NOTICE OF DECISION

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

CITY OF Salem AT YOUR SERVICE

Si necesita ayuda para comprender esta informacion, por forvor llame 503-588-6173

ADMINISTRATIVE DECISION FOR MODIFICATION OF TENTATIVE SUBDIVISION PLAN

CASE NO.:	SUB07-13A2
AMANDA NO.:	17-109611-LD
DATE OF DECISION :	May 24, 2017
PROPERTY LOCATION:	4400-5200 Block of Kale Road NE
APPLICANT:	Northstar Communities LLC

REQUEST

Modification of the amended approval of tentative subdivision plan SUB07-13A (Northstar subdivision) to reconfigure the boundaries between lot groupings described as "segments" in the tentative subdivision plan. SUB07-13A granted approval to divide approximately 148.74 acres into multi-family and single family residential lots, with six alternative subdivision layouts resulting in up to approximately 729 lots and concurrent variances to allow townhouse lots on the portion of the subject property zoned RM-2 (Multiple Family Residential). The requested modification does not change the street layout or number or configuration of single family residential lots within the subdivision.

Urban Growth Preliminary Declaration UGA07-01 was granted in association with the subdivision and, pursuant to SRC 200.025(g)(1), remains in effect as long as SUB07-13A remains valid.

The subject property is approximately 148.74 acres in size, zoned RS (Single Family Residential) and RM-1 and RM-2 (Multiple Family Residential), and located in the 4400-5200 blocks of Kale Road NE (Marion County Assessor's Map and Tax Lot Numbers 062W32C 00200; 00800; 00900; 1000; and 062W32D 00701 and 01100).

DECISION

The requested modification of the tentative subdivision plan is APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the findings and conditions adopted in the approval of amended tentative subdivision plan SUB07-13A and amended Urban Growth Area Preliminary Declaration UGA07-01, unless otherwise indicated.

BACKGROUND

On December 18, 2007, the Subdivision Review Committee approved amendments to the Northstar subdivision, a proposal to divide approximately 148.74 acres into multi-family and single family residential lots, with six alternative subdivision layouts resulting in up to approximately 730 lots and concurrent

variances to allow townhouse lots on the portion of the subject property zoned RM-2 (Multiple Family Residential). Urban Growth Preliminary Declaration UGA07-01 was granted in association with the Northstar tentative subdivision plan. Two-year extensions of the amended approval were granted in 2009, 2011, 2013, and 2015. The most recent extension is set to expire on December 18, 2017.

As originally approved, the tentative subdivision plan divides the overall 729-lot development into 11 "segments" labeled "A" through "K" and consisting of between 38 and 131 lots each. Although the segments are related to incremental platting of the subdivision, these segments are not "phases" and the Northstar subdivision is not a phased tentative subdivision plan as described in SRC 205.015. As described in the original Subdivision Review Committee decision approving SUB07-13, the segments "are not phases as no particular order has been proposed for their development and each segment must be individually reviewed for applicable development standards."

The tentative subdivision plan approved in SUB07-13A included six different platting alternatives. One set of alternatives allows for flexibility to address Department of State Lands requirements for the portion of the North Fork of the Little Pudding River running through the subject property. Another set of alternatives applies to different configurations for Segments J and K, which approximately occupies the northern half of Tax Lot 200, in a "panhandle" extending northward to Hazelgreen Road NE. One option would divide the entire area into single family residential lots; the "school/park option" would reserve approximately 11.23 acres for a combined elementary school and park; and the "park option" would provide approximately 6.92 acres for a park site. Either the "school/park option" or the "park option" would also include single family residential lots on the remainder of the "panhandle" area.

FINDINGS

The subject property is located at the 4400-5200 Blocks of Kale Road NE (Attachment A). On December 18, 2007, the Subdivision Review Committee approved amendments to the Northstar subdivision (SUB07-13A), a proposal to divide approximately 148.74 acres into multi-family and single family residential lots, with six alternative subdivision layouts resulting in up to approximately 730 lots and concurrent variances to allow townhouse lots on the portion of the subject property zoned RM-2 (Multiple Family Residential). UGA07-01 was issued in connection with the Northstar tentative subdivision plan (SUB07-13).

The subdivision process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan (TSP), and the Water, Sewer, and Storm Drain System Master Plans. A second review occurs for the created lots at the time of site plan review/building permit review to assure compliance with the UDC. Compliance with conditions of approval to satisfy the UDC is checked prior to city staff signing the final subdivision plat.

Amended subdivision SUB07-13A was approved in 2007 under the requirements of former SRC Chapter 63 (Subdivisions). Since that time, the City's zoning and development codes were amended as part of the City's Unified Development Code (UDC) project. The UDC was a multi-year project to update the City's zoning and development codes to make them easier to understand and administer. The intent of the project was to reorganize and streamline, but not to make major policy changes to

existing standards and criteria. The standards and criteria applicable to subdivisions were included in the standards and criteria updated as part of the UDC. However, because the UDC was not intended to make policy changes, none of those revisions have required modification of the original subdivision approval. Minimum lot size and dimensions, street standards, and other requirements applicable to the subdivision remain the same.

As described above, the Northstar subdivision is not a phased subdivision but a single tentative subdivision plan consisting of defined "segments" which can be platted in any order. On this basis, the applicant may plat several segments at once, but cannot plat an incomplete portion of an individual segment. The requested modification would reconfigure boundaries between segments, resulting in changes to the number of lots in each segment as described in the table below.

	Approved Lots	Proposed Lots	Net Change
A	115	50	-65
B	45	66	+21
C	84	44	-40
D	59	70	+11
E	71	67	-4
F	57	100	+43
G	61	55	-6
H	81	131	+50
I	56	46	-10
J	38	38	0
K	62	62	0

As described above, the tentative subdivision plan also approves "options" with alternative configurations for Segments C, J, and K.

A final plat has not been approved or recorded for the tentative subdivision as originally proposed. No changes to the number or configuration of lots are proposed, and points of access to the existing street network would remain the same.

1. Criteria for Modification of the Approval of a Tentative Subdivision Plan (SRC 205.070(d)):

SRC 205.070(d) establishes the following approval criteria for modification of the approval of a tentative subdivision plan:

(1) The proposed modification is not substantially inconsistent with the conditions of the original approval; and

(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.

