


TO: Bryce Bishop, Planner III
Community Development Department

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

DATE: May 19, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SUB-ADJ21-04 (20-117944-LD)
5826 BATTLE CREEK ROAD SE
60-LOT SUBDIVISION**

PROPOSAL

An application for a Subdivision to divide property located at 5826 Battle Creek Road SE into 60 lots ranging in size from 4,000 square feet to approximately 11,912 square feet. The property is zoned RS (Single Family Residential), approximately 11.14 acres in size, and located at 5826 Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number: 083W13C00900).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of up to 36 feet on the development side of Battle Creek Road SE.
2. Construct a half-street improvement along the frontage of Battle Creek Road SE to Minor Arterial street standards, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The improvements shall include adequate width to provide a northbound to westbound left-turn lane and tapers at the intersection of Battle Creek Road SE and Landau Street SE, as well as a southbound to eastbound left-turn lane and tapers at the intersection of Battle Creek Road SE and the proposed "A" Street SE.
3. Construct internal streets to Local street standards.
4. Construct a 12-inch S-2 public water main through the proposed development in accordance with PWDS to connect the existing 12-inch water main in Landon Street SE to the 16-inch water main in Battle Creek Road SE.

5. Extend an 8-inch public sewer main in Battle Creek Road SE from the terminus of the existing 8-inch sewer main to the southern boundary of the subject property.
6. Construct stormwater flow control and treatment facilities pursuant to SRC Chapter 71 and PWDS.
7. Construct water, stormwater, and sewer systems to serve each lot.
8. Provide a 10-foot public utility easement along the street frontage of each lot.
9. Any easements needed to serve the proposed lots with City infrastructure shall be shown on the final plat.

FACTS AND FINDINGS

Water

1. Existing Conditions

- a. The subject property is located within the S-2 water service level.
- b. A 16- to 20-inch water line is located in Battle Creek Road SE. Mains of this size generally convey flows of 3,800 to 13,700 gallons per minute.
- c. A 12-inch water line is located in Landon Street SE. Mains of this size generally convey flows of 1,100 to 2,500 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer line is located in Landon Street SE.
- b. An 8-inch sewer line is located in Battle Creek Road SE approximately 700 feet north of the subject property.

Storm Drainage

1. Existing Conditions

- a. A 10-inch storm main is located in Landon Street SE.
- b. At the northeast corner of the subject property, a point of connection may be available through a 20-foot-wide easement, adjacent to Interstate 5.

Streets

1. Battle Creek Road SE

- a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 27-foot turnpike improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Landon Street SE

- 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 30-foot improvement within a 60-foot right-of-way abutting 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. The applicant is advised that the subject property appears to have several easements that shall be either shown on the final plat or the interest released prior to final plat. 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.

A 10-foot-wide public utility easement is required along the street frontage of each lot pursuant to SRC 803.035(n).

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are 2-point mapped landslide hazard areas on the subject property. The proposed activity of a subdivision adds 3 activity points to the proposal, which results in a total of 5 points. Therefore, the proposed development is classified as a moderate landslide hazard risk and requires a geological assessment. A Geotechnical Investigation and Geologic Hazards Assessment, prepared by Redmond Geotechnical Services and dated December 27, 2019, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed with the proposed single-family development without increasing the potential for slope hazard on the site or adjacent properties.

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

Findings—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are available to serve the proposed development.

The Salem Water System Master Plan shows a 12-inch water main connecting the existing 12-inch public water main located at the terminus of Landon Street SE to the existing 16-inch public water main in Battle Creek Road SE. As a condition of water service, the applicant shall construct a 12-inch S-2 public water main through the proposed development in accordance with PWDS to connect the existing 12-inch water main in Landon Street SE to the 16-inch water main in Battle Creek Road SE.

The nearest sewer main available to the property is located in Landon Street SE. In addition to extending a public sewer main from this location through the site, the applicant has proposed to extend an existing sewer main located in Battle Creek Road SE to serve westerly lots as well. Pursuant to PWDS, sewer mains shall be extended to serve upstream development. The applicant shall extend an 8-inch public sewer main in Battle Creek Road SE from the terminus of the existing 8-inch sewer main to the southern boundary of the subject property.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater report demonstrates the use of green stormwater infrastructure to the maximum extent feasible. However, the preliminary stormwater design appears to have deficiencies that can likely be reconciled as part of the plan review process pursuant to SRC Chapter 77.

As specified in the conditions of approval, private water, sewer, and storm services shall be constructed to serve each lot as a condition of plat approval. 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.

Findings—Battle Creek Road SE abuts the subject property and does not meet the current standard for a Minor Arterial street pursuant to the Salem TSP. The applicant shall convey land for dedication to equal a half-width right-of-way of up to 36 feet on the development side of Battle Creek Road SE and construct a three-quarter-street improvement along the frontage of Battle Creek Road SE to Minor Arterial street standards, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The improvements shall include adequate width to provide left-turn lanes and tapers at the intersection of Battle Creek Road SE and Landau Street SE, as well as at the intersection of Battle Creek Road SE and the proposed "A" Street SE. Removal of street trees to accommodate the construction along the frontage of Battle Creek Road SE requires a street tree removal permit pursuant to SRC Chapter 86.

Construct internal Local streets in accordance with SRC Chapter 803 and PWDS. The preliminary plans provide adequate connectivity and block spacing. There is an existing 1-foot reserve strip at the southern terminus of Landon Street SE that is owned by the City of Salem. The reserve strip shall be dedicated as right-of-way by the City of Salem prior to final plat.

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—The subject property is located less than one-half mile from Lee Elementary School. Access to the school is available through the existing and proposed 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 60-lot subdivision generates less than 1,000 average daily vehicle trips to a Minor Arterial street. Therefore, a TIA is not required as part of the proposed subdivision submittal.

Prepared by: Jennifer Scott, Program Manager
cc: File