linking street improvement in Kale Road NE from the east line of the subject property to Cordon Road NE. The linking street improvement shall include a minimum 34-foot-wide paved improvement within adequate right-of-way to construct the improvement.

#### **Boundary Street**

#### **Kale Road NE:**

1. Convey land for dedication sufficient to equal a half-width right-of-way of 36 feet on the development side of centerline adjacent to the subject property.
2. Construct a 23-foot half-width improvement on the development side, including street lights and sidewalks, and 17-foot-wide turnpike improvement on the opposite side of the centerline, along the full frontage of the subject property.

Code authority references are abbreviated in this document as follows: *S* Works Design Standards (PWDS); *Salem Transportation System Plan* Management Plan (SMP).

EXHIBIT 1

**Hazel Green Road NE:**

1. Convey land for dedication sufficient to equal a half-width right-of-way of 60 feet on the development side.
2. Construct a maximum 40-foot half-width boundary street improvement on the development side and a 17-foot turnpike improvement on the opposite side of centerline along the full frontage of the subject property in an alignment approved by the Director of Public Works. These improvements shall include streetlights and sidewalks.

**49<sup>th</sup> Avenue Collector Street Extension:**

1. Convey land for dedication sufficient to equal 60 feet of right-of-way.
2. Construct a minimum 34-foot improvement along the full frontage of the subject property.

**Linking Storm**

1. Submit a drainage study at the time of development, consistent with the Stormwater Management Design Standards as approved by the Public Works Director. The drainage study shall: (1) identify all applicable deficiencies shown on the *Stormwater Master Plan* for the North Fork Little Pudding River from Kale Road SE to the Urban Growth Boundary; (2) specify on-site methods for minimizing stormwater runoff; and (3) identify off-site improvements needed to mitigate stormwater impacts.
2. Construct all on-site and off-site improvements needed to mitigate stormwater impacts as specified in the approved drainage study.

**Linking Water**

Construct *Salem Water System Master Plan* facilities through the subject property within alignments approved by the Director of Public Works:

1. A 12-inch Master Plan water line between Kale Road NE and Hazel Green Road NE, and
2. Extend the 16-inch Master Plan water line between Kale Road NE and the north line of the subject property in an alignment to be approved by the Director of Public Works.

**Linking Sewer**

Construct *Salem Wastewater Master Plan* lines necessary to serve the development to adequate sewer facilities in alignments to be approved by the Director of Public Works.

**Traffic**

Transportation Impact Analysis (TIA) - The applicant shall be required to provide a TIA to identify the impacts of this proposed development on the public transportation system in the area, and

construct any necessary mitigation measures identified in that report (OAR 660-12-0000 et seq.; PWDS Bulletin No.19).

## **UGA INFRASTRUCTURE DETAIL**

### **Urban Growth Area Development (UGA) Permit**

An Urban Growth Area Development (UGA) Permit is required because the subject property is either located outside of the Urban Service Area (USA), or is located inside the USA in an area without required facilities (SRC 66.050). A UGA permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 66.

#### **Streets**

1. Linking Streets - The subject property is currently linked to an adequate linking street, Kale Road NE. Secondary linking streets may be required to accommodate the increase in traffic volumes generated by this proposal.

An adequate linking street is defined as: (1) The nearest point on a street that has a minimum 34-foot improvement within a 60-foot-wide right-of-way (collectors or arterials); or (2) a street that has a minimum 30-foot-wide improvement within a 60-foot-wide right-of-way (local) (SRC 66.100(b)).

In order to provide an adequate second link to serve the proposed development, the applicant shall be required to construct a linking street improvement in Kale Road NE from the east line of the subject property to Cordon Road. The linking street improvement shall include a minimum 34-foot-wide paved improvement within adequate right-of-way to construct the improvement.

2. Boundary Streets - All streets abutting the property boundaries shall be designed to the greater of the standards of SRC 63.225 and SRC 63.235 and the standards of linking streets in SRC 66.100. The boundary streets for this development are: (1) Kale Road NE; (2) Hazel Green Road NE; and (3) 49<sup>th</sup> Avenue Collector Street Extension. These streets shall be constructed as described below:

#### **Kale Road NE:**

- a. Existing Conditions - This street has a varied improvement and right-of-way along the full frontage of the subject property.
- b. Standard - This street is designated as a *minor arterial* street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way. This street has a varied improvement and right-of-way adjacent to the subject property.

c. Improvement Requirements

Dedication - The applicant shall convey land for dedication sufficient to equal a half-width right-of-way of 36 feet on the development side of centerline (SRC 63.237).

