

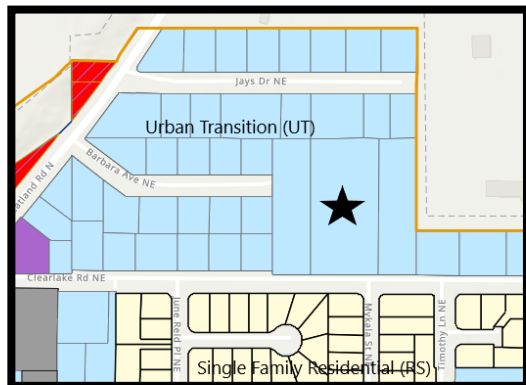


**KEIZER PLANNING DEPARTMENT
STAFF RECOMMENDATION
Subdivision Case 2024-03**

TO: Theodore R. Naemura, Keizer Hearings Officer
FROM: Shane Witham, Planning Director
SUBJECT: Subdivision/Minor Variance Case No. 2024-03
DATE: April 3, 2024
HEARING: April 10, 2024

I. GENERAL INFORMATION

- A. **APPLICANT/PROPERTY OWNER:** Trademark Enterprises
- B. **AGENT:** Multi-Tech Engineering
- C. **PROPERTY LOCATION:** The property is located at 1135 Clear Lake Road NE and is identified on Marion County Tax Assessor Maps as Township 6 South; Range 3 West; Section 23AC Tax Lot 05300. (Exhibit 1)
- D. **EXISTING PARCEL SIZE:** The property is approximately 1.70 acres in area.
- E. **EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The property contains a single-family home and an outbuilding. Public facilities are available and are proposed to be extended to serve the development.
- F. **PLAN DESIGNATION AND ZONING:** The property is designated Low Density Residential on the Comprehensive Plan Map and is zoned Urban Transition (UT). Section 2.118.10 of the UT zone provides for the automatic rezoning of land to Single Family Residential (RS) upon approval and recordation of the plat.
- G. **ADJACENT ZONING AND LAND USES:** Properties to the north, east and west of the subject property are zoned UT and are developed with detached single-family dwellings. The properties to the south are zoned RS and also developed with single family dwellings.
- H. **PROPOSAL:** The subject property is proposed to be subdivided into 20 townhouse lots, with one additional lot to be used for a stormwater facility. The newly proposed



lots 1-16 will have frontage and direct access along Barbara Avenue NE, a new public street. Lots 17-20 will be served by a private access easement extended from Mykala Road NE. The applicant's written statement, preliminary plans, and preliminary stormwater analysis (Exhibit 2) are attached.

- I. **NOTICE:** Public notice was mailed, published and posted consistent with notice requirements in KDC § 3.204.

II. COMMENTS

AGENCY COMMENTS:

- A. The Keizer Public Works Department submitted comments which contain development requirements regarding sanitary sewer, water system, street and drainage improvements and other general development requirements (Exhibit 3).
- B. The Salem Keizer School District submitted comments regarding the proposed development and impact on nearby schools. (Exhibit 4)
- C. The City of Salem Public Works Department submitted comments regarding sanitary sewer system standards along with as-builts for the existing sanitary sewer main in Clear Lake Road. (Exhibit 5)
- D. The Keizer Police Department and Portland General Electric submitted they have reviewed the proposal and have no comments.

CITIZEN COMMENTS:

A letter requesting comments was sent to the surrounding property owners within 250 feet of the subject property. Comments were received from the following individuals:

Mavis and Greg Maki of 1105 Barbara Av NE submitted comments regarding Barbara Av NE and the fact that current property owners have contributed expenses and labor to keep Barbara Av drivable. "The increased traffic is ridiculous for a one-lane road." (Exhibit 6)

Daryl Miller of 1267 Jays Drive NE submitted comments opposed to the development of townhomes. (Exhibit 7)

