

## Olivia Glantz

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**From:** Brandie Dalton <BDalton@mtengineering.net>  
**Sent:** Wednesday, November 06, 2019 8:34 AM  
**To:** Olivia Glantz  
**Cc:** Jeremy Grenz  
**Subject:** RE: Coburn Conditions

Olivia,

Please hold off on issuing the Coburn decision. We would like to meet with our clients and Public Works today about some of the Conditions of approval. Therefore, in order to allow us time to review the Conditions of Approval with our clients and Public Works, we are requesting a **30-day extension to the 120-day Staten Mandated Decision Deadline.**

Thank you,

Brandie Dalton  
Land-Use Planner  
Multi/Tech Engineering Services, Inc  
1155 SE 13<sup>th</sup> Street  
Salem, Oregon 97302  
(503) 363-9227

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**From:** Olivia Glantz <OGlantz@cityofsalem.net>  
**Sent:** Tuesday, November 5, 2019 1:38 PM  
**To:** Jeremy Grenz <JGrenz@mtengineering.net>  
**Cc:** Brandie Dalton <BDalton@mtengineering.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>; Glenn Davis <GDAVIS@cityofsalem.net>; Natasha Zimmerman <NZimmerman@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>  
**Subject:** RE: Coburn Conditions

Jeremy,

Due to the timing and the holiday, I will be issuing a decision tomorrow unless a 30-day extension is requested:

1. **STORMWATER** - The condition will stay the same until Engineering is satisfied with the preliminary. **If additional time is needed, please provide 120-day time extension.**
2. **CHERRIOTS** - The decision criteria does allow for transit stops to be provided for developments.  
\*provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops\*
3. **REED ROAD IMPROVEMENTS** – This is a condition of the Partition approval. The park is part of your proposal. Neighborhood parks are generally located on local streets, which allow for parking. Since the applicant is proposing along an arterial parking is not allowed, therefore the condition.
4. **PED ACCESS ON BATTLE CREEK** - The area is within the eligibility area for DDF with possible requirement, therefore can be a condition of approval to address SRC 205.010(d)(5). The adjacent street system would need to be safe and orderly to the proposed park.
5. **SEWER/STORM** – Changes are okay.

6. TREES – The three tree conditions will remain. The Oak trees within the right-of-way can be accommodated for by a meandering sidewalk (alternative street standard reviewed under this decision) and if the trees need to be removed, the process through SRC 86 can accommodate that. The significant Oak Tree can be located within a PUE, if later the Oak Tree dies additional plantings will be required as part of a TCPA or TRP. The Fir Tree would provide for a buffer to the 25% standard, since a TCPA is likely not to be approved.

**Olivia Glantz**

*Planner III*

City of Salem | Community Development Department

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**From:** Jeremy Grenz <[JGrenz@mtengineering.net](mailto:JGrenz@mtengineering.net)>

**Sent:** Friday, November 01, 2019 4:00 PM

**To:** Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)>

**Cc:** Brandie Dalton <[BDalton@mtengineering.net](mailto:BDalton@mtengineering.net)>; Mark Grenz, P.E. <[MGrenz@mtengineering.net](mailto:MGrenz@mtengineering.net)>

**Subject:** Coburn Conditions

Olivia,

I have identified language in the proposed conditions below that we would like to have removed in **RED**, language that we would like to have added in **BLUE**, and my commentary in **ITALICISED ORANGE**.

Please review and call me to discuss.

Thanks,

Jeremy Grenz



Prior to final subdivision plat:

**Condition** - Lots 144-147 shall take access from Street 'M' and the south property line is the designated the front property line.

**Condition 2:** Prior to the issuance of building permits, the subject property shall have a favorable Airport Overlay zone height variance.

**Condition** – Prior to final plat, provide an engineered stormwater design pursuant to SRC 71 and PWDS to accommodate future impervious surface on all proposed lots, including stormwater facilities needed to serve new streets, **without the need for Design Exceptions**. *After further analysis, we believe we can comply with SRC 71 without mechanical treatment, however, at this time, we are not positive we will not need Design Exceptions. Further, I don't see how it would be legal to limit us from using provisions that are allowed within the PWDS.*

**Condition** – All streets within the proposed subdivision shall meet 12 percent grade; with the exception of the five street sections, identified on the proposed tentative plan, which shall not exceed 15 percent.