2. Analysis of Modification Approval Criteria:

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

Finding: As originally approved, the Northstar tentative subdivision plan would divide approximately 148.74 acres into multi-family and single family residential lots, with six alternative subdivision layouts resulting in up to approximately 729 lots and concurrent variances to allow townhouse lots on the portion of the subject property zoned RM-2 (Multiple Family Residential). The Subdivision Review Committee approved the application (Case No. 13-07) and a subsequent amendment (Case No. SUB13-07A), subject to 24 conditions of final plat approval (Attachment B). In addition, Condition 1 requires the final plat to comply with the four conditions of approval of Comprehensive Plan and Zone Change case CPC-ZC05-12, and Condition 22 requires compliance with the 10 conditions of approval for Urban Growth Preliminary Declaration case UGA07-01.[1]

Condition 9 designates the front lot line for flag lots within the proposed subdivision, as listed in a table contained within the condition. Although the modification may change the segment of some lots from what is listed in the table, the numbering of lots spans the entire tentative subdivision plan. The requested modification does not alter the identification of the applicable lots by lot number.

Implementation of Condition 12 is implemented by any construction activity in Segments J or K. Similarly, Condition 20 must be met prior to plat approval for Segments H or I. The configuration and boundaries of Segments J and K remain unchanged under the requested modification. In the originally approved tentative subdivision plan, Segments H and I contain the easternmost 137 lots within the overall Northstar subdivision. The requested modification would extent the boundaries of these segments slightly to the west, to encompass a total of 186 lots. All lots contained within the originally approved Segments H and I remain within one of these segments under the proposed modification. As result, the platting of lots which serves as the trigger for the transportation improvements required in Condition 20 remain unchanged under the configuration of segment boundaries requested in the modification.

Because they can be platted in any order, segments were reviewed and approved to comply with standards as standalone plats. Therefore, with the exception of Conditions 12 and 20 described above, conditions do not specifically depend on sequencing of development to implement applicable requirements.

The Public Works Department has reviewed the proposed modification and submitted comments (Attachment D) finding that the modification is in substantial conformance with the conditions of approval adopted in SUB07-13A and clarifying the applicable segments for implementation of conditions adopted in UGA07-01, consistent with the reconfigured segment boundaries proposed in the subject modification. The modification does not inhibit the applicant from fulfilling other conditions incrementally, as the subdivision is developed under the modified configuration.
The proposal meets this criterion.

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.

---

[1] Comments from the Public Works Department (included as Attachment D) address the conditions of UGA07-01 as "UGA Condition A" through "UGA Condition G," corresponding to lettered headings in the June 25, 2007 decision approving UGA07-01.

Finding: The applicant does not propose to change the use of the site, which would be subdivided into lots for single family residential development, with park and school sites included in optional configurations. The applicant's proposal retains the same street and lot layout as approved for the tentative subdivision plan. The Tree Conservation Plan (TCP07-17) approved for the tentative subdivision plan is not altered by the requested modification and would remain in effect. The variances granted in SUB07-13 are addressed in the Subdivision Review Committee's decision and are not altered by the reconfigured segments proposed in this modification.

The physical appearance of the completed development would remain essentially the same as originally proposed, with no changes to the internal street system or lot configuration on the perimeter of the property. Because of the very similar configuration and identical use of the eventual completed subdivision, the requested modification would not increase or otherwise change impacts on surrounding properties.

The proposal meets this criterion.

3. **Effect on Expiration Period of Original Approval:**

Pursuant to SRC 205.070(e), "the effect of a modification upon the expiration period of the original approval, if any, shall be established in the modification decision."

Finding: Condition 6 of SUB07-13A requires that the final plat for the entirety of the tentative subdivision plan be platted within 10 years of the date of final plat approval. The applicant's written statement cites unforeseen circumstances which have to date prevented the platting of any segment of the tentative subdivision. The ten-year span approved for recording the original subdivision recognizes the scale and complexity of implementing a mixed-use subdivision of this size, as well as the further coordination needed to provide public facilities within Segments J and K. While the tentative subdivision plan remains non-phased under the requested modification, the overall size of the development, the incremental approach to platting indicated by the "segments" of lots designated by the applicant, and the complexity of the proposal as described above, additional time is warranted to complete final platting of all proposed segments.

Consistent with the two-year deadline established for recording the final plat for a tentative subdivision plan, the expiration date of the modified subdivision is hereby extended by two years, to December 18, 2019. Recognizing the incremental platting proposed by the applicant, the size and complexity of the overall development, and findings in both SUB07-13A and this modification decision that the "segments" designated by the applicant meet applicable standards on an individual basis, the applicant is permitted to apply for up to four further extensions of the expiration date, in two year increments, with the final extension expiring no later than December 18, 2027.

Pursuant to SRC 200.025(g), a UGA Preliminary Declaration issued in connection with a subdivision shall remain valid as long as the tentative subdivision approval remains valid. Therefore, UGA07-01 and its terms and conditions would remain in effect for the duration of the subject modification and any subsequent extensions.

DECISION

The requested modification of the amended tentative subdivision plan is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the findings and conditions adopted in the approval of tentative subdivision plan SUB07-13A and UGA07-01 as previously amended, unless otherwise indicated.

