

**TO:** Olivia Glantz, Planner III  
Community Development Department

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

**DATE:** January 22, 2020

**SUBJECT:** **PUBLIC WORKS RECOMMENDATIONS**  
**SUB19-05MOD1 (19-125355-LD)**  
**6719 DEVON AVENUE SE**  
**SUBDIVISION MODIFICATION**



## PROPOSAL

Modification of the approval of SUB19-05 (the "Grantham Crest" subdivision) to add phasing. The request is to add three phases, Phase 1 with 42 Lots, Phase 2 with 23 lots and Phase 3 with 19 lots. The modification does not result in additional lots.

The subject property is approximately 19.89 acres in size, zoned RS (Single Family Residential), and located at 6719 Devon Avenue SE (Marion County Assessor Map and Tax Lot Numbers 083W22C00300).

## RECOMMENDED CONDITIONS OF MODIFICATION APPROVAL

Modify the conditions of approval of SUB19-05 applicable to public works infrastructure as follows:

1. Condition 4—The applicant has two options for providing stormwater service to properties within the Powell Creek basin:
  - a. Between Powell Creek and the subject property, acquire easements from downstream property owners and construct off-site improvements as needed to convey stormwater runoff from the proposed development to Powell Creek pursuant to PWDS; or
  - b. Demonstrate preservation of downstream stream health through the use of continuous flow simulation that simulates such hydrologic factors as interception, soil moisture, surface runoff, interflow, base flow, evapotranspiration, and ground-water recharge. The flow control system shall be designed to match peak flow rates and durations from the pre-developed to the developed condition for the half 2-year, 5-year, 10-year, 25-year, and

100-year events.

Phasing: Required with Phases 2 and 3 as applicable.

2. Condition 5—Comply with the conditions of approval for UG Preliminary Declaration Case No. UGA17-06:
  - a. UG Condition 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 TSP from the existing terminus of Lone Oak Road SE at Sahalee Drive SE to Rees Hill Road SE. Phasing: Required with Phase 1.
  - b. UG Condition 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. Phasing: Required with Phase 1.
  - c. UG Condition 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. Phasing: Required with Phase 1.
  - d. UG Condition 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. Phasing: Required for each phase as applicable.
  - e. UG Condition 5—Convey land for dedication along the entire frontage of Devon Avenue SE to equal 30 feet from centerline. Phasing: Required along the Phase 2 frontage for Phase 2 and along the Phase 3 frontage for Phase 3.
  - f. UG Condition 6—Construct a half-street improvement to Local street standards along the entire frontage of Devon Avenue SE. Phasing: Required along the Phase 2 frontage for Phase 2 and along the Phase 3 frontage for Phase 3.
  - g. UG Condition 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. Phasing: Required with Phase 1.



- h. UG Condition 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:
  - i. A 12-inch S-3 main in the portion of Lone Oak Road SE within the subject property. Phasing: Required with Phase 1.
  - ii. A 12-inch S-3 main connecting east/west through the property from Lone Oak Road SE to Devon Avenue SE. Phasing: Required with Phases 1 and 2 as applicable.
  - iii. A 12-inch S-3 main along the entire frontage of Devon Avenue SE. Phasing: Required with Phases 2 and 3 as applicable.
  - iv. 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 and Sahalee Drive SE intersection and /r from the south line of the subject property to the existing main in Rees Hill Road SE. Phasing: Required with Phase 1.
- i. UG Condition 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:
  - i. 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. Phasing: Required with Phase 1.
  - ii. An 8-inch S-4 main from the pump station to the S-4 water service area within the subject property. Phasing: Required with each Phase as applicable.
  - iii. One or more 8-inch S-4 mains to serve each lot within the S-4 service area. Phasing: Required with each Phase as applicable.
  - iv. An 8-inch S-4 main extended to the south line of the subject property. Phasing: Required with Phase 1.
  - v. One or more S-3 mains that provide adequate fire flow to the entire S-4 area. Phasing: Required with each Phase as applicable.
- 3. Condition 6—Prior to final plat, a site plan review application shall be approved for the construction of the proposed pump station. Phasing: Required with Phase 1.
- 4. Condition 7—Construct water, stormwater, and sewer systems to serve each lot.

Phasing: Required with each Phase as applicable.

5. Condition 9—Construct internal streets to Local street standards. An alternative street grade up to 15 percent is authorized for the portion of One Street SE between Three Street SE and Four Street SE, and for the portion of Two Street SE between Three Street SE and Lone Oak Road SE. Phasing: Required with each Phase as applicable.
6. Condition 10—Dedicate a 10-foot public utility easement along the street frontage of all abutting and internal streets. Phasing: Required with each Phase as applicable.
7. Condition 11—The proposed 15-foot pedestrian pathway shall be relocated between Lot 16 and Lot 17. Phasing: Required with Phase 1.

## **FACTS**

### **Streets**

1. Lone Oak Road SE
  - a. Standard—This street 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 Stormwater
  - 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 Water**

- a. The subject property is located partially in the S-3 water service level, below an elevation of 629 feet, and partially in the S-4 water service level, above 629 feet.
- b. A 10-inch S-3 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 S-3 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 S-3 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 S-4 water system.

## **Sanitary Sewer**

### **1. Existing Sewer**

- 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 subject property abuts the lot designated for the future Neighborhood Park (NP 28) along its southern boundary. This property was recently purchased by the City to be developed as NP 28. A street connection and a pedestrian connection are proposed with the tentative plan.



## **CRITERIA AND FINDINGS**

SRC 205.070(d) indicates the criteria that must be found to exist before an affirmative decision can 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 proposed modification merely divides the overall project into three distinct phases and does not change any other aspects of the original application. The conditions of the original approval are unchanged, except that they are implemented within each phase as applicable.

**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 merely divides the overall project into three distinct phases and does not change any other aspects of the original application. The proposed modification does not change the physical appearance of the development, the use of the site, or the impacts on surrounding properties.

**SRC 205.015(d)(3)—Each phase is substantially and functionally self-contained and self-sustaining with regard to required public improvements.**

**Finding** – City infrastructure is available to serve individual phases in a way that is functionally self-contained and self-sustaining. In order to provide for safe circulation of traffic, the entire connection of Lone Oak Road SE from Sahalee to Rees Hill is required with Phase 1.

**SRC 205.015(d)(4)—Each phase is designed in such a manner that all phases support the infrastructure requirements for the phased subdivision as a whole**

**Finding** – The infrastructure requirements for the subdivision modification are unchanged from the original decision, except that the improvements will be constructed in phases. The improvements constructed in earlier phases will be constructed in such a manner that provides sufficient capacity to serve later phases.

Prepared by: Jennifer Scott, Program Manager  
cc: File