


TO: Bryce Bishop, Planner III
Community Development Department

FROM: Laurel Christian, Development Services Planner II 
Public Works Department

DATE: December 6, 2022

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SUB-UGA-ADJ22-09 (22-122528; 22-122530; 22-122532)
5730 LONE OAK ROAD SE
57-LOT SUBDIVISION

PROPOSAL

A consolidated application for a proposed 57-lot subdivision with associated site improvements, including four lots designed for stormwater management. The application includes a Subdivision tentative plan, an Urban Growth Preliminary Declaration, Class 1 and Class 2 Zoning Adjustments, and Alternative Street Standards. The subject property is zoned RA (Residential Agriculture) and RS (Single Family Residential), approximately 12.18 acres in size, and located at 5730 Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W15CB01900; 02000; 02100; and 02200).

RECOMMENDED CONDITIONS APPROVAL

1. The following conditions of approval shall be completed prior to final plat approval or shown on the final plat:
 - a. Dedicate a 10-foot public utility easement along the street frontage of all internal streets and Lone Oak Road SE, La Cresta Drive SE, and Sarah Renee Avenue SE.
 - b. Provide a final report from a geotechnical engineer that describes construction monitoring activities for all site earthwork and addresses the geotechnical considerations for each individual building lot.
 - c. Provide an engineered stormwater design pursuant to SRC 71 and PWDS to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.
 - d. All necessary (existing and proposed) access and utility easements must be

shown and recorded on the final plat.

- e. Demonstrate lots 36 through 42 have legal access by means of right-of-way dedication along Sarah Renee Avenue SE or off-site easements.
 - f. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Lone Oak Road SE.
 - g. Dedicate a 60-foot-wide right-of-way for Koda Street SE within the subject property as shown on the applicant's tentative plan.
 - h. Dedicate a 52-foot-wide right-of-way for Red Oak Avenue SE within the subject property as shown on the applicant's tentative plan.
 - i. Dedicate a 60-foot-wide right-of-way for White Oak Street SE within the subject property as shown on the applicant's tentative plan.
2. The following conditions of approval shall be completed prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B):
- a. Construct S-3 water mains within and abutting the development (and off-site if needed) to provide minimum fire flow requirements pursuant to Uniform Fire Code and PWDS. Obtain off-site easements as necessary.
 - b. Construct an S-3 water main along the development frontage of La Cresta Drive SE to provide domestic service to the proposed lots.
 - c. Construct an S-3 water main and a master plan sewer main along the development frontage of Lone Oak Road SE pursuant to PWDS. The sewer and water mains shall connect to the existing sewer and water systems, respectively.
 - d. Construct stormwater facilities pursuant to SRC 71 and PWDS to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.
 - e. Construct the following streetscape improvements in accordance with City Street Design Standards and consistent with the provisions of SRC Chapter 803:
 - i. Along the development frontage of La Cresta Drive SE, provide curblane sidewalks, street trees, and streetlights.
 - ii. Along the development frontage of Sarah Renee Avenue SE, provide property line sidewalks, street trees, and streetlights.
 - f. Construct a three-quarter street improvement along the development frontage of Lone Oak Road SE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803 with

the following exception:

- i. Increased street grade, as shown on the applicant's tentative plan.
- g. Construct Koda Street SE to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803, with the following exception:
 - i. Increased street grade not to exceed 15 percent, as shown on the applicant's tentative plan.
- h. Construct Red Oak Avenue SE to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803, with the following exceptions:
 - i. Curblined sidewalks along the northern side of the right-of-way.
- i. Construct White Oak Street SE to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803.

FACTS AND FINDINGS

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 has an approximate 20-foot improvement within a 40-foot-wide right-of-way abutting the subject property.

2. La Cresta Drive 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 50-foot-wide right-of-way abutting the subject property. There is a 1-foot reserve strip along the development frontage of La Cresta Drive SE.

3. Sarah Renee Avenue 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-wide right-of-way abutting the subject property.