Christopher Green, AICP, Planner II
Planning Administrator Designee

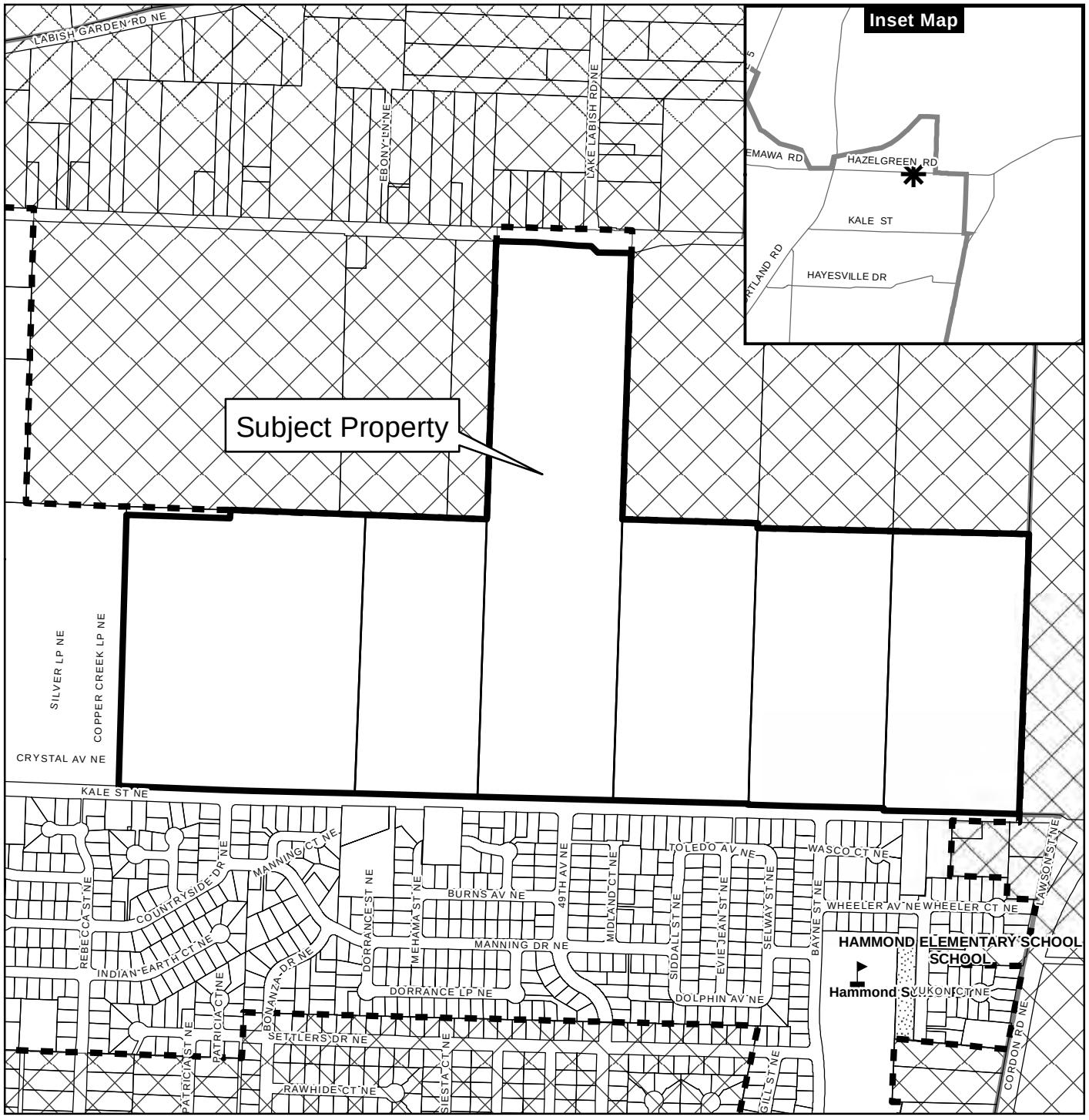
Attachments:
A. Vicinity Map
B. Subdivision Review Committee decision approving SUB07-13A
C. Site Plan for Modified Subdivision
D. Public Works Department comments
E. Planning Commission decision approving CPC-ZC05-12
F. UGA Development Review Committee decision approving UGA07-1

cc: Alan Kessler, GIS

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\SUBDIVISION\2017\Decision-Order Documents\SUB07-13A2.cjg.doc

ATTACHMENT A

Vicinity Map
4400-5200 Block of Kale Road NE



Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

G:\CD\PLANNING\Chris Green\LD - Land Division\SUB07-13A2 - 4400-5200 Blk. Kale Rd. NE\17-106911-LD-MAP.mxd - 5/24/2017 @ 11:59:30 AM

4519

ATTACHMENT B

RECEIVED BY
MULTI TECH ENGINEERING
DEC 20 2007

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

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 then 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.

Condition 9: The following table shall set forth the front lot lines for all infill (flag) lots.

Segment	Lot Number	Front Lot Line
A	23	North
A	24	North
C	275	North
C (Option A)	203	West
C (Option A)	204	West
C (Option A)	207	North
C (Option A)	208	North
C (Option A)	220	Northwest
C (Option A)	258	South
C (Option A)	259	South
C (Option A)	260	South
D	169	South
D	170	South
D	171	South
D	174	Northwest
D	175	Northwest
D	178	Northwest
D	179	Northwest
E	307	East
E	310	East
E	311	East
E	314	East
E	315	East
E	323	North
E	324	North
F	338	North
F	339	North
H	436	North

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 49th 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 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.

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.~~

Construct curbs along both sides of Kale Road NE's existing right-of-way and construct sidewalk along the north side of Kale Road NE from the east boundary of the subject property to Portland Road NE.

Condition 18: 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.

Condition 19: Construct left-turn lanes on Kale Road at each of the intersections into the subdivision.

Condition 20: ~~Coordinate with Marion County to construct improvements at the intersection of Cordon Road NE and Kale Road to mitigate traffic impacts.~~

The applicant shall obtain a Major Construction permit from Marion County to construct a left-turn refuge, designed to Marion County Standards, on Cordon Road NE at the intersection with Kale Road NE. The improvements shall be constructed or bonded prior to plat approval for Segments H or I. A copy of the permit shall be furnished to City of Salem Public Works Department.

Condition 21: Coordinate with Salem-Keizer Transit in order to provide transit stop locations and amenities along the frontage of Kale Road NE and Hazelgreen Road NE. Construct bus pullouts on Kale Road NE if requested by Salem-Keizer Transit.

Condition 22: The Applicant shall comply with the conditions of UGA Preliminary Declaration 07-1, issued on June 25, 2007.

Condition 23: The Applicant shall submit a complete a wetland determination/delineation to the Oregon Department of State Lands.

Condition 24: Prior to recordation of the Final Plat, a Final Tree Conservation Plan, including revisions that may result from an approved Adjustment, shall be submitted to the Community Development Department for review and an on-site inspection.

Application Filing Date: October 15, 2007
State Mandated Decision Date: February 12, 2008
Decision Date: December 18, 2007

Decision Issued According to Salem Revised Code 63.046 and 63.332.

The Findings and Order of the Subdivision Review Committee for Subdivision 07-13A, dated December 18, 2007, are hereby adopted as part of this decision, and by this reference, incorporated herein. This tentative decision is valid and remains in effect for a period of two years. Under SRC 63.049, this tentative decision is void after two years if not finalized. To finalize the subdivision the applicants must complete the conditions listed above and prepare a final plat for review and approval by the City of Salem, per SRC 63.052, before recordation. Approval of a final plat does not relieve the applicants from complying with other applicable provisions of the Salem Revised Code or the Oregon Revised Statutes that may govern development of this property.

