

TO: Olivia Dias, Planner III
Community Development Department

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

DATE: February 20, 2020

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SUB19-09 (19-125242-LD)
4560 CENTER STREET NE
24-LOT SUBDIVISION



PROPOSAL

A tentative subdivision plan to divide approximately 4.71 acres into 24 lots ranging in size from 4,633 square feet to 9,314 square feet. The subject property is approximately 4.71 acres in size, zoned RA (Residential Agriculture), and located at 4560 Center Street NE (Marion County Assessor Map and Tax Lot Number 072W30AA / 8000).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Convey land for dedication of right-of-way to equal a half-width of 48 feet from the centerline along the entire frontage of Center Street NE.
2. Along the Center Street NE frontage of the subject property, construct a minimum 23-foot-wide half-street improvement to interim Minor Arterial standards. The Center Street improvements shall include an eastbound-to-northbound left-turn lane and a westbound-to-southbound left-turn lane at the intersection of Center Street NE and Sphinx Court NE. The turn lanes shall include storage and tapers as specified in PWDS.
3. Construct internal streets to Local street standards, including property-line sidewalks and installation of street trees.
4. Construct a minimum 5-foot-wide pedestrian access route along Center Street NE from the west line of the subject property to the terminus of the existing sidewalk located on the east side of 45th Place NE.
5. Obtain approval from Marion County to gain access across the existing 1-foot reserve strip on 46th Avenue NE.

6. 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.
7. Dedicate a 10-foot public utility easement along the street frontage of all internal streets.

FACTS AND FINDINGS

Water

1. Existing Conditions

- a. The subject property is located within the G-0 water service levels.
- b. A 12-inch water main located in Center Street NE.
- c. There is a 6-inch Suburban East Salem Water District main located in 46th Avenue NE.

Sanitary Sewer

1. Existing Conditions

- a. A 15-inch sewer main is located in Center Street NE.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in Center Street NE.
- b. A storm ditch is located along the frontage of the subject property.
- c. A storm ditch is located on the south-east corner of the subject property.

Streets

1. Center Street NE

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

- b. Existing Condition—This street has an approximate 34-foot improvement within a 77-foot-wide right-of-way abutting the subject property.
2. 46th Avenue NE
- a. Standard—This street 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 34-foot improvement within a 60-foot right-of-way abutting the subject property. The northerly terminus of this street has a one-foot-wide reserve strip under the jurisdiction of Marion County.

Natural Resources

- 1. Wetlands—There are Salem-Keizer Local Wetland Inventory linear channel wetlands mapped on the subject property. The applicant shall contact the Oregon Department of State Lands to verify if any permits are required for future development. The applicant is required to verify mapped wetland area(s).
- 2. Floodplain—There is no floodplain or floodway areas mapped on the subject property.
- 3. Landslide Hazards—City records show there are no landslide hazard areas mapped on the subject property.

Parks

The subject property is served by neighborhood park NP-42, which is an acquired but undeveloped park site within one-half mile of the subject property.

CRITERIA AND FINDINGS

The following Code references indicate the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

SRC 205.010(d)(1)—The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the Unified Development Code, including, but not limited to the following:

- 1. **Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;**

2. City infrastructure standards; and
3. Any special development standards, including, but not limited to floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

Findings—The applicant shall provide the required field survey and subdivision plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the subdivision plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), and *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant provided a wetland delineation dated January 2015 conducted by Zion Natural Resources Consulting. Wetland notice was sent to the Oregon Department of State Lands (DSL) pursuant to SRC 809.025. The response received from DSL indicates that the approved wetland delineation is valid until May 20, 2020. The Public Works Design Standards require that all applicable state and federal permits be acquired as a condition of approval.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

SRC 205.010(d)(3)—Development within the tentative subdivision plan can be adequately served by City infrastructure.

Findings—Water and sewer infrastructure are available along the perimeter of the site and appear to be adequate to serve the property as shown on the applicant's preliminary utility plan. Developments are required to extend public utility services to serve upstream and neighboring properties; the tentative utility plan appears to meet that requirement.

