


**TO:** Chris Green, Planner II  
Community Development Department

**FROM:** Lyle J. Misbach, PE, Assistant Chief Development Engineer  
Public Works Department 

**DATE:** May 24, 2016

**SUBJECT:** **PUBLIC WORKS RECOMMENDATIONS**  
**SUBDIVISION PLAT NO. 07-13 AMENDMENT (17-109611-LD)**  
**4400 KALE STREET NE**  
**SUBDIVISION EXTENSION**

## PROPOSAL

Modification of Amended Approval of Northstar Subdivision (SUB07-13A).

## 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 Hazelgreen 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. Prior to any construction activity in Segments J or K, the applicant will have a meeting with Marion County to explore the availability of funding from the East Salem Service District for a regional storm water detention facility. The results of said meeting will be provided to City of Salem, Public Works Department.
5. Determine the 100-year floodplain flow path along the North Fork Little Pudding River from Kale Road NE to Hazel Green Road NE.
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 49<sup>th</sup> Avenue NE extension between Kale Road NE and Hazelgreen Road NE.

7. 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.
8. Construct curbs along both sides of Kale Road NE and construct sidewalks along the north side of Kale Road NE from the west boundary of the subject property to Portland Road NE.
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. Construct a left-turn refuge on Cordon Road NE at the Kale Road NE intersection. The applicant agrees that prior to the creation of the 700<sup>th</sup> lot, construction plans shall be submitted to Marion County Public Works for review and approval of the proposed improvements. The applicant agrees to obtain a public construction permit from Marion County for the work and to furnish the City of Salem Public Works Department with a copy of said permit.

## **FACTS**

### **1. Kale Street NE**

- a. Existing Condition—Kale Street NE has varied improvements and right-of-way.
- 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.

### **2. Hazelgreen Road NE**

- a. Existing Condition—Hazelgreen Road NE is an under-improved boundary street with an approximate 24-foot turnpike improvement within a varied right-of-way.
- b. Standard—This street is designated as a parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.

3. 49<sup>th</sup> Avenue NE

- a. Existing Condition—This collector street has not been extended through the property to date.
- b. Standard—This street is designated as a collector street in the Salem TSP. The standard for this street classification is a 34- to 40-foot-wide improvement within a 60-foot-wide right-of-way, dependent on on-street parking.

**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.

**Water**

1. Existing Condition—A 16-inch public water line is located in Kale Street NE.

**Sanitary Sewer**

1. Existing Sewer—An 18-inch sanitary sewer line is located in Kale Street NE.

**CRITERIA AND FINDINGS**

SRC 205.070(d) indicates the criteria for a modification that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

**SRC 205.070(d)(1)—The proposed modification is not substantially inconsistent with the conditions of the original approval**

**Finding**—The proposal modifies the phase lines only. The modification is in substantial conformance with the original approval conditions.

**SRC 205.070(d)(2)—The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties**



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

### **Phasing of Preliminary Declaration**

The conditions of approval from preliminary declaration 07-01 will be implemented in phases. The basis for phasing is as follows:

*UGA Condition A: Kale Street NE Linking Street*—The linking street improvement is required as a condition of any phase including Segments A, B, C, D, H, and/or K.

*UGA Condition B1: Kale Street NE Boundary Right-of-way*—This condition abuts Segments A, B, H, E, and I of the development and is required as a condition of final plat approval of any phase including those Segments.

*UGA Condition B2: Kale Street NE Boundary Street*—This condition abuts Segments A, B, H, E, and I of the development and is required as a condition of final plat approval for any phase including those Segments. The Kale Street NE improvement width will be determined during construction plan review based on the width needed to accommodate all necessary travel lanes as determined by the Public Works Director.

*UGA Condition C1: Hazelgreen Road NE Boundary Right-of-way*—This condition abuts Segment K of the development and is required as a condition of final plat approval of any phase including that Segment.

*UGA Condition C2: Hazelgreen Road NE Boundary Street*—This condition abuts Segment K of the development and is required as a condition of final plat approval of any phase including that Segment.

*UGA Condition D1: 49<sup>th</sup> Street NE Right-of-way*—This condition is contained within Segments H, J and K of the development and is required as a condition of final plat approval of any phase including those Segments.

*UGA Condition D2: 49<sup>th</sup> Street NE Street*—This condition is contained within Segments H, J and K of the development and is required as a condition of final plat approval of any phase including those Segments. The 49<sup>th</sup> Street NE improvement width will be determined during construction plan review based on the type of collector street needed as determined by the Public Works Director.

*UGA Condition E: Stormwater*—Each phase of the development shall be required to design and construct the improvements required to serve that phase and accommodate any upstream phases as determined by the Public Works Director.

*UGA Condition F: Water*—Each phase of the development shall be required to construct master plan water mains within that phase in an alignment as determined by the Public Works Director.

*UGA Condition G: Sewer*—Each phase of the development shall be required to design and construct master plan sewer mains within that phase in an alignment as determined by the Public Works Director.

Prepared by: Curt Pellatz, Project Coordinator  
cc: File