This decision is final unless written appeal from an aggrieved party is received by the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **January 2, 2008, at 5:00 p.m.** The appeal must state where the decision failed to conform to the provisions of the subdivision ordinance (SRC Chapter 63). 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 Planning Commission will review the appeal at a public hearing. After the hearing, Planning Commission may amend, rescind, or affirm the action, or refer the matter to the staff for additional information.

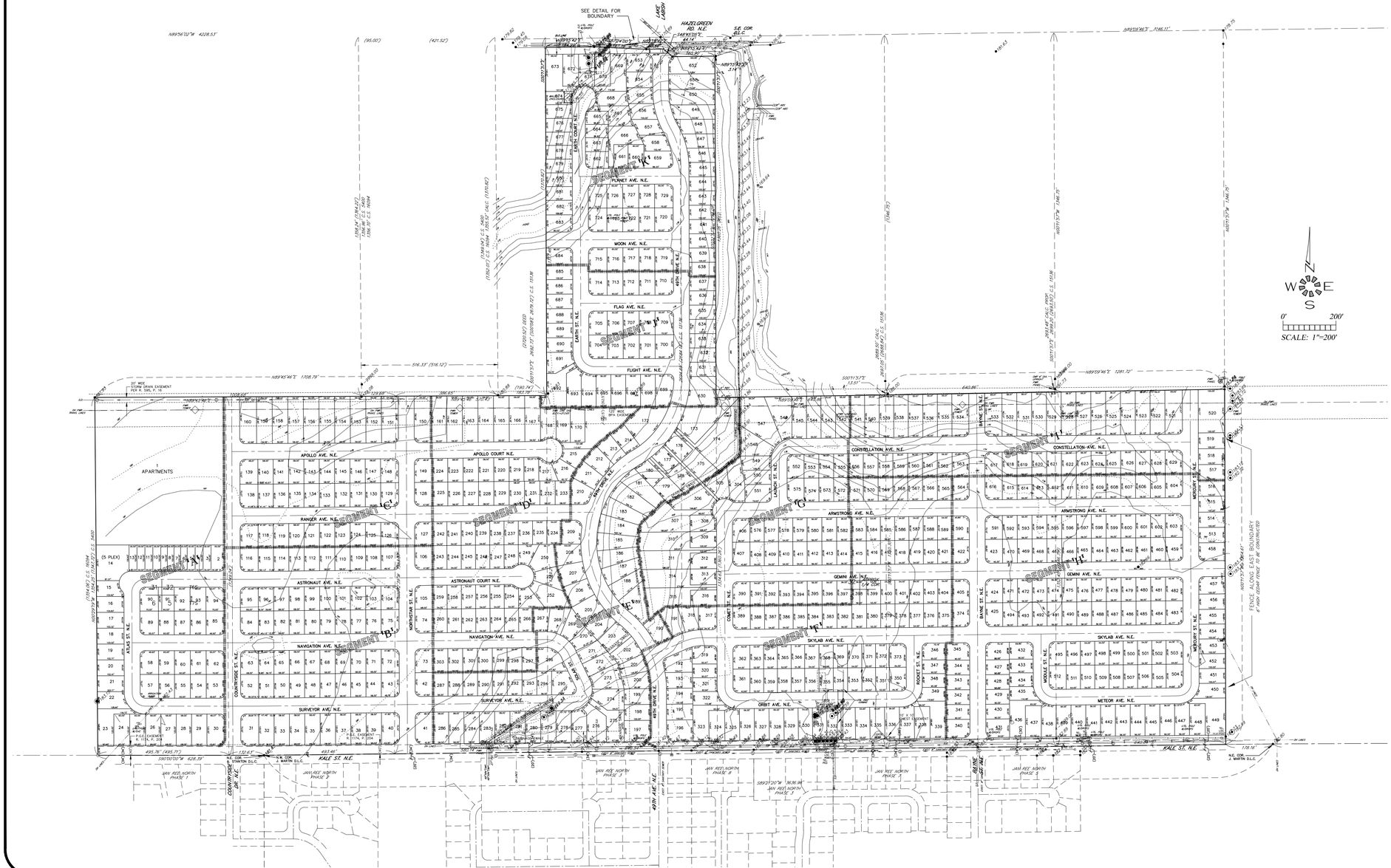
A copy of the findings and conclusions for this decision may be obtained by calling the Salem Planning Division at (503)588-6173, or writing to the following address: Salem Planning Division; Room 305, Civic Center; 555 Liberty Street SE; Salem, Oregon 97301.

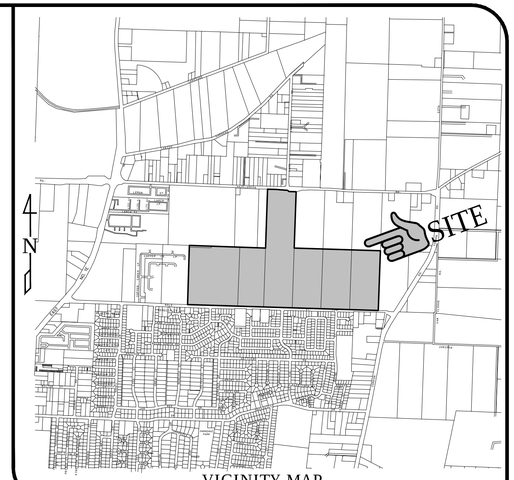
Case Planner: Caroline Berry, Senior Planner, Ext. 7556, cberry@cityofsalem.net

ATTACHMENT C

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON





VICINITY MAP

Owner / Developer:

NORTHSTAR COMMUNITIES L.L.C.
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

NUMBER OF LOTS BY OPTION

OPTION 1	(LOTS ONLY)	729
OPTION 2	(W/ PARK AND SCHOOL)	669
OPTION 3	(W/ PARK ONLY)	694

NUMBER OF LOTS BY SEGMENT

	PROPOSED	ORIGINAL
SEGMENT 'A'	50	115
SEGMENT 'B'	66	45
SEGMENT 'C'	44	84
SEGMENT 'D'	70	59
SEGMENT 'E'	67	71
SEGMENT 'F'	100	57
SEGMENT 'G'	55	61
SEGMENT 'H'	131	81
SEGMENT 'I'	46	56
SEGMENT 'J'	38	38
SEGMENT 'K'	62	62

PROPOSED MODIFICATION

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6474REV.dwg/PLOT:1 P1-PRE

Design:	M.D.G.
Drawn:	P.H.S.
Checked:	M.D.G.
Date:	MARCH 2017
Scale:	AS SHOWN
As-Built:	