Property Line Radius - Sufficient right-of-way shall be dedicated at arterial and local street intersections to provide a 25-foot property line (turn) radius (PWDS Streets 2.15).

Improvements - The applicant shall construct a 23-foot half-width improvement on the development side and 17-foot-wide turnpike improvement on the opposite side of the centerline, along the full frontage of the subject property (SRC 66.100(c); SRC 63.225; SRC 63.235). These improvements shall include streetlights and sidewalks (SRC 63.225(a); PWDS Streets 2.21).

- d. Access Control: Street connection locations to Kale Road NE shall be approved by the Public Works Director.

**Hazel Green Road NE:**

- a. Existing Condition - This street has an approximate 24-foot turnpike improvement within a 68-foot to 118-foot right-of-way. Section of the right-of-way accommodates the North Fork Little Pudding River.

- b. Standard - 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.

c. Improvement Requirements

Dedication - The applicant shall convey land for dedication sufficient to equal a half-width right-of-way of 60 feet on the development side (SRC 63.237).

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).

Improvements - The applicant shall construct a maximum 40-foot half-width improvement on the development side and 17-foot-wide turnpike improvement on the opposite side of the centerline, along the full frontage of the subject property as approved by the Director of Public Works (SRC 66.100(c); SRC 63.225; SRC 63.235). These improvements shall include streetlights and sidewalks (SRC 63.225(a); PWDS Streets 2.21).

- i. Along Hazel Green Road NE, the North Fork Little Pudding River affects the alignment of the boundary street improvements adjacent to the subject property. Construct a boundary street improvement along the full frontage of the subject property in an alignment to be approved by the Director of Public Works.
- d. Access Control - Access spacing shall be limited to one-mile intervals for arterial or collector street intersections and major intersections (PWDS Development Bulletin No. 34).

**49<sup>th</sup> Avenue Collector Street Extension:**

- a. This street is designated as a 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 49<sup>th</sup> Avenue NE or Lake Labish Road NE. The standard for this street classification depends on whether parking is to be provided. A Type B collector requires a 40-foot-wide offset improvement that allows for parking on one side, and a Type A collector requires a 34-foot improvement all within a 60-foot-wide right-of-way.
  - b. Improvement Requirements
    - Dedication - The applicant shall convey land for dedication sufficient to equal 60 feet of right-of-way (SRC 63.237).
    - Property Line Radius - Sufficient right-of-way shall be dedicated at collector and arterial street intersections to provide a 30-foot property line (turn) radius (PWDS Streets 2.15).
    - Improvements - The applicant shall construct a minimum 34-foot improvement along the full frontage within subject property (SRC 66.100(c); SRC 63.225; SRC 63.235). These improvements shall include streetlights and sidewalks (SRC 63.225(a); PWDS Streets 2.21).
3. Right-of-Way Acquisition - Right-of-way required for boundary and linking street improvements is the obligation of the applicant. If the applicant is unable to obtain the required right-of-way after good faith attempts, they shall prepare the legal descriptions thereof and transmit them to the City Attorney, who shall proceed to acquire them through exercise of the City's power of eminent domain as though the public improvements were to be funded by the City. All costs incurred as a part of this procedure shall be paid by the applicant (SRC 66.090). All rights-of-way, easements, and titles to property acquired by the developer shall be deeded or dedicated, free of all liens and encumbrances, to the City prior to commencement of any construction of required facilities (SRC 66.090).



## Traffic

Transportation Impact Analysis (TIA) - As a requirement of development, the applicant shall be required to provide a Transportation Impact Analysis (TIA) to identify the impacts of this proposed development on the public transportation system in the area, and construct any necessary mitigation measures identified in that report (OAR 660-12-0000 et seq.; PWDS Bulletin No.19). The City Traffic Engineer will determine the need for a TIA based on the development proposed for the site, and review and approve the TIA for conformance with City Standards. Construction plans for the development will not be reviewed without an approved TIA or a waiver from the City Traffic Engineer.