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. The tentative subdivision plan shows public sewer extensions to adjacent upstream parcels.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant provided an engineered tentative stormwater design to accommodate future impervious surface on all proposed lots. Prior to final plat, the applicant shall 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.

All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(7)(B) prior to final plat approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

SRC 205.010(d)(4) and SRC 205.0010(d)(5)—The street system in and adjacent to the tentative subdivision plan conforms to the *Salem Transportation System Plan*. The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.

Finding—Center Street NE abuts the subject property and does not meet the current standard for a Major Arterial street pursuant to the Salem TSP. Center Street NE is approved as an interim alternative street standard in order to be built to Minor Arterial standards, but within a Major Arterial width right-of-way. The applicant is required to construct a half-street improvement along the entire frontage of Center Street. An alternate street standard of a 23-foot-wide half-street improvement is acceptable due to the existing configuration of Center Street NE in the vicinity of the subject property. The sidewalk and street trees along Center Street NE shall be installed according to the Major Arterial standard.

In addition to the boundary improvement, the applicant shall construct an eastbound to northbound left-turn lane and a westbound to southbound left-turn lane at the intersection of Center Street NE and Sphinx Court NE. The turn lanes shall include storage and tapers as specified in PWDS. Off-site pavement widening may be needed in order to provide adequate lane widths and taper lengths pursuant to PWDS.

There is an existing 1-foot reserve strip at the northern terminus of 46th Avenue NE that is owned by Marion County. Vehicular and pedestrian connectivity is required to 46th Avenue NE. The applicant shall obtain applicable permits from Marion County to gain access across the existing 1-foot reserve strip on 46th Avenue NE.

The applicant's site plan includes unimproved right-of-way between lots 16 and 17. This unimproved right-of-way shall comply with current Local Street standards and for the purpose of providing access and connectivity to underdeveloped property to the east. The Army Corps of Engineers provided feedback to City staff that wetland/fill permits require that the street connection to the east remain unimproved in order to preserve the natural wetland area to the greatest extent possible. Therefore, no street improvements are required in the unimproved right-of-way at this time.

SRC 205.010(d)(6)—The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.

Findings—Marion County Public Works Department and Cherriots provided comments describing the need for safe pedestrian access to 45th Place NE west of the subject property. The applicant shall be required to construct a minimum 5-foot-wide pedestrian access route along Center Street NE from the west line of the subject property to the terminus of the existing sidewalk located on the east side of 45th Place NE. This improvement is proportional to the impacts of the proposed development and provides a critical pedestrian connection to existing neighborhoods.

The subject property is served by neighborhood park NP-42, which is an acquired but undeveloped park site within ½ mile of the subject property. Access to the park is available through the existing transportation system.

SRC 205.010(d)(7)—The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis (TIA), where applicable.

Findings—The proposed 25-lot subdivision generates less than 1,000 average daily vehicle trips to Center Avenue NE, a Major Arterial street. Therefore, a TIA is not required as part of the proposed subdivision submittal.

RESPONSE TO PUBLIC COMMENTS:

1. **Wetlands**—The applicant provided a wetland delineation dated January 2015 conducted by Zion Natural Resources Consulting. Wetland notice was sent to the Oregon Department of State Lands (DSL) pursuant to SRC 809.025. The response received from DSL indicates that the approved wetland delineation is valid until May 20, 2020. The Public Works Design Standards require that all applicable state and federal permits be acquired as a condition of approval.

2. **Off-Site Sidewalks**—Marion County Public Works Department and Cherriots provided comments describing the need for safe pedestrian access to 45th Place NE west of the subject property. The applicant shall be required to construct a minimum 5-foot-wide pedestrian access route along Center Street NE from the west line of the subject property to the terminus of the existing sidewalk located on the east side of 45th Place NE.

Prepared by: Jennifer Scott, Program Manager
cc: File