NORTHSTAR

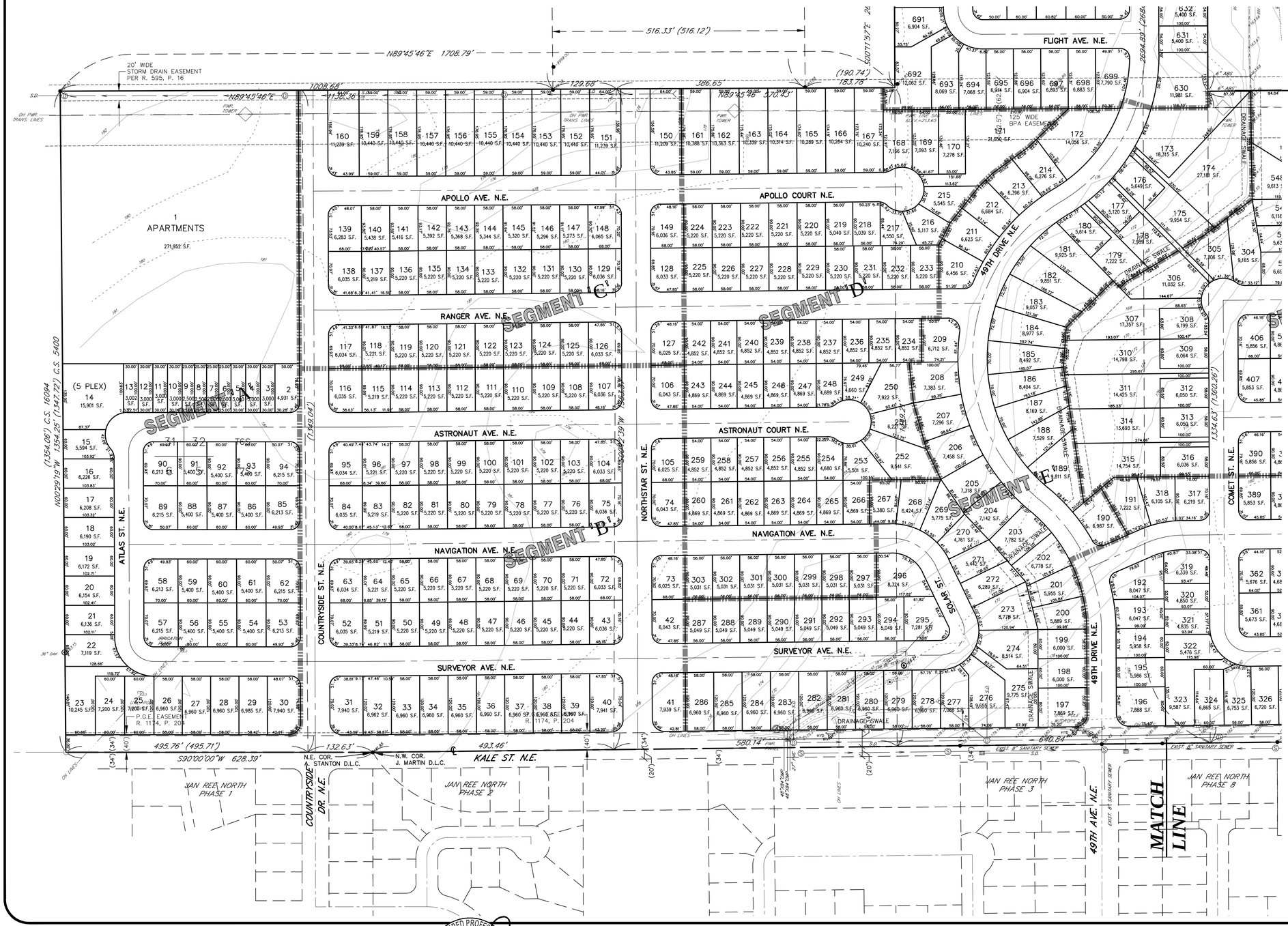
PRELIMINARY PLAN

Drawing Number 6474
Sheet Number 1 of 6

J:\6400-6499\6474-Northstar\Dwg\6474REV.dwg, P1-PRE, 5/17/2017 10:01:05 AM, Pfeuffer

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



Owner / Developer:

NORTHSTAR COMMUNITIES L.L.C.
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

PROPOSED MODIFICATION

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER 9664 OREGON JULY 14, 1978 MARK D. GRENZ

EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6474REV.dwg/PLOT: 1 P2-PRE

Design:	M.D.G.
Drawn:	P.H.S.
Checked:	M.D.G.
Date:	MARCH 2017
Scale:	AS SHOWN
As-Built:	