## Storm Drainage



1. Existing Conditions:
  - a. The subject property is within the Little Pudding Drainage Basin. The North Fork Little Pudding River crosses the subject property.
  - b. There are public storm drain lines and drainage ditches in Kale Road NE.
  - c. There is a public storm drain line from the west that outfalls to a drainage ditch that crosses the subject property. This drainage ditch ties into the North Fork Little Pudding River at Hazel Green Road NE
2. 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 Hazel Green/Labish Special Area within the Little Pudding River Basin. These special areas may be subject to special detention standards and/or maximum release rates.
3. Linking Storm Facilities - The *City of Salem, Stormwater Master Plan* identifies deficiencies along the North Fork Little Pudding River from Kale Road NE to Lake Labish flats. These deficiencies are: (1) bridge crossing at Kale Road NE, (2) bridge crossing at Hazel Green Road NE, (3) an undersized culvert on Lake Labish Road NE north of Hazel Green Road NE, and (4) conveyance deficiencies within the channel between Kale Road NE and the Lake Labish flats.
  - a. Submit a drainage study at the time of development, consistent with the Stormwater Management Design Standards as approved by the Public Works Director. The drainage study shall: (1) identify all applicable deficiencies shown on the *Stormwater Master Plan* for the North Fork Little Pudding River from Kale Road SE to the Urban Growth Boundary; (2) specify on-site methods for minimizing stormwater runoff; and (3) identify off-site improvements needed to mitigate stormwater impacts.

- b. Construct all on-site and off-site improvements needed to mitigate stormwater impacts as specified in the approved drainage study.
4. The North Fork Little Pudding River at Kale Road NE is a class "C" waterway. The proposed realignment of the North Fork Little Pudding River requires the river to be constructed to carry a 100-year design storm event. Reduced carrying capacity will need to be reviewed and approved to the satisfaction of the Director of Public Works. All Federal and State permits shall be required prior to development.
5. Individual infiltration systems may be necessary for each lot to restrict the flows into the storm drainage system. Any infiltration design shall be reviewed and approved by the Director of Public Works at the time of development.

## Water

1. Existing Conditions:
  - a. There is a 16-inch public water line in Kale Road NE.
  - b. There is no public water line in Hazel Green Road NE.
2. Linking Water Facilities - The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 66.120). As specified in the *Water System Master Plan*, the applicant shall be required to construct the following systems within the Phased Development as approved by the Director of Public Works:
  - a. Construct *Salem Water System Master Plan* facilities through the subject property within alignments approved by the Director of Public Works:
    - i. A 12-inch Master Plan water line between Kale Road NE and Hazel Green Road NE, and
    - ii. Extend the 16-inch Master Plan water line between Kale Road NE and the north line of the subject property in an alignment to be approved by the Director of Public Works.
3. Public water lines 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. Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.

# MEMORANDUM

**TO:** Garrett Stephenson, Associate Planner, Dept. of Community Development  
**THROUGH:** Thom Kaffun, Parks Project Section Manager, Dept. of Community Services   
**FROM:** Lisa Tyler, Landscape Architect, Dept. of Community Services   
**DATE:** 26 April 2007  
**SUBJECT:** UGA Development Permit Application No.07-01  
4400 to 5200 blocks of Kale Road NE

**ISSUE:** What park facilities would be required by Chapter 66, the Urban Growth Management Program, to develop the subject property?

