

**CONSULTANTS**  
**1155 13th Street, S.E.**  
**Salem, Oregon 97302**  
**(503) 363-9227**

March 30, 2009

Glenn Gross, Urban Planning Administrator  
Community Development, Planning Division  
555 SE Liberty Street, Room 305  
Salem, Oregon  
97302

**Re: Time Extension Request: 4400 – 5200 blocks of Kale Road/Northstar  
Subdivision Case No. 07-13 Amendment.**

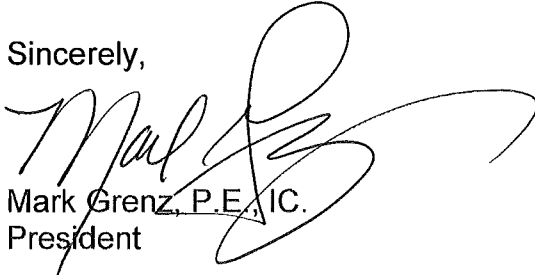
Dear Glenn:

Pursuant to SRC 63.049(b), we are hereby requesting a time extension for the Northstar Subdivision (SUB 07-13 Amendment) approval. Approval was affirmed by the Subdivision Review Conference on December 18, 2007. The approval now expires on December 18, 2009.

Due to a flooded single family dwelling market, the engineering on the project has not been completed. Therefore, the applicant is requesting a two year time extension for SUB 07-13 Amendment. Therefore, extending the date to December 18, 2011.

If you have any questions regarding this issue, please call me at (503) 363-9227.

Sincerely,

  
Mark Grenz, P.E., IC.  
President

RECEIVED

APR 07

COMMUNITY  
DEV. DEPT

cc: File #4519

**SUBDIVISION REVIEW  
COMMITTEE**

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

City of Salem  
AT YOUR SERVICE

# 4519

RECEIVED BY  
MULTI TECH ENGINEERING

DEC 20 2007

**ISSUE:** Northstar Subdivision Plat No. 07-13 Amendment

**DATE OF DECISION:** December 18, 2007

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

**PURPOSE OF REQUEST:**

To modify conditions of approval 12, 17, and 20 of tentative subdivision number 07-13 (approved September 28, 2007), for property zoned RS (Single Family Residential), RM1 (Multiple Family Residential), and RM2 (Multiple Family Residential) and generally located within the 4400-5200 blocks of Kale Road NE.

**ACTION:**

**IT IS HEREBY ORDERED**

That Amendment to Subdivision Plat No.06-20 to divide approximately 25.86 acres into 103 lots with lots ranging in size from 5,314 square feet to 14,394 square feet in an RA (Residential Agriculture) zone and divide approximately 6.96 acres into a 62-lot townhouse development in an RM2 (Multiple Family Residential) zone with lot sizes ranging from 2,580 square feet to 7,210 square feet; with two concurrent variances: 1) to allow the finished street grades within the subdivision to exceed 12 percent (SRC 63.255(b)); and 2) to permit proposed Lots 1, 4, 5, 22 through 27, and 30 through 41 to be less than the 120-foot depth required for double frontage lots (SRC 63.145(b)) for property located at 1746 Davis Road S and 5991 Liberty Road S shall be GRANTED subject to SRC Chapters 63, 145, and 148 and the following conditions:

**PRIOR TO FINAL PLAT:**

- Condition 1:** Comply with the conditions of approval of Comprehensive Plan Change/Zone Change 05-12.
- Condition 2:** Obtain any necessary demolition permits and remove all existing structures on the subject property.
- Condition 3:** Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.
- Condition 4:** Any existing septic tank systems shall be abandoned.
- Condition 5:** All necessary (existing and proposed) access and utility easements must be shown on the final plat as determined by the Director of Public Works and recorded on the deeds to individual lots affected by such easements.
- Condition 6:** The deadline for final platting of the entirety of the proposed subdivision shall be 10 years from the date of tentative approval.
- Condition 7:** Use of lots 15 through 30, 53 through 62, and 85 through 94 shall be restricted to duplexes. Compliance with this condition is required at the time of building permit.
- Condition 8:** Proposed Lot 25 shall have either a minimum street frontage of 30 feet or obtain street system connectivity from the accessway proposed to serve Lots 23 and 24. In the latter case, the accessway must measure 25 feet in width and at the time of development, feature a 20-foot-wide paved surface. In neither case may the depth of Lot 25 be less than 120 feet.

Segment	Lot Number	Front Lot Line
H	449	North
J	692	North
K	666	West
K	667	West
K	669	South
K	670	South
K	672	South
K	673	South

**Condition 10:** Reciprocal and irrevocable access rights for all parcels using the access way shall be included on the final plat and deeds for the individual lots. "No parking" signs shall be posted on both sides of the accessway.

**Condition 11:** The Applicant shall 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.

**Condition 12:** ~~Coordinate with Marion County to identify the need for and location of a special storm water detention facility to serve the region.~~

**Prior to any construction activity in Segments J or K, the applicant shall meet with Marion County to explore the availability of funding from the East Salem Service District, City of Keizer and the City of Salem, for a regional storm water detention facility. The results of said meeting to be provided to City of Salem Public Works.**

**Condition 13:** The Applicant shall determine the 100-year floodplain flow path along the North Fork of the Little Pudding River from Kale Road to Hazelgreen Road.

**Condition 14:** 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 49<sup>th</sup> Avenue NE extension between Kale Road NE and Hazelgreen Road NE.

**Condition 15:** No direct driveway access shall be allowed onto Kale Road NE or Hazelgreen Road NE.

**Condition 16:** Prior to the creation of the 400<sup>th</sup> 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.

**Condition 17:** ~~Provide pedestrian connectivity on both sides of Kale Road within the City limits to Portland Road. As directed by the Public Works Director, either:~~

- ~~a. Construct curb, sidewalks, and gutter as specified in 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.~~

501807-13 A



555 Liberty ST SE  
Room 320  
Salem, OR 97301

Sequence #: 07-120560-LD  
Payment #: 10051780  
Date: Apr 06, 2009  
Check #: 7158

## LAND DIVISION

## RECEIPT

### Customer

TRAN CO  
2485 LANCASTER DR NE  
SALEM, OR  
MARION

Payment For Address: **4400 KALE ST NE**

Description	Billed Fees	Previously Paid	Today's Payment	Balance Due
Time Extensions	\$125.00			
Automation Surcharge	\$5.00			
Processing Fee - PL	\$12.50			
<b>Total for Bill # 630579:</b>	<b>\$142.50</b>	\$0.00	<b>\$142.50</b>	\$0.00

<b>RECEIPT TOTAL:</b>	<b>\$142.50</b>	<b>\$0.00</b>	<b>\$142.50</b>	<b>\$0.00</b>
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**Total Paid: \$142.50**