NORTHSTAR

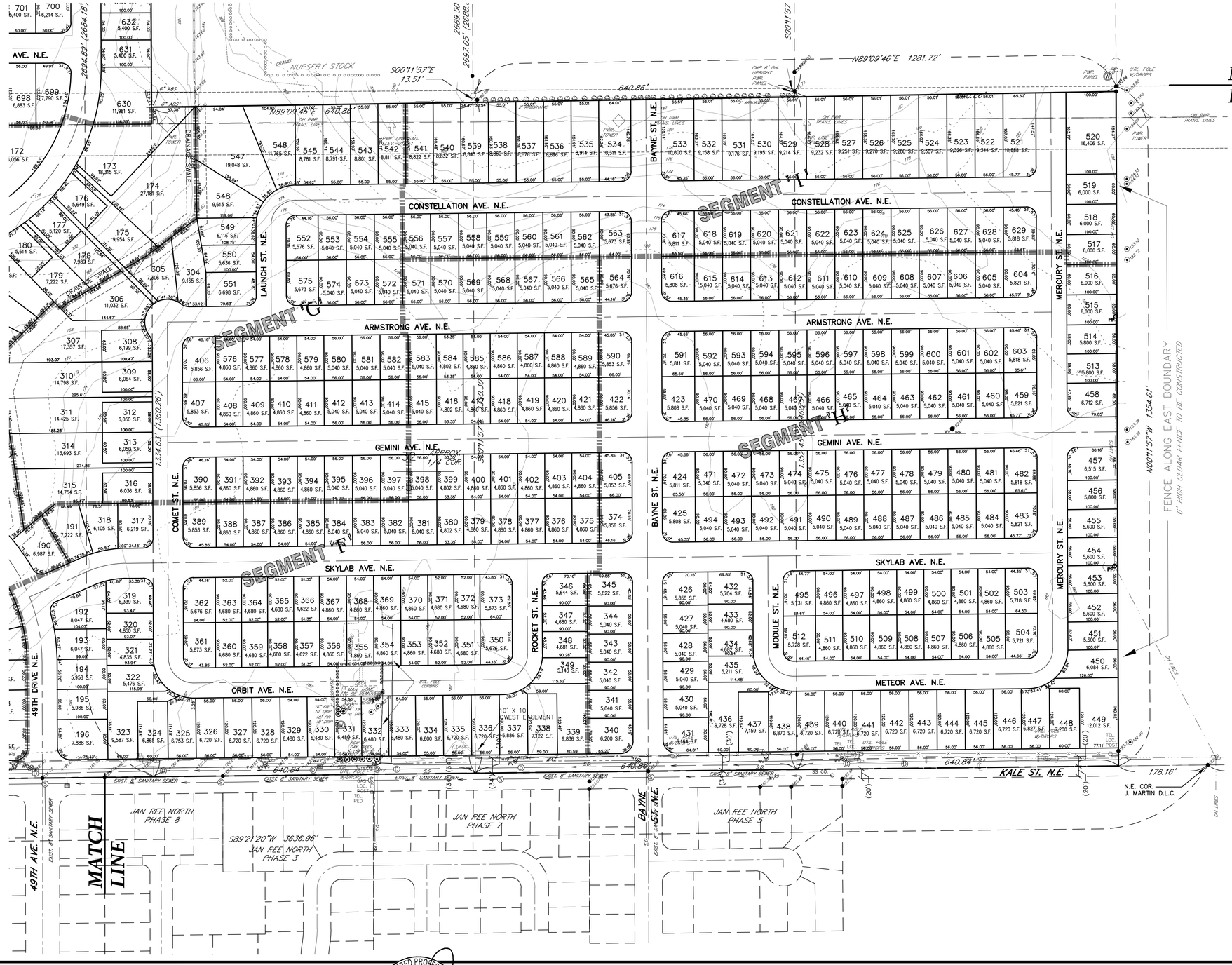
PRELIMINARY PLAN

Drawing Number 6474
Sheet Number 2 of 6

J:\6400-6499\6474-Northstar\Dwg\6474REV.dwg, P2-PRE, 5/17/2017 10:01:11 AM, Pkeaders

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



MATCH LINE

Owner / Developer:

NORTHSTAR COMMUNITIES L.L.C.
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

PROPOSED MODIFICATION

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

J:\6400-6499\6474 Northstar\Dwg\6474REV.dwg, 3-PRE, 5/17/2017 10:01:15 AM, Pfaenders

6474REV.dwg/PLOT:1 P3-PRE

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: MARCH 2017
Scale: AS SHOWN
As-Built: _____

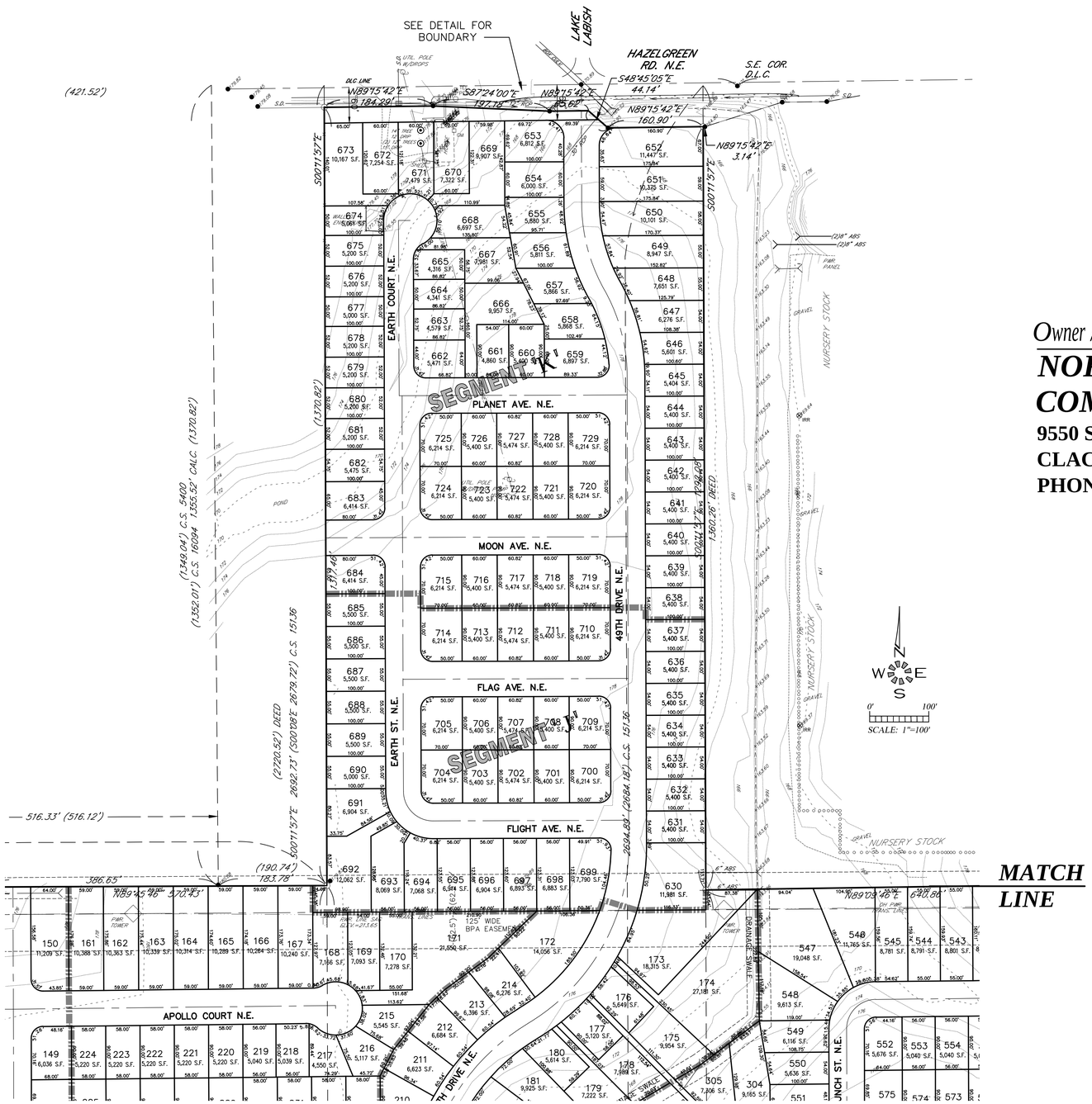
NORTHSTAR

PRELIMINARY PLAN

Drawing Number 6474
Sheet Number 3 of 6

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



Owner / Developer:

NORTHSTAR COMMUNITIES L.L.C.
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

PROPOSED MODIFICATION

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 24, 1976
MARK D. GRENZ
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6474REV.dwg/PLOT:1 P4-PRE

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: MARCH 2017
Scale: AS SHOWN
As-Built:

NORTHSTAR

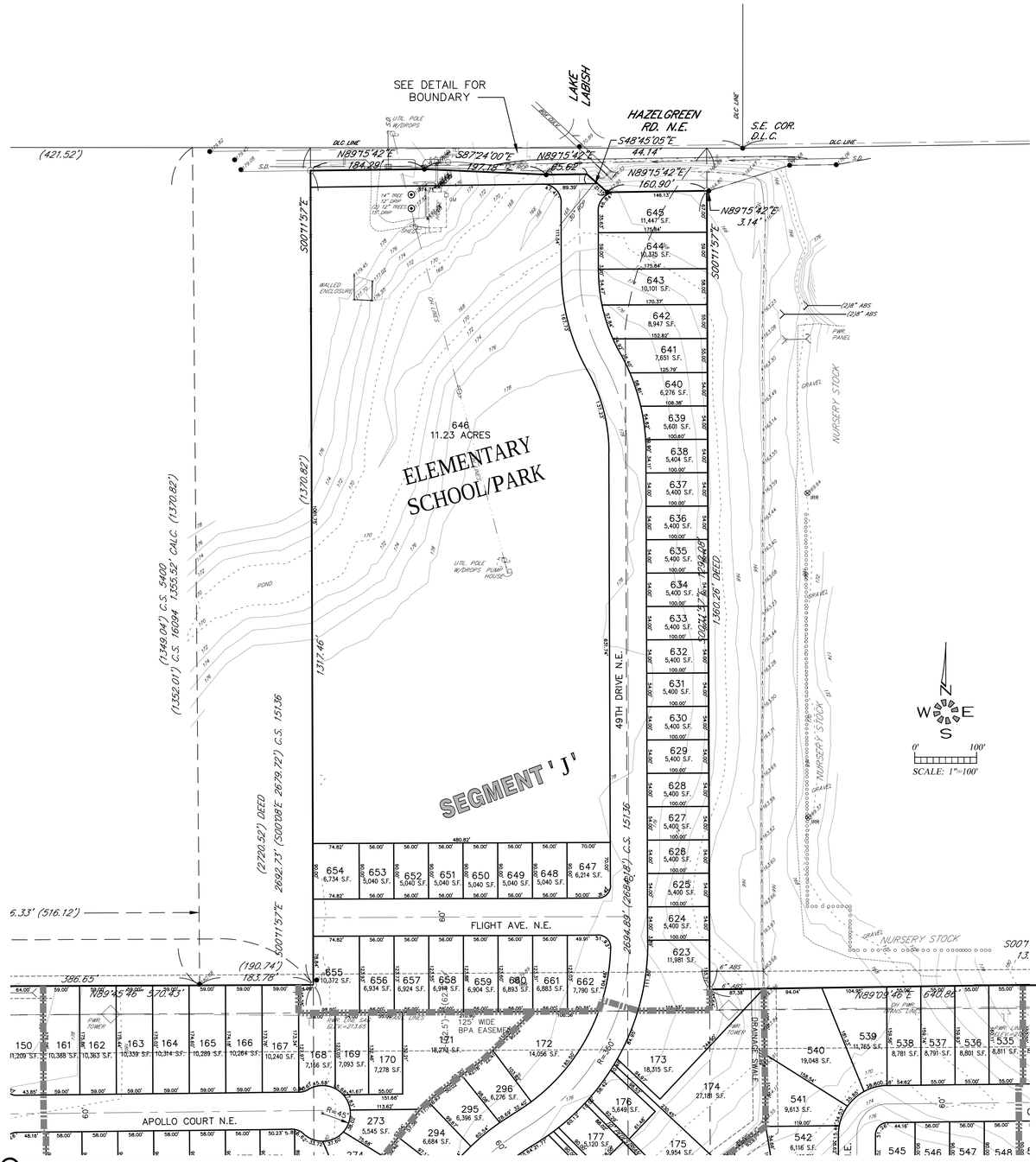
PRELIMINARY PLAN

Drawing Number 6474
Sheet Number 4 of 6

J:\6400-6499\6474 Northstar\Dwg\6474REV.dwg, P4 PRE, 5/17/2017 10:01:18 AM, PSanders

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



Owner / Developer:

NORTHSTAR COMMUNITIES L.L.C.
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

PROPOSED MODIFICATION

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER 9954 OREGON JULY 14, 1978 MARK D. GRENZ
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6474REV.dwg / PLOT: 1 P6-PRE

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: MARCH 2017
Scale: AS SHOWN
As-Built:

NORTHSTAR

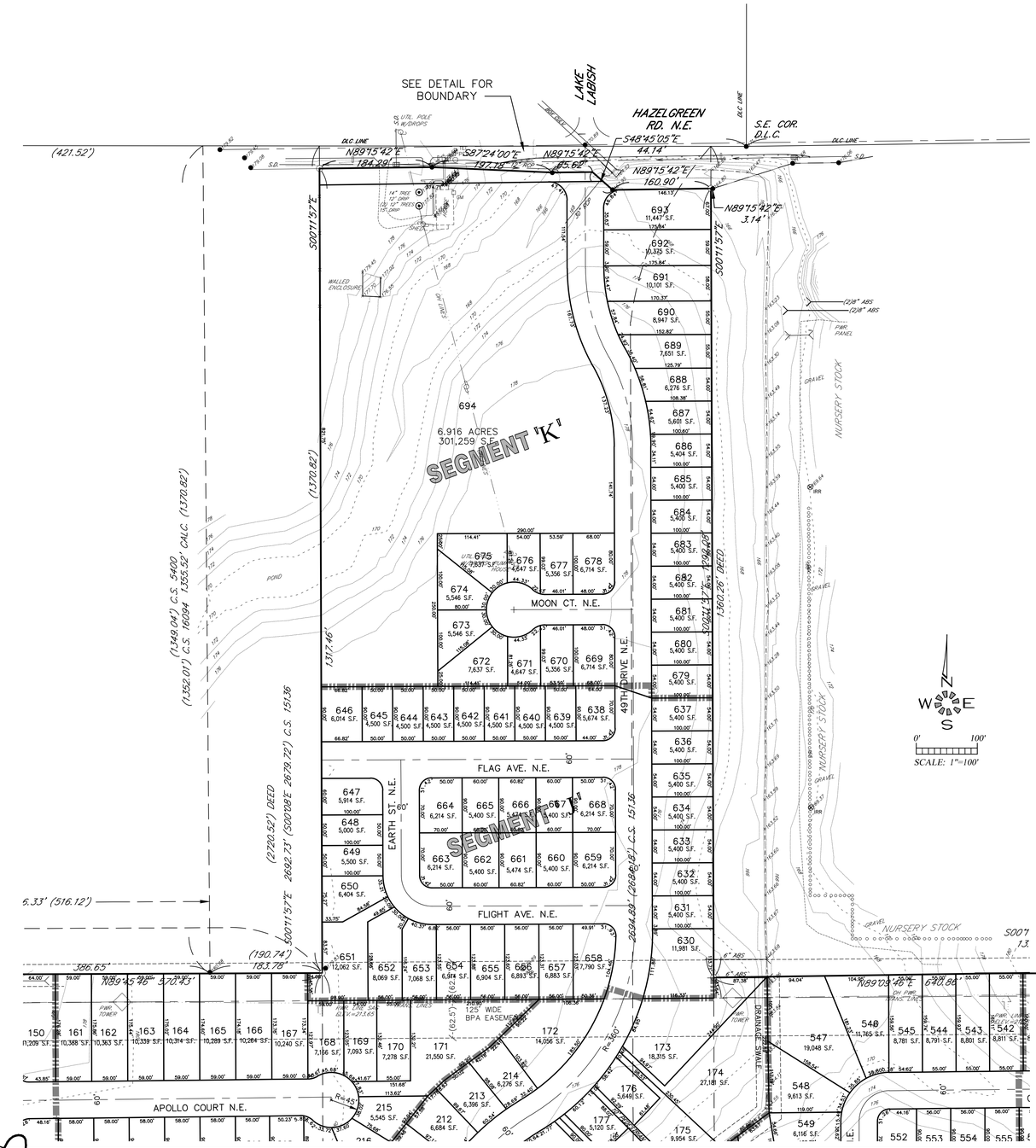
SCHOOL / PARK OPTION

Drawing Number 6474
Sheet Number 5 of 6

J:\6400-6499\6474 Northstar\Dwg\6474REV.dwg, P5-PRE, 5/17/2017 10:03:21 AM, Pstoddert

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



MATCH LINE

Owner / Developer:

NORTHSTAR COMMUNITIES L.L.C.
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

PROPOSED MODIFICATION

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1978 — MARK D. GRENZ
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6474REV.dwg /PLOT: 1 P6-PRE

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: MARCH 2017
Scale: AS SHOWN
As-Built: _____

NORTHSTAR

PARK
OPTION

Drawing Number 6474
Sheet Number 6 of 6

J:\6400-6499\6474 Northstar\Dwg\6474REV.dwg, P6-PRE, 5/17/2017 10:03:25 AM, Pixeadmn

ATTACHMENT D

CITY OF Salem AT YOUR SERVICE

MEMO

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

---

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).

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. 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 700th 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. 49th 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: 49th 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: 49th 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 49th 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

ATTACHMENT E

PLANNING COMMISSION
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

RESOLUTION NO.: PC 06-18

COMPREHENSIVE PLAN CHANGE/ ZONE CHANGE NO. 05-12

WHEREAS, a petition for Comprehensive Plan Change from

"Industrial" to "Single Family Residential" and "Multiple Family Residential"

and a zone change from

IBC (Industrial Business Campus) and IP (Industrial Park) to RS (Single Family Residential – 132.59 acres), RM1 (Multiple Family Residential – 7.26 acres) and RM2 (Multiple Family Residential – 8.89 acres)

for property located at

4400 - 5200 Blocks of Kale Rd NE

was filed by

Granada Land Company (Larry Epping)

with the Planning Commission of the City of Salem, and

WHEREAS, after due notice, a public hearing on the proposed plan was held before the Planning Commission on November 7, 2006, at which time witnesses were heard and evidence received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding including the testimony presented at the hearing, after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact dated November 7, 2006, herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, it is hereby ordered:

A. That the Salem Area Comprehensive Plan (SACP) map designation change for the subject property from "Industrial" to "Single Family Residential" and "Multifamily Residential" be GRANTED.

B. That the zone change from IP (Industrial Park) and IBC (Industrial Business Campus) to RS (Single Family Residential) and RM1 and RM2 (Multiple Family Residential) for the subject property be GRANTED, subject to the following conditions:

1. The applicant shall dedicate sufficient right-of-way to equal a half-width of 36 feet along Kale Road NE and construct a 23-foot half-street improvement on the development side of Kale Road NE when the property is developed.

2. The applicant shall link the proposed development to adequate water facilities; and adequate sewer facilities.

3. The applicant shall provide a 30-foot wide buffer along the boundary of those properties designated RS (Single Family Residential) to buffer the proposed residential land from Industrial Designated and agriculturally zoned land, respectively. In addition, a sight-obscuring fence shall be required on the eastern boundary on the portion that abuts the urban growth boundary. Those boundaries that abut residentially designated land (RS, RM1 and RM2) shall not be subject to this condition.

4. The applicant shall provide appropriate Multiple Family Residential bufferyards as required by SRC 132 along the periphery of that property designated RM1 or RM2.

ADOPTED by the Planning Commission this 7th day of November, 2006.

President, Planning Commission

APPEAL PERIOD ENDS: November 30, 2006

Copies of the staff report containing the Facts and Findings adopted by the Planning Commission are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m.

Planning Commission Vote: YES 5 NO 1 (Bennett) **ABSENT 1** (Wiles)

G:\Group\CD\PLANNING\ACTION\PC Reso 06-18.wpd

ATTACHMENT F

UGA DEVELOPMENT 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

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. 49th Avenue NE: 49th Avenue is designated as a *collector* street is 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 49th 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

G:\Group\CD\PLANNING\STFRPRTS\2007\UGA\UGA07-1.ghs.wpd