## FACTS AND FINDINGS:

1. The approximately 148.74 acre subject property is located outside the Urban Service Area (USA). Because the development is proposed before becoming part of the USA, an Urban Growth Area (UGA) Development Permit is required and must conform to the requirements of the Urban Growth Management Plan, SRC Chapter 66. This means that certain public facilities may be required. Park requirements are based on policies in the adopted Comprehensive Park System Master Plan (CPSMP).
2. SRC 66.125, Standards for Park Sites, stipulates that the Development Review Committee shall require that an Urban Growth Area (UGA) Development Permit applicant reserve property necessary for an adequate neighborhood park, access to park sites, recreation route or similar uninterrupted linkage based upon the CPSMP.
3. Pursuant to SRC 66.505, a reimbursement district may be formed to reimburse the developer for the proportional costs associated with providing public facilities to the park property to be conveyed to the City. Such costs include the engineering and construction costs for street lights, sewer, water, storm pipes and detention, sidewalks, curb and gutters that may be installed abutting the park property.
4. Neighborhood park locations are based on average service areas having a radius of 1/3 mile, a middle distance used to implement the 1/4 to 1/2 mile service area radius required in the CPSMP.
5. The subject property is zoned Single Family Residential, and Multiple Family Residential. The proposed use is to develop approximately 900 residential units on the property including single family and multi-family housing.
6. Policy states that to determine if a property is served it should be within 1/2 mile of a neighborhood park. The 1/2 mile distance is measured from the nearest point on the park property to the farthest point on the subject property. The farthest point on the property is approximately 3630 feet from Hammond School Park (partially developed) and 4300 feet from park property (undeveloped) between Kale Road and Wheat Court. The subject property is not entirely within the service area of an existing neighborhood park.
7. The Park System Master Plan indicates the need for a growth related Neighborhood and Large Urban Parks within 1/2 mile of the subject property.
8. A series of detailed park land siting criteria, known as "administrative procedures," are used to assist in determining the location of the neighborhood Preferred Park Area and also generally described in the CPSMP as policy 1.7, which delineates "preferred" neighborhood park locations. The site selection criteria states: "Site selection criteria shall be used to evaluate and select new park and recreation sites. These criteria should address the following issues: 1. Central location; 2. Neighborhood access; 3. Location of complimentary public facilities (e.g. schools); 4. Population distribution within the service area; 5. Available sites; 6. Land acquisition costs 7. Location of other

park and recreation facilities in adjoining service areas; and 8. Unique features and/or natural assets.

9. A response to each of the park siting criteria is as follows:

1. *Central location:* The subject property is undeveloped 148.74 acres site. The zoning was recently changed from industrial to single and multi-family residential. The property is bordered by Kale Road on the south, the farm land and the UGA border the east, Hazel Green Road, farm land and a landscape plant nursery border the north, and farmland and multi-family residential developments border the west side of the property. The area north of Hazel Green consists of residential properties, typically larger than standard urban size lots.

2. *Neighborhood access:* The subject property is in an area of single family, multi-family, commercial and industrial development. The nearest residential areas are south, west and north. The northern portion of the property is centrally located in the unserved residential properties within the UGA. The neighborhood would access the site by existing streets and future connections.

3. *Location of complimentary public facilities (e.g. schools):* The Hammond, Yoshikai and Hazel Green Elementary and Stephens Middle schools are within 1/2 mile of the subject property. McKay High School is the approximately 2.75 miles south. The Salem-Keizer School District has indicated another elementary school is needed in the area.

4. *Population distribution within the service area:* Residential development to urban density are to the south and west of the subject property. The residential area to the north is underdeveloped in comparison to urban densities.

5. *Available sites:* Vacant, undeveloped, and/or under-developed land are available on the subject property and to the west. A commercial landscape nursery is to the east. The Subject property is the largest property under single ownership in the unserved area.

6. *Land acquisition costs:* The subject property is in the City Limits and zoned for residential development and would be priced accordingly. The properties to the west and east are outside the city limits, are zoned Industrial, and may be priced lower.

7. *Location of other park and recreation facilities in adjoining service area:* Hammond School Park is a 9.1 acre site with 5.25 acres of recreation open space located to the south. Park property on Kale Road is a 4.8 acre undeveloped park site located to the west. The Parks Master Plan indicates a 100 acre Large Urban Park proposed in this area.

8. *Unique features and/or natural assets.* The north Fork of the Little Pudding River flows south to north through the site. A Bonneville Power Authority utility easement splits the property along a east west axis.

10. *Conclusion:* The subject property is not adequately served by parks. The northern portion of the property is outside the 1/2 mile neighborhood park service area. The Park Master Plan indicates the need for parkland in this area. The developer has had discussions with City and School District staff concerning this requirement.

