

TO: Liz Olmstead, Planner III
Community Development Department

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

DATE: October 26, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
PARTITION PLAT NO. PAR22-07 (22-115403)
2828 DOAKS FERRY ROAD NW
3-PARCEL PARTITION**



PROPOSAL

An application for a tentative partition to create three parcels, approximately .25 acres, 0.21 acres, and 0.74 acres in size. The subject property is approximately 1.2 acres, zoned RS (Single Family Residential), and located at 2828 Doaks Ferry Road NW (Marion County Assessor Map and Tax Lot Number 073W08DA / 7000).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. The following conditions of approval shall be completed prior to final plat approval:
 - a. Obtain permits for installation of water services to serve Parcels 2 and 3.
 - b. Provide an engineered design for stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 2 and 3. Construct stormwater facilities that are proposed in the public right-of-way.
 - c. All necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
 - d. Provide a 10-foot-wide public utility easement along the entire frontage of Doaks Ferry Road NW.
 - e. Provide a 50-foot-wide public access and utility easement extending from the north line to the south line of the subject property. The easement terms shall: (1) allow for conversion to right-of-way upon construction of future Ferguson Street improvements by the applicant or others; and (2) require closure of the accessway driveway on Doaks Ferry Road NW upon construction of Ferguson Street NW and redirection of access for Parcels 2 and 3 to Ferguson Street NW.

2. The following conditions of approval shall be completed prior to final plat approval, or delayed pursuant to an Improvement Agreement:
 - a. Construct sewer services that are proposed in the public right-of-way.

FACTS

Streets

1. Doaks Ferry Road NW
 - 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 Conditions—This street has an approximate 43-foot improvement within a 76-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. An 18-inch storm main is located in Doaks Ferry Road NW.

Water

1. Existing Conditions
 - a. The subject property is located in the W-1 water service level.
 - b. An 18-inch public water main is located in Doaks Ferry Road NW.

Sanitary Sewer

1. Existing Sewer
 - a. An 8-inch sewer main is located in Doaks Ferry Road NW.

CRITERIA AND FINDINGS

SRC 205.005(d) indicates 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 205.005(d)(1)—The tentative partition 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:

- (A) 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;**
- (B) City infrastructure standards; and**
- (C) 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 partition 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 partition 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), *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 entire frontage of Doaks Ferry Road NW pursuant to SRC 803.035(n).

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

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-to-3-point landslide hazard areas on the subject property. The proposed activity of a partition adds 2 activity points to the proposal, which results in a total of 4 to 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geological Assessment, prepared by Northwest Geological Services and dated September 27, 2022, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

SRC 205.005(d)(3)—Development within the tentative partition 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 partition plan, parcels 2 and 3 are at a lower elevation than Doaks Ferry Road NW, where public stormwater and sewer infrastructure are available to serve the development. The applicant proposed to obtain an off-site easement for sewer that would allow the development to make grade to Doaks Ferry Road NW slightly south of the subject property. If an off-site easement cannot be obtained, the applicant would be required to install individual sewage pump systems for each new dwelling as per the Oregon Plumbing Code.

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. Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(7)(B).

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 shall submit an engineered tentative stormwater design prior to final plat approval. The Geo-Assessment submitted for the proposed partition recommends an engineered on-lot stormwater design for the subject development. For a tentative stormwater design, the applicant shall submit infiltration test results and Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

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. The tentative plat shows proposed access and utility easements to serve parcels 2 and 3 through parcel 1 and on off-site on property to the south. The applicant shall secure any necessary off-site easements. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

SRC 205.005(d)(4) and SRC 205.005(d)(5)—**The street system in and adjacent to the tentative partition plan conforms to the *Salem Transportation System Plan*. The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.**

Findings—Doaks Ferry Road NW is a complete street constructed with sidewalks, a center-turn lane, bike lanes, and two travel lanes. Doaks Ferry Road NW meets the right-of-way width requirements for a minor arterial street according to the Salem TSP. Therefore, no additional improvements are required. The subject property currently has two driveway approaches onto Doaks Ferry Road NW; no additional approaches are proposed for the development.

Ferguson Street NW is a proposed local street extending from the north and through the subject property. The applicant shall provide a 50-foot-wide public access and utility easement extending from the north line to the south line of the subject property. The easement terms shall: (a) allow for conversion to right-of-way upon construction of future Ferguson Street NW street improvements by the applicant or others; and (b) require closure of the accessway driveway on Doaks Ferry Road NW upon construction of Ferguson Street NW, and redirection of access for Parcels 2 and 3 to Ferguson Street NW.

RESPONSE TO COMMENTS

1. **Stormwater Management:** Comments received expressed concerns for additional runoff generated from the development flowing onto adjacent property.

Staff Response: As described above, the development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004, which requires the development to meet current standards for Stormwater Management. A recommended condition of approval is that the applicant submit an engineered stormwater management design to demonstrate current standards are met.

2. **Lot Topography and Utilities:** Comments received express concerns for the feasibility of serving the subject property with public utilities due to the topography of the site.

Staff Response: As described above, the subject property slopes away from Doaks Ferry Road NW. Conditions of approval require the applicant to serve the development with public sewer. Specifically, the applicant is required to obtain any necessary off-site easements needed to make natural grade to sewer or provide individual sewer pumps as per the Oregon Plumbing Code.

3. **Traffic:** Comments received expressed concerns for traffic generated by the proposed development.

Staff Response: The proposed partition would create two additional parcels for development. Additional trips generated by the development are expected to have a minimal impact on the existing street system. As described above, the development is utilizing an existing driveway onto Doaks Ferry Road NW, which is a fully developed street.

Prepared by: Laurel Christian, Development Services Planner II
cc: File