James Ashton of 1090 Barbara Av NE submitted comments opposed to the development. Specific concerns are drainage, increased traffic, overcrowding in schools and safety concerns on Clear Lake Road. (Exhibit 8)

Don and Leah Hendrickson of 1107 Barbara Av NE submitted comments opposed to the development. Specific concerns include the future connection to Barbara Av, increased traffic and the thought that single-dwelling homes would be more suitable for the neighborhood. (Exhibit 9)

Jessica Saltalamachia of 7987 Mykala St NE submitted comments opposed to the development. Specific concerns include increased traffic and the loss of the "country feel". (Exhibit 10)

Roger and Gayle Holderby of 1100 Barbara Av NE submitted comments opposed to the development. Specific concerns are the high-density development proposed and how it will impact their rural neighborhood. Also, the height of the buildings is a concern. (Exhibit 11)

Jack and Sharon Evans of 1155 Clear Lake Rd NE submitted comments opposed to the development with specific concerns related to increased traffic, the location of the newly proposed street adjacent to their property, and impacts on the neighborhood and schools. In addition, they request some typed of sound barrier and request a fence all the way down the property. (Exhibit 12)

Leticia Villarreal of 1102 Barbara Av NE submitted comments opposed to the development. (Exhibit 13)

STAFF'S RESPONSE TO CITIZEN COMMENTS:

Staff appreciates the public participation of concerned citizens and has attempted to address the concerns expressed, where appropriate, through the findings and related conditions recommended for this proposal. Staff offers the following response to comments received for clarification:

Traffic/transportation concerns: Concerns were raised about additional traffic from the subdivision and the impacts the development will have on the surrounding area. The applicant proposes to construct new public streets for the subdivision and provide frontage improvements along Clear Lake Rd. The Public Works Department and City Engineer have provided comments regarding the need for adequate transportation infrastructure and conditions have been placed appropriately. The proposed development of the proposed 20 townhomes does not meet the identified threshold for requiring the applicant to perform a formal Transportation Impact Analysis (which is an increase of 250 average daily trips). Instead, requirements for adequate street improvements are outlined in the Keizer Development Code and have been addressed in this report.

Concerns were raised regarding the existing condition of Barbara Avenue and comments were submitted stating it is a private street. To clarify, the existing Barbara Avenue is a public right-of-way and is not a private street. However, staff agrees it is not currently developed/maintained to a standard that would support additional traffic. The proposed subdivision will not connect to Barbara Avenue at this time. However, it is designed so that it can connect if/when the property to the west of the subdivision develops. The City is aware that Barbara Avenue would need to be improved to provide adequate pavement width for safe vehicular movement and this issue would need to be adequately addressed through any future land use approval process proposing to connect to the existing western portion of Barbara Avenue.

Housing Type/Density/Zoning: Comments expressed concern that this proposal is for "multifamily" development and that the zone has been changed from low density residential to high density. Neither of those statements are accurate, but it is understandable that there is some confusion regarding what is allowed in the Single Family

Residential (RS) Zone. To clarify, townhouses are an outright permitted use in the RS zone (KDC 2.102.02.B). They are a single-family home, albeit attached. They are not considered/defined as multifamily development. In addition, for townhouse development a maximum density of 25 units per acre is allowed in the RS zone. The applicant is proposing 20 units on approximately 1.70 acres which roughly half the total number of units that could be allowed.

The automatic rezoning of the property from Urban Transition (UT) to Residential Single Family (RS) is not considered a “change in zoning or a plan amendment designation”. The reason for this is that the Zone Change process (outlined in KDC Section 3.110) and relevant criteria to approve a change in zoning are not required for UT zoned properties when they are subdivided. Rather they are automatically rezoned consistent with the underlying plan designation as an operation of law rather than a request of the applicant as outlined in Section 2.118.10. In this case the Comprehensive Plan Designation is Low Density Residential, which corresponds with the RS zone designation.