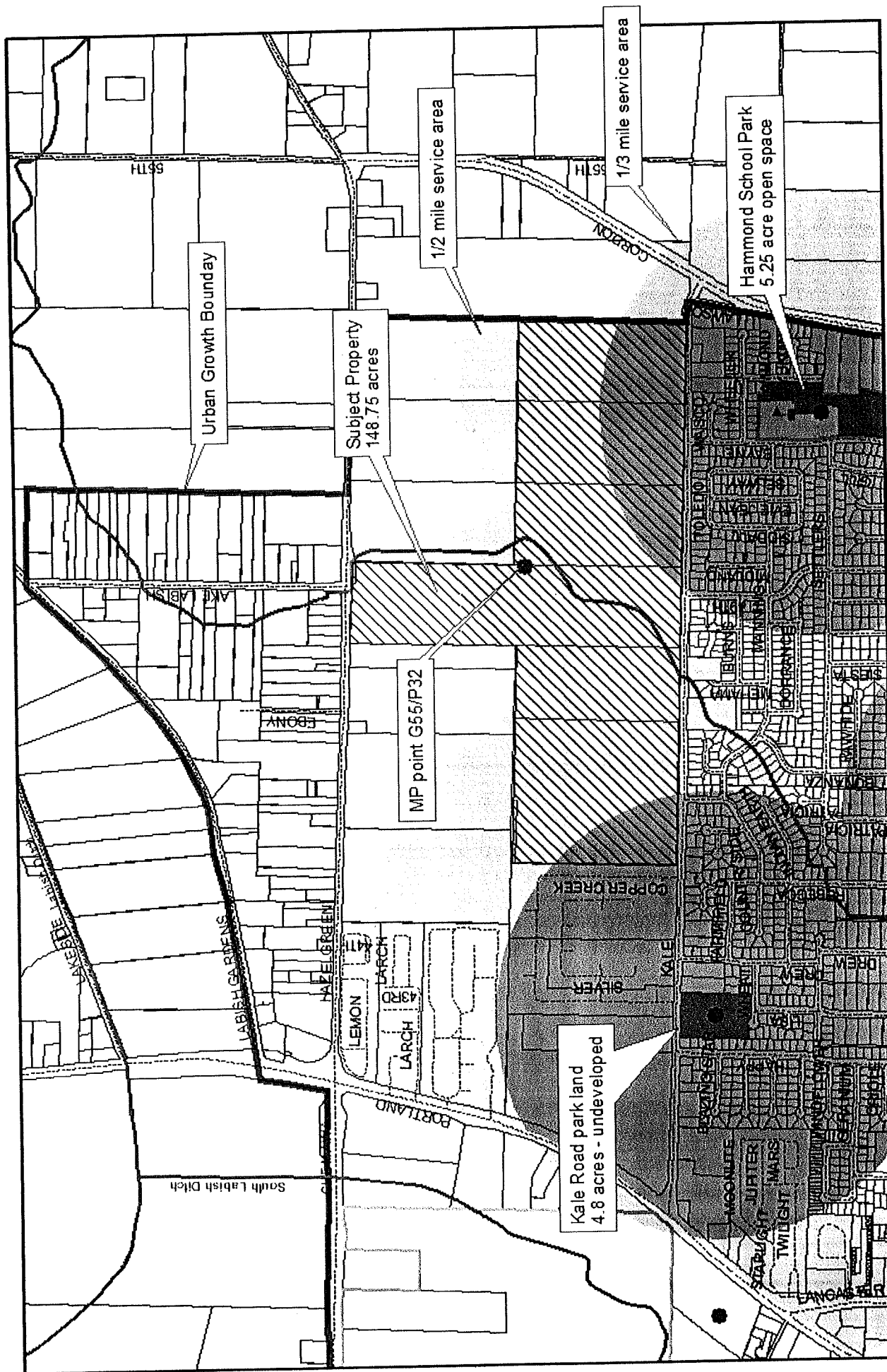
## **RECOMMENDATIONS:**

1. Based on the policies of the Comprehensive Park System Master Plan, the provisions of SRC 66.125, and the findings above, 6.9 acres of neighborhood park land (or approximately that size depending on the final subdivision layout), and an access route or other park linkages are needed to serve the subject property. Title to a platted, future neighborhood park in this service area shall be paid for and transferred to the City prior to or simultaneously with the recording of the plat for the final phase of the Northstar Subdivision. This condition may be met by providing a 6.9 acre neighborhood park on the subject property or, on approval of a joint use agreement for a site between the City of Salem and the Salem-Keizer School District, co-locating a 6.9 acre neighborhood park with a new

elementary school on the subject property.

2. The above condition will not apply if the City acquires adequate neighborhood park acreage elsewhere in the vicinity to serve the property's park need.

