

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: July 16, 2018

SUBJECT: **REVISED PUBLIC WORKS RECOMMENDATIONS**
UGA FOR PRELIMINARY DECLARATION 17-06
6719 DEVON AVENUE SE
REMANDED DECISION



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

Reimbursement District pursuant to Resolution 2018-08 to contribute the development's proportional share of the costs of the full Collector street improvement of Lone Oak Road SE from Muirfield Avenue SE to Rees Hill Road SE (in the event the Reimbursement District is terminated prior to final plat approval, no reimbursement fee shall be due). The reimbursement fee shall be credited toward the performance guarantee amount required in SRC 110.100(c) for Lone Oak Road SE construction.

5. Convey land for dedication along the entire frontage of Devon Avenue SE to equal 30 feet from centerline.
6. Construct a half-street improvement to Local street standards along the entire frontage of Devon Avenue SE.
7. Construct 8-inch *Salem Wastewater Management Master Plan* sewer lines necessary to serve the development. The nearest available sewer main appears to be located at the terminus of Lone Oak Road SE at Sahalee Drive SE.
8. 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:
 - a. A 12-inch S-3 main in the portion of Lone Oak Road SE within the subject property.
 - b. A 12-inch S-3 main connecting east/west through the property from Lone Oak Road SE to Devon Avenue SE.
 - c. A 12-inch S-3 main along the entire frontage of Devon Avenue SE.
 - d. 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 Road SE/Sahalee Drive SE intersection and/or from the south line of the subject property to the existing main in Rees Hill Road SE.
9. 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:
 - a. 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.

- 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 \$80,000 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.

Storm Drainage

1. Existing Conditions

- a. Champion Swale is mapped to the west of the subject property, while an unidentified creek runs through the western portion of the property. Powell Creek is mapped east of the subject property. No public storm mains are adjacent to the proposed development.
- b. The subject property is within the Battle Creek Drainage Basin.

Water

1. Existing Conditions

- a. The subject property is located partially in the S3 water service level, below an elevation of 629 feet, and partially in the S4 water service level, above 629 feet.
- b. A 10-inch S3 water line is located in Devon Avenue SE. Mains of this size generally convey flows of 700 to 1,700 gallons per minute.
- c. A 10-inch S3 water line is located in Lone Oak Road SE. Mains of this size generally convey flows of 700 to 1,700 gallons per minute.
- d. A 16-inch S3 water line is located in Rees Hill Road SE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.
- e. There is no existing S4 water system.

Sanitary Sewer

1. Existing Conditions

- a. The property is split into two sewage drainage basins – partially toward the west line and partially toward the east.
- b. The nearest adequate linking facility for the west basin appears to be an existing 8-inch sewer line approximately 400 feet to the northwest of the property in Lone Oak Road SE.
- c. The nearest adequate linking facility for the east basin appears to be an existing 8-inch sewer line approximately 850 feet to the northeast of the property. The east basin may be able to receive service from the existing sewer main in Lone Oak Road SE.

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

development's proportional share of the costs of the full Collector street improvement of Lone Oak Road SE from Muirfield Avenue SE to Rees Hill Road SE. The reimbursement fee shall be credited toward the performance guarantee amount required in SRC 110.100(c) for Lone Oak Road construction.

Boundary street improvements are required along the entire frontage of Devon Avenue SE pursuant to SRC 200.055(c).

SRC 200.060—Standards for Sewer Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facility appears to be located in Sahalee Drive SE, both northwest and northeast of the subject property. The applicant shall construct the *Salem Wastewater Management Master Plan* improvements and link the site to existing facilities that are defined as adequate under SRC 200.005(a).

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. This shall include trunk sewers that are oversized to provide capacity for upstream development (PWDS Sewer Division 003).

SRC 200.065—Standards for Storm Drainage Improvements

Findings: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be Champion Swale to the west and county ditches along Devon Avenue SE to the east of the subject property. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

SRC 200.070—Standards for Water Improvements

Findings: 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 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the *Water Distribution Design Standards*.

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 Road SE/Sahalee Drive SE intersection and/or from the south line of the subject property to the existing main in Rees Hill Road SE.

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*.

Limited parks facilities are available to serve the proposed development. *The Comprehensive Parks System Master Plan* shows that a future Neighborhood Park (NP 28) and Community Park (CP 6) are planned on or near the subject property. The applicant shall reserve property for dedication of neighborhood park facility NP-28 based on sizing criteria established in SRC 200.075(b).

The park sizing methodology is as follows:

- The park size shall be 2.25 acres per 1,000 population (SRC 200.075(b))
- The park service area is 300 acres based on the area of residentially zoned property that can be served based on the proposed park spacing in the *Master Plan*.
- Single-family residential development density is 6.3 dwelling units per net acre (Table 5 of draft *Salem Housing Needs Analysis* dated December 2014).
- According to the U.S. Census, the average household size in Salem in 2010 was 2.55 people (p16 of draft *Salem Housing Needs Analysis* dated December 2014).

The park size is 10 acres based on 2.55 people per dwelling multiplied by 6.3 dwellings per acre multiplied by 300 acres of park service area multiplied by 2.25 acres of park size per 1,000 population.

In lieu of acquiring or conveying park land pursuant to SRC 200.075, the applicant has the option of paying a temporary access fee pursuant to SRC 200.080(a). The temporary access fee is a reasonable alternative to conveyance of park land from within the subject property because the topography and location of the subject property is not desirable for a neighborhood park. The temporary access fee amount is \$80,000 based on the following analysis:

- Acquisition of a 10-acre park is estimated to cost a total of \$1,200,000 according to Table E-1 of the *Master Plan*.
- The service area of NP-28 is estimated to be 300 acres, so the proportional cost for all property within the service area is \$4,000 per acre.
- For a 20-acre site at \$4,000 per acre, the proportional contribution to NP-28 is \$80,000.

The temporary access fee will contribute to the permanent park facility by providing revenue for acquiring the property being proposed for NP-28. The temporary access fee will be collected on a per lot basis when permits are issued.

Should the City acquire park land that includes the property within the park service area prior to the submission of Final Plat for this property, the property would be served by a park and no temporary access fee is required under SRC 200.080(a). To determine whether the temporary access fee is required, "acquire" includes acquiring an interest in land intended for "park land" which services this property.