**Conditions** - The applicant shall provide mid-block pedestrian access as shown on the tentative subdivision plan.

**Condition** - Proposed Streets K, M and N shall be a minimum of 52-feet in width, which includes a four-foot planter to accommodate street trees and sidewalks adjacent to one foot from property line. All other streets shall meet local street standards.

**Condition** - Dedicate a 10-foot-wide public utility easement (PUE) along the street frontage of all abutting and internal streets.

**Condition** - Trees proposed for removal that are located within the right of way abutting streets shall follow the procedures of SRC Chapter 86.

**Condition** - All lots within the S-1 service level shall be served by S-1 water mains, and all lots within the S-2 service level shall be served by S-2 water mains. Water mains may need to be extended through future unconstructed phases within temporary easements in order to serve all lots in each phase.

**Condition** - Construct Coburn Reservoir, Boone Road S-1 Pump Station, and S-1 connecting water mains as indicated in Water System Master Plan; or pay a Temporary Access Fee (TAF) pursuant to SRC 200.080(a). The TAF shall be \$10,000 per acre of land being developed within the S-1 service area as proportional payments within each section as specified below. The TAF shall be subtracted by the market value of lot 138 but shall not be less than \$0.

**Condition** - Dedicate a neighborhood park facility not less than 6.5 acres in size. (UGA17-03;5)

**Condition** - Demonstrate that the proposed subdivision conforms to the access requirements of the Fire Code by one of the following methods:

- (a) Provide written evidence from the Fire Marshal that the subdivision, as approved, does not exceed the maximum 30 dwelling units allowed to be served by a single fire apparatus road; or
- (b) Provide written approval from the Fire Marshal allowing more than 30 dwelling units to be served by a single fire apparatus road subject to all of the dwelling units within the subdivision being equipped with an automatic sprinkler system; or

- (c) Reconfigure or Plat the subdivision so that no more than 30 dwelling units will be served by a single fire apparatus road.

**Condition** - Demonstrate adequate Fire Department turn-arounds prior to final plat of Phase K, H, F and A.

**Condition** - Prior to any plat, the applicant shall coordination with Salem-Keizer Cherriots for a transit stop and provide evidence of the location of a future transit stop or a letter from Salem-Keizer Cherriots that no stop is needed in the vicinity. *I don't believe there are provisions in your development code that allow for this requirement.*

**Condition** - The subdivision shall be phased in the following order:

Section E: 16 lots  
Section G: 22 lots  
Section I: 18 lots  
Section J: 17 lots  
Section F: 15 lots  
Section H: 25 lots  
Section K: 15 lots  
Section A: 24 lots  
Section D: 25 lots  
Section B: 17 lots  
Section C: 15 lots

Prior to plat of Section E:

**Condition** - Construct a realigned intersection of Battle Creek Road SE and Reed Road SE to minor arterial standards pursuant to PWDS and acquire and/or convey land for dedication of right-of-way as needed to construct the improvements. The new intersection shall include a westbound to southbound left turn lane on Reed Road SE, a southbound to eastbound left turn lane on Battle Creek Road SE, a northbound to eastbound right turn lane on Battle Creek Road SE, and a pedestrian island on Battle Creek Road SE along the south side of the intersection. If off-site right-of-way is needed to construct the improvements and the applicant is unable to acquire the right-of-way from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050. (UGA17-03;1)

**Condition** - Construct a minimum 18-inch S-1 water main in Reed Road SE from Strong Road SE to J Avenue SE.

**Condition** - Construct a minimum 18-inch S-1 water main in J Avenue SE from Reed Road SE to H Street SE, and in H Street SE from the south line of Section E to the north line of Section E.