Encl.: Map



**Legend**

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### Legend

1,000 500 0 500 1,000 2,000 Feet

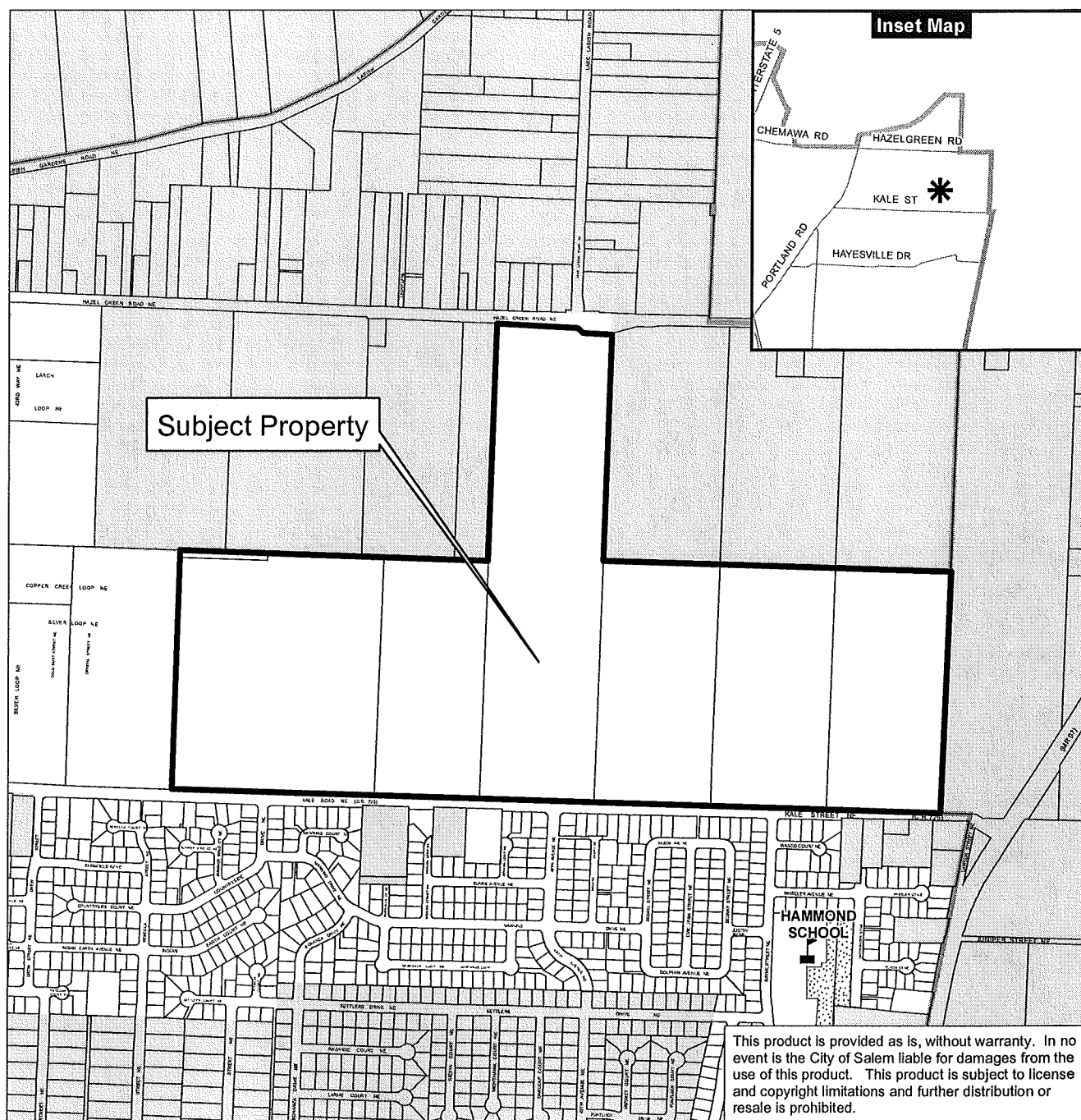
1 inch equals 1,000 feet

**UGA 07-01**

CITY OF *Salem*  
AT YOUR SERVICE

PARK PLANNING  
LJT 02-02-07

# Vicinity Map Kale Road NE



## Legend

- Outside Salem City Limits
- Urban Growth Boundary
- Taxlots
- Schools
- Parks

0 205 410 820 Feet



CITY OF *Salem*