

TO: Pamela Cole, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: March 9, 2018

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
UGA FOR PRELIMINARY DECLARATION 17-06
6719 DEVON AVENUE SE
FUTURE SUBDIVISION

PROPOSAL

Summary: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres at 6719 Devon Avenue SE.

Request: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres designated DR (Developing Residential) in the Salem Area Comprehensive Plan, zoned Marion County UT-10 (Urban Transition - 10 Acres), and located at 6719 Devon Avenue SE (Marion County Assessor Map and Tax Lot Number 083W22C00300). The applicant has submitted a concurrent application to annex the property, which would be zoned City of Salem RA (Residential Agriculture) or RS (Single Family Residential) upon annexation.

RECOMMENDED CONDITIONS

1. Acquire and convey land for dedication of right-of-way to equal a width of 60 feet in an alignment approved by the Public Works Director as specified for the future Collector street in the Salem Transportation System Plan (TSP) from the existing terminus of Lone Oak Road SE at Sahalee Drive SE to Rees Hill Road SE.
2. Construct Lone Oak Road SE with a minimum 34-foot-wide full Collector street improvement within the subject property and from the north line of the subject property to Sahalee Drive SE.
3. Construct Lone Oak Road SE with a minimum 34-foot-wide linking street improvement from the south line of the subject property to Rees Hill Road SE.
4. Pay the applicable reimbursement fee as established in the Lone Oak Road

- b. An 8-inch S-4 main from the pump station to the S-4 water service area within the subject property.
 - c. One or more 8-inch S-4 mains to serve each lot within the S-4 service area.
 - d. An 8-inch S-4 main extended to the south line of the subject property.
 - e. One or more S-3 mains that provide adequate fire flow to the entire S-4 area
10. The applicant has two options for providing parks facilities to serve the subject property:
- a. Convey or acquire 10 acres of property for dedication of neighborhood park facility NP-28; or
 - b. Pay a temporary access fee of \$200,000 pursuant to SRC 200.080(a).

FACTS

Streets

1. Lone Oak Road SE

- a. Standard—This street is currently under Marion County jurisdiction and is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street terminates near Sahalee Drive SE northwest of the subject property.

2. Devon Avenue SE

- a. Standard—This street is currently under Marion County jurisdiction and is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 26-foot improvement within a 40-foot-wide right-of-way abutting the subject property.

Parks

The Comprehensive Parks System Master Plan shows that the subject property will be served by a future Neighborhood Park (NP 28).

CRITERIA AND FINDINGS

SRC 200.055—Standards for Street Improvements

Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

City Council approved the Lone Oak Reimbursement District under Resolution 2018-08 on January 22, 2018. This district provides a funding mechanism for completion of Lone Oak Road SE from Muirfield Avenue SE to Rees Hill Road SE so that all benefited properties pay a proportional share of the cost for street improvements.

Three conditions of approval are proposed related to Lone Oak Road SE:

1. Acquire and convey land for dedication of right-of-way to equal a width of 60 feet in an alignment approved by the Public Works Director as specified for the future Collector street in the Salem Transportation System Plan from the existing terminus of Lone Oak Road SE at Sahalee Drive SE to Rees Hill Road SE.
2. Construct Lone Oak Road SE with a minimum 34-foot-wide full Collector street improvement within the subject property and from the north line of the subject property to Sahalee Drive SE.
3. Construct Lone Oak Road SE with a minimum 34-foot-wide linking street improvement from the south line of the subject property to Rees Hill Road SE.

These conditions of approval ensure that the proposed development has an adequate linking street connection to Lone Oak Road SE at Sahalee Drive SE and secondary linking street connections to Rees Hill Road SE through Devon Avenue SE and Lone Oak Road SE.

Pursuant to Resolution 2018-08, the applicant is also required to pay the applicable reimbursement fee as established in the Lone Oak Road Reimbursement District for

As a condition of development within the S-3 water service area, the applicant shall construct the following facilities as specified in the Water System Master Plan and approved by the Public Works Director:

1. A 12-inch S-3 main in the portion of Lone Oak Road SE within the subject property.
2. A 12-inch S-3 main connecting east/west through the property from Lone Oak Road SE to Devon Avenue SE.
3. A 12-inch S-3 main along the entire frontage of Devon Avenue SE.
4. A 12-inch S-3 main in Lone Oak Road SE from the north line of the subject property to the existing main at the Lone Oak/Sahalee intersection and/or from the south line of the subject property to the existing main in Rees Hill Road.

Based on the topography of the subject property, the S-4 area of the proposed development shall receive domestic service from the S-4 service level and fire service from the S-3 service level. As a condition of development within the S-4 water service area, the applicant shall construct the following facilities as specified in the Water System Master Plan and approved by the Public Works Director:

1. An S-4 domestic pump station with sufficient capacity to serve entire the S-4 water service area between Lone Oak Road SE and Devon Avenue SE.
2. An 8-inch S-4 main from the pump station to the S-4 water service area within the subject property.
3. One or more 8-inch S-4 mains to serve each lot within the S-4 service area.
4. An 8-inch S-4 main extended to the south line of the subject property.
5. One or more S-3 mains that provide adequate fire flow to the entire S-4 area

These improvements ensure that permanent water service is available in accordance with the Water System Master Plan.

SRC 200.075—Standards for Park Sites

Findings: The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Parks System Master Plan.