**Condition** - Pay \$61,541 as the proportional amount of the water TAF.

Prior to plat of Section G:

**Condition** - Construct Reed Road SE from Battle Creek Road SE to the north line of the subject property, at a minimum 23-foot-wide half street improvement to Minor Arterial standards within a minimum 36-foot-wide half-width right-of-way. The improvements shall include **on-street parking and tapers**. (UGA17-03;1) *The standards for Minor Arterials do not include parking, this requirement is not proportionate to the development's impact, and therefore cannot be imposed as a condition.*

**Condition** – Pay \$74,497 as the proportional amount of the water TAF.

**Condition** – Construct multi-modal trails to proposed park as shown on tentative subdivision plan to PWDS Standards.

Prior to plat of Section I:

**Condition** – Construct Battle Creek Road along the frontage of Section I to a 23-foot-wide half street improvement to Minor Arterial standards within a minimum 36-foot-wide half-width right-of-way. (UGA17-03;1)

**Condition** – Construct a minimum 12-inch S-1 water main in Reed Road SE from J Avenue SE to Battle Creek Road SE, and in Battle Creek Road SE from Reed Road SE to N Street SE.

**Condition** – Pay \$61,541 as the proportional amount of the water TAF.

Prior to plat of Section J:

**Pay a temporary access fee of \$13,680 toward the future signal at Battle Creek Road SE and Reed Road SE.**

**Condition** – Construct a pedestrian access route along missing sections of sidewalk on the west side of Battle Creek Road SE from Reed Road SE to Forsythe Drive SE. *This offsite improvement should have been a UGA requirement and is not proportionate to the impact of the development, therefore cannot be imposed as a requirement.*

Prior to plat of Section F:

**Condition** - Construct a minimum 18-inch S-1 water main in K Street SE from the north line to the south line of Section F.

**Condition** - Pay \$38,868 as the proportional amount of the water TAF.

Prior to plat of Section H:

**Condition** - Paved width of accessway shall be 20-feet within a 25-foot wide easement.

**Condition** - "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lot accessway that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of any remaining portion of the accessway.

**Condition** – Convey lot 138 to the City for future construction of Coburn Reservoir.

**Condition** - Construct a minimum 18-inch S-1 water main in K Street SE from the north line of Section H to the south line of lot 138.

**Condition** -Pay \$16,195 as the proportional amount of the water TAF.

Prior to plat of Section A:

**Condition** - Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the entire frontage of Strong Road SE.

**Condition** - Construct a 15-foot-wide half-street improvement on the development of centerline and a 15-foot-wide pavement widening on the opposite side of centerline along Strong Road SE.

**Condition** - Construct a minimum 18-inch S-1 water main within Sections A and D from H Street SE at the south line of Section D to Strong Road SE at the south line of Section A. Design City infrastructure improvements needed for Section D in sufficient detail to determine that the water main construction meets PWDS. Construct a temporary utility and emergency access road along the water main alignment.

**Condition** - Pay \$84,214 as the proportional amount of the water TAF.

Prior to plat of Section D:

**Condition** - Pay \$80,975 as the proportional amount of the water TAF.

**Condition** – Proposed lots 57-59, and 74-81 shall Connect to the existing sewer mains Reed Road SE. Proposed lots 60-73 shall connect to the existing sanitary sewer in Strong Rd. If off-site easements are needed because of topographic constraints and the applicant is unable to acquire easements from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050. (UGA17-03;2)

**Condition** - Proposed lots 57-59, and 74-81 shall Connect to the existing stormwater facilities abutting Reed Road SE. Proposed lots 60-73 shall connect to the existing sanitary sewer in Strong Rd. If off-site easements are needed because of topographic constraints and the applicant is unable to acquire easements from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050. (UGA17-03;3)

Prior to plat of Section B:

**Condition** -Pay \$55,063 as the proportional amount of the water TAF.

Prior to plat of Section C:

**Condition** -Pay \$55,063 as the proportional amount of the water TAF.

1. Construct a temporary pedestrian access route in Reed Road SE from J Avenue to Battle Creek Road SE,
  1. *Trees along Strong and Reed designated for removal will be preserved and considered Street Trees. Any future removal of those trees will be reviewed under SRC 86. There are no provisions in SRC 808 that allow for trees within the existing property boundary to be designated as trees on city owned property and regulated by SRC 86.*

2. **Lot 3; The 46" Fir Tree shall be preserved.** *There are no provisions in SRC 808 that allow for us to require a tree that is not a significant tree or a heritage tree. We are preserving more than 25% of the trees onsite.*
3. **Significant Oak Tree on Lot 68 shall be preserved.** *This oak is within the proposed PUE and is not likely to survive, we would proposed additional replanting in lieu of preservation.*