Water

1. Existing Conditions

- a. The subject property is located within the S-2 and S-3 water service level.
- b. A 20-inch S-2 water main is located in Lone Oak Road SE.
- c. An 8-inch S-2 water main is located in La Cresta Drive SE.
- d. An 8-inch water main is located in Sarah Renee Avenue SE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Lone Oak Road SE.
- b. An 8-inch sewer main is located in La Cresta Drive SE.
- c. An 8-inch sewer main is located in Sarah Renee Avenue SE.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in La Cresta Drive SE.
- b. A 10-inch storm main is located in Sarah Renee Avenue SE.

Parks

The proposed development is served by Sumpter School Park approximately one-half mile north of the subject property and Bryan Johnston Park approximately one-third mile south of the subject property.

URBAN GROWTH PRELIMINARY DECLARATION FINDINGS

An Urban Growth Preliminary Declaration is required because the subject property is located outside the Urban Service Area in an area without required facilities. Analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

SRC 200.055—Standards for Street Improvements

Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

La Cresta Drive SE and Sarah Renee Avenue SE have a minimum 30-foot improvement abutting the development frontage. Lone Oak Road SE does not meet the minimum 34-foot linking improvement. Boundary street and streetscape improvement requirements are discussed further below.

SRC 200.060—Standards for Sewer Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facilities are in Sarah Renee Avenue SE. The applicant shall construct the *Salem Wastewater Management Master Plan* improvements and link the site to existing facilities that are defined as adequate under SRC 200.005(a). As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels, discussed further below.

SRC 200.065—Standards for Storm Drainage Improvements

Findings: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities, which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be located in Sarah Renee Avenue SE. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

SRC 200.070—Standards for Water Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

SRC 200.075—Standards for Park Sites

Findings: The proposed development is served by Sumpter School Park approximately one-half mile north of the subject property and Bryan Johnston Park approximately

one-third mile south of the subject property.

SUBDIVISION 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 Lone Oak Road SE, La Cresta Drive SE, Sarah Renee Avenue SE, and all new internal streets pursuant to SRC 803.035(n).

Condition: Dedicate a 10-foot public utility easement along the street frontage of all internal streets and Lone Oak Road SE, La Cresta Drive SE, and Sarah Renee Avenue SE.

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 mapped 2-point 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 risk and requires a geological assessment and/or geotechnical report. A Geological Assessment, prepared by Redmond Geotechnical Services and dated July 16, 2021, was submitted to the City of Salem with the subdivision application. This assessment demonstrates the subject property could be developed by implementing the mitigation measures provided in the report.

Condition Provide a final report from a geotechnical engineer that describes construction monitoring activities for all site earthwork and addresses the geotechnical considerations for each individual building lot.

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

Findings: The subject development is largely within the S-3 water service area; lots 36 through 38 are within the S-2 water service area. An 8-inch public S-3 water main is located in Sarah Renee Avenue SE to serve the development. The applicant's tentative plan shows extension of this main through the development dead-ending at the northern boundary of Koda Street SE and the southern boundary of White Oak Street SE. The Public Works Utility Engineer group has reviewed the tentative utility plan and recommends that a dead-end system of this length will not provide adequate fire flows to serve the development. The applicant shall provide adequate fire flow to serve the development pursuant to Uniform Fire Code and PWDS. Possible options for providing fire flow to the development are included below, pending Director approval pursuant to SRC 77.090.

- Obtain an off-site easement through the future extension of Sarah Renee Avenue SE and loop the Sarah Renee Avenue SE and White Oak Street SE mains. Approval from the City Engineer is required for public water on private property in an easement.
- Extend an S-3 main in Lone Oak Road SE from approximately 640 feet south to connect to the White Oak Street SE main through the future extension of Sarah Renee Avenue SE. Approval from the City Engineer is required for public water on private property in an easement.
- Extend an S-3 main in Lone Oak Road SE from approximately 640 feet south to La Cresta Drive SE, and extend the main in La Cresta Drive SE to the Koda Street SE main.

Condition: Construct S-3 water mains within and abutting the development (and off-site if needed) to provide minimum fire flow requirements pursuant to Uniform Fire Code and PWDS. Obtain off-site easements as necessary.

In La Cresta Drive SE, there are no S-3 mains to serve the subject development. However, the applicants tentative plan shows a new S-3 main in Koda Street SE. The applicant shall extend the S-3 main into La Cresta Street SE to provide S-3 water service to proposed lots 1 through 5 and lots 51 through 53.