Neighborhood Compatibility/School Impact/Drainage: Several comments were received in opposition due to the fact the proposal does not fit into the existing “country style” development pattern. While staff understands the concerns, this is not a relevant review criterion for subdivision approval. The property is located within the Urban Growth Boundary and City Limits of Keizer and is designated on the Comprehensive Plan for residential development. The applicant’s proposal to develop the property into more lots for housing is consistent for an urbanized environment. The concerns that this proposal is not compatible with the surrounding area is understandable since the predominant building types in the surrounding area are detached single family homes and there are several larger parcels nearby. However, the applicant proposes to develop the property with outright permitted uses which is consistent with the zoning.

Concern over school crowding was expressed. Comments were received from the Salem Keizer School District indicating that adequate capacity in the schools exist to accommodate the new students that may live in the proposed subdivision.

Concerns over surface water runoff and drainage were expressed. The applicant submitted a preliminary design and drainage analysis as part of their application which has been reviewed by the Public Works Department and City Engineer. Extensive conditions and requirements have been placed on this recommendation to ensure the development does not cause any adverse impacts to adjacent properties due to storm water management.

III. FINDINGS

The review criteria for a subdivision are listed in Section 3.108.06 of the Keizer Development Code (KDC). The criteria and findings for the subdivision request are listed below:

A. SECTION 3.108.06.A – THE PROPOSAL SHALL COMPLY WITH THE APPLICABLE DEVELOPMENT STANDARDS IN SECTION 2.405 AND SECTION 2.3 AS APPROPRIATE, INCLUDING PROVISIONS FOR STREETS AND UTILITIES.

Section 2.405 KDC contains development standards for manufactured home parks and is therefore not applicable in this situation. Section 2.3 contains the standards which guide all development approvals within the City of Keizer. Listed below are the applicable development standards contained in Section 2.3 that are pertinent to this subdivision review.

1. SECTION 2.301.03 - APPLICATION OF PUBLIC FACILITY STANDARDS

FINDINGS: In order to promote and maintain healthy, safe environments and to minimize development impacts upon surrounding properties and neighborhoods the public facilities improvement requirements specified in the table found in Section 2.301.03 are found to be the minimum necessary. The applicant will be required to provide the following public facilities: Fire Hydrant (where required by Fire District), Street Improvements, Water Hook-up, Sewer Hook-up, Storm Drain and Street Lights. The Public Works Department has submitted comments which have been incorporated into the recommended conditions of approval that outline specific requirements for the installation of public facilities. With these items placed as conditions of approval this request can meet this criterion.

2. SECTION 2.302.03 - STREET STANDARDS – GENERAL PROVISIONS

a. *Section 2.302.03.A - General Requirement. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and the proposed use of the land to be served by the streets.*

FINDINGS: The subject property is proposed to be subdivided into 20 lots for townhomes and one lot or tract to be used for a storm water facility. The applicant proposes to construct a new public street system to serve the development. Mykala Road NE will extend through the subject property going south to north and align with the existing public street across Clear Lake Rd to the south of the subdivision. A new street will be built running east to west through the subdivision and stub to the western property line for future connectivity to Barbara Av which is located to the west. In addition, a private access easement from Mykala Road NE is proposed within the subdivision which will provide sole access to lots 17-20.

The City has adopted minimum street standards that are found to be necessary to promote and maintain a healthy environment and to minimize impacts from

the development upon surrounding properties and the area. These standards can be found in Section 2.302 and the Public Works Department comments include specific conditions of approval in conformance with these standards to ensure public convenience and safety which are adopted into the recommended conditions of approval for this subdivision. The applicant's plans show that the right-of-way width for the proposed new streets (Barbara Avenue NE and Mykala Road NE) within the subdivision will be 46 feet in width which is acceptable. Details on right-of-way dedication and design will be reviewed and approved through the public construction permit review and approval process by the Public Works Department. Prior to submitting construction plans for the proposed subdivision a pre-design meeting with the developer's engineer and the Department of Public Works.

With the above-mentioned conditions, staff finds this proposal can satisfy this criterion.

- b. Section 2.302.03.B - Continuation of Street. Development proposals shall provide for the continuation of, and connection to, existing streets where necessary to promote appropriate traffic circulation in the vicinity of the development. Where necessary to give access or permit a satisfactory future division of land, streets and utilities shall be extended to property boundaries to allow the future extension of streets and infrastructure. A temporary turnaround shall be constructed for stub streets in excess of 150 feet in length. Exemptions from these street extensions can be found in Section 2302.03.B.1 - 5.***

FINDINGS: The intent of this provision is to require that the layout of new streets take into consideration their relationship to other streets and other factors so to develop a safe and efficient street system and to avoid creating new subdivisions which do not provide for street connectivity. In this particular case, the proposed subdivision will provide two streets that allow for current and future connectivity.

The subject property is bordered with large parcels on both the east and west sides that have development potential. The property to the west also has an existing street stubbed to its western boundary, Barbara Avenue NE which is planned to be extended when future development happens on that property. The proposed subdivision design considers this possible future development to the west and has planned for Barbara Av accordingly. The Public Works Department submitted comments which indicate a temporary turnaround shall be provided on Barbara Avenue, which is recommended as a condition of approval.

The proposed layout will also extend Mykala Road NE running north from Clear Lake Road NE onto the subject parcel.

With the applicant's proposal to build Barbara Avenue for future connectivity with the parcel to the west and extend Mykala Road from the south, the proposal is

consistent with the adopted street standards. With the above-mentioned conditions of approval, staff finds this proposal complies with this criterion.

Section 2.302.03.C - Alignment. All streets other than minor streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuation of the existing centerlines. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

FINDINGS: The purpose of this provision is to require that new streets in subdivisions meet the city's alignment and spacing standards so as to ensure safe vehicle travel. The applicant proposes to extend Mykala Road NE through the subdivision and the plans show the street is aligned appropriately. This requirement will be assured through the public construction permit review and approval process with the Public Works department. Therefore, this proposal satisfies this criterion.

- c. ***Section 2.302.03.D - Future extension of streets. When it appears possible to continue a street, bicycle path and/or pedestrian accessway into a future subdivision, adjacent acreage or area attractors such as schools and shopping centers, streets, bicycle paths and/or pedestrian accessway facilities shall be platted and built to a boundary of the subdivision. The street may be platted without a turnaround unless the Public Works Department finds a turnaround is necessary for reasons of traffic safety. Any street extension exceeding 150 feet in length shall be provided with an approved turnaround as set forth in Section 902.2.2.4 "Dead Ends" of the Uniform Fire Code, 1994 edition.***

FINDINGS: The proposed subdivision application extends the newly proposed street system to the property to the west, which will allow for future connectivity to Barbara Av. The Public Works Department submitted comments and conditions indicating that a temporary turnaround will be required on Barbara Avenue. Therefore, this request complies with this criterion.

- d. ***Section 2.302.03.E - Intersection angles. Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angles. Intersections of less than 60 degrees shall require special intersection designs. Streets shall have at least 50 feet of tangent adjacent to intersections unless topography requires lesser distances. Intersections that are not at right angles shall have minimum corner radii of 15 feet. Major arterial intersections shall have curb radii of not less than 35 feet. Other street intersections shall have curb radii of not less than 20 feet.***

FINDINGS: The Public Works Department submitted comments addressing requirements for street improvements which are recommended as conditions

of subdivision approval. This requirement will be reviewed and approved through the public construction permit process. The Public Works department indicates that the applicant may request a design exception for the curb returns on the east side of Mykala Rd if necessary. Therefore, staff finds this criterion can be complied with.