Condition: Construct an S-3 water main along the development frontage of La Cresta Drive SE to provide domestic service to the proposed lots.

Sewer and storm mains are available in abutting streets to serve the proposed development. The applicant's tentative utility plan shows extension of sewer and storm mains through the development to provide service to each lot. As part of the boundary street improvement of Lone Oak Road SE, described below, the applicant shall provide water and sewer mains pursuant to SRC 76.110 and PWDS.

Condition: Construct an S-3 water main and a master plan sewer main along the development frontage of Lone Oak Road SE pursuant to PWDS. The sewer and water mains shall connect to the existing sewer and water systems, respectively.

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 a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

Condition: Provide an engineered stormwater design pursuant to SRC 71 and PWDS to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.

Condition: Construct stormwater facilities pursuant to SRC 71 and PWDS to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.

Private water, sewer, and storm services shall be constructed to serve each lot. 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). 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.

Condition: All necessary (existing and proposed) access and utility easements must be shown and recorded 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: The subject development abuts La Cresta Drive SE, Sarah Renee Avenue SE, and Lone Oak Road SE.

La Cresta Drive SE has an existing 51-foot right-of-way abutting the north line of the subject property. An alternative street standard for a reduced right-of-way width and curblin sidewalks was permitted with the Lone Oak Heights Phase 2 Subdivision, which abuts the development to the north. La Cresta has adequate pavement width but lacks sidewalks, street trees, and streetlights along the development frontage. The applicant requests an alternative street standard to allow a 51-foot right-of-way and curblin sidewalks along the development side of La Cresta Drive SE. The Director approves the alternative street request to allow construction of La Cresta Drive SE to match the existing improvement pursuant to SRC 803.065(a)(1).

Sarah Renee Avenue abuts the south line of the subject development within a 60-foot right-of-way. Along proposed lots 24 through 28 and proposed lot 43, Sarah Renee Avenue SE has an adequate improvement but lacks street trees, streetlights, and sidewalks along the development side of the street. Sarah Renee Avenue SE along proposed lots 36 through 42 is under construction with the Springwood Estates Phase 2 Subdivision; street trees, property line sidewalks, and streetlights will be required along the development side of the street. This section of Sarah Renee Avenue SE has not been dedicated as right-of-way and, therefore, lots 36 through 42 do not have legal access. Prior to final plat approval, the applicant shall demonstrate these lots have legal access through an easement or right-of-way dedication of this section of Sarah Renee Avenue SE.

Condition: Demonstrate lots 36 through 42 have legal access by means of right-of-way dedication along Sarah Renee Avenue SE or off-site easements.

Condition: Construct the following streetscape improvements in accordance with City Street Design Standards and consistent with the provisions of SRC Chapter 803:

- a) Along the development frontage of La Cresta Drive SE, provide curblin sidewalks, street trees, and streetlights.
- b) Along the development frontage of Sarah Renee Avenue SE, provide property line sidewalks, street trees, and streetlights.

Lone Oak Road SE abuts the west line of the subject property within a 40-foot right-of-way. The existing condition of Lone Oak Road SE is under-improved for a collector street according to the Salem TSP. The applicant requests an alternative street

standard to allow Lone Oak Road SE to exceed the maximum grade of a collector street (8 percent) per SRC 803.035(c). Lone Oak Road SE has an existing grade that exceeds the maximum required and, therefore, the applicant requests to mimic the existing grade. The Director approves the request pursuant to SRC 803.065(a)(3). Pursuant to SRC 803.040(b), a three-quarter street improvement and right-of-way dedication along Lone Oak Road SE is warranted. However, the applicant may pay a fee-in-lieu of construction if the conditions of SRC 200.405 are met. As part of the three-quarter street improvement, the City Construction Engineer recommends the improvement be constructed with a crest curve k(min) value equal to 40 in order to mitigate the excessive limited sight distance on the north end due to the 16 percent grade. Final design of the street section will be reviewed and approved by Public Works prior to issuance of construction permits.

Condition: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Lone Oak Road SE.

Condition: Construct a three-quarter street improvement along the development frontage of Lone Oak Road SE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803 with the following exception:

- a) Increased street grade, as shown on the applicant's tentative plan.

The applicants site plan shows new internal streets to be constructed within the subdivision:

Koda Street SE is a new local street with a proposed 60-foot right-of-way, 30-foot improvement, and property line sidewalks. The applicant requests an alternative street standard to allow Koda Street SE to exceed the maximum grade of a local street (12 percent per SRC 803.035(c)) due to existing topographic constraints. The Director approves the increased street grade pursuant to SRC 803.065(a)(3).

Condition: Dedicate a 60-foot-wide right-of-way for Koda Street SE within the subject property as shown on the applicant's tentative plan.

Condition: Construct Koda Street SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803, with the following exception:

- b) Increased street grade, not to exceed 15 percent, as shown on the applicant's tentative plan.

Red Oak Avenue SE is a new local street with a proposed 52-foot right-of-way, 30-foot improvement, property line sidewalks on the south side and curblin sidewalks on the north side of the right-of-way. The applicant requests an alternative street standard to allow curblin sidewalks along the northern portion of the right-of-way and a 52-foot right-of-way in order to preserve existing trees that are near the proposed northern

right-of-way line. The Director approves the reduced right-of-way width and curblines sidewalks along the northern side of the right-of-way for Red Oak Avenue SE pursuant to SRC 803.065(a)(3).

Condition: Dedicate a 52-foot-wide right-of-way for Red Oak Avenue SE within the subject property as shown on the applicant's tentative plan.

Condition: Construct Red Oak Avenue SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803, with the following exceptions:

- a) Curblines sidewalks along the northern side of the right-of-way.

White Oak Street SE is a new local street with a proposed 60-foot right-of-way, 30-foot improvement, and property line sidewalks.

Condition: Dedicate a 60-foot-wide right-of-way for White Oak Street SE within the subject property as shown on the applicant's tentative plan.

Condition: Construct White Oak Street SE to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803.

The applicant is also requesting to allow increased block lengths pursuant to SRC 803.035(a):

- Along La Cresta Drive SE from Lone Oak Road SE to Koda Street SE, the proposed block length is approximately 700 feet.
- Along Koda Street SE from La Cresta Drive SE to Sarah Renee SE, the proposed block length is approximately 730 feet. Red Road Avenue SE breaks the block length along the western right-of-way; however, Red Oak Avenue SE does not extend to the east due to existing development along Oak Heights Circle SE.
- Due to existing topography and the condition of Lone Oak Road SE, the extension of Sarah Renee Avenue SE to Lone Oak Road SE from the subdivision is not proposed as part of this subdivision. Therefore, the block length along Lone Oak Road SE from La Cresta Drive SE to Mildred Lane SE will be approximately 1,700 feet, which is the existing condition.

Along La Cresta Drive SE and Koda Street SE, a larger block length is authorized by the Director under SRC 803.030(b) because it accommodates for more efficient and denser development with less impervious surface, and strict application of the spacing requirements would result in a street network that is no more beneficial to vehicular, pedestrian, or bicycle traffic.

Along Lone Oak Road SE, a larger block length is authorized by the Director under SRC 803.030(b) because Sarah Renee Avenue SE may be extended with future development on the adjacent parcel to the south. The extension of Sarah Renee Avenue SE as part of this development would require off-site right-of-way acquisition. If Sarah Renee Avenue SE is extended to Lone Oak Road SE with development of the parcel to the south, block spacing requirements will be met.

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 proposed development is served by Sumpter School Park approximately one-half mile north of the subject property and Bryan Johnston Park approximately one-third mile south 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 applicant submitted a TIA as part of the application package. The TIA demonstrates the development will not have a negative impact on the transportation system. The Assistant City Traffic Engineer has reviewed the TIA and agrees with the key findings; no mitigation is required.

SRC 205.010(d)(10)— When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

Findings: The subject property is located outside of the Urban Service Area and, therefore, an Urban Growth Preliminary Declaration has been required. As conditioned, the tentative subdivision plan is designed to accommodate required on-site and off-site improvements.

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