- e. Section 2.302.03.F - Existing Streets. Whenever existing public streets adjacent to or within a tract are of a width less than the street design standards, additional right-of-way shall be provided at the time of subdivision, partitioning, or development.**

FINDINGS: The intent of this provision is to require that developers of new residential subdivisions be responsible for making needed improvements to the existing street systems that are either within, or adjacent to, a proposed subdivision. In this case, the property has frontage along Clear Lake Rd, which is designated as a collector street in the City's Transportation System Plan. The applicant will be required to dedicate right-of-way along Clear Lake Road to accommodate 34 feet measured from the centerline. The subdivision will be required to provide a 46-foot wide right-of-way width for the newly proposed street system within the subdivision. The Public Works Department submitted comments which are recommended as conditions of approval for this application, which indicate the applicant's proposal is acceptable. With the Public Works Department comments placed as conditions of approval, staff finds this section is satisfied.

- f. Section 2.302.03.G - Half-streets may be approved where essential to the reasonable development of an area and when the City finds it to be practical to require the dedication of the other half when the adjoining property is developed. When a ¾ width street can reasonably be developed, as determined the Department of Public Works, a half street will be constructed with an additional 10 feet of pavement on the opposite side of the street from full improvement.**

FINDINGS: No half street will be constructed; therefore, this section is not applicable.

- g. Section 2.302.03.H - Cul-de-sacs. The maximum length shall be 800 feet.**

FINDINGS: No cud-de-sacs will be constructed; therefore, this section is not applicable.

- h. Section 2.302.03.I - Street names and numbers shall conform to the established standards and procedures in the City.**

FINDINGS: The purpose of this provision is to ensure that streets are named in accordance with City procedures to avoid duplicate or confusing street names. This proposal includes the extension of Mykala Road NE and a new street which will eventually connect to Barbara Av, as well as a new private access easement that will serve lots 17-20. The access easement will be required to be

named and numbered to conform to the City's street addressing procedures. A street naming application shall be submitted to the City for naming the private access easement prior to submittal of the preliminary plat. The final approved street name for the private access easement must be shown on the preliminary and final plat. With this placed as a condition of approval, staff finds this proposal will comply with this criterion.

- i. Section 2.302.03.J - Grades shall not exceed 7 percent on arterials, 10 percent on collector streets or 15 percent on any other street. Street grades of 15 percent shall not exceed 200 feet in length. To provide for adequate drainage, all streets shall have a minimum slope of 0.5 percent. On arterials there shall be a tangent of not less than 100 feet between reversed curves.*

FINDINGS: The purpose of this provision is to ensure that new streets are constructed consistent with the city's established street grade standards and avoid having new streets that may be too steep and potentially endanger public safety. The area is relatively flat and there are no concerns regarding grades of the proposed street improvements. A preliminary grading and drainage plan was submitted as a part of this application. A final grading and drainage plan will be required as a condition of approval to ensure that adequate drainage is provided, as well as construction permits, which will regulate the design of the proposed improvements. With these requirements placed as conditions of approval, this proposal will satisfy this criterion.

- j. Section 2.302.03.K - Frontage Streets. If a development abuts or contains an existing or proposed arterial or collector street, the City may allow frontage streets, or may require reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties, to afford separation of through and local traffic, and to preserve the capacity and safety of the collector or arterial street.*

FINDINGS: The purpose of this provision is to minimize impacts that a new development may have on arterial and collector streets. The proposed subdivision will be accessed primarily from proposed local streets. A proposed private access easement will provide access to lots 17-20 so that no lots will access Clear Lake Rd. The proposed access easement will serve as a type of frontage street for lots 17-20. Therefore, a notation on the plat or requirements in a proposed homeowner's association agreement or CCR's must indicate no vehicular access is allowed to Clear Lake Rd. Therefore, this request can satisfy this criterion.

- k. Section 2.302.03.L - Alleys shall be provided in commercial and industrial zones unless other permanent provisions for access to off-street parking and loading facilities are provided. The corners of alley intersections shall have radii of not less than 10 feet.**

FINDINGS: The property is located in a residential zone and no alleys are proposed. Therefore, this provision is not applicable.

- l. Section 2.302.03.M. - Street Landscaping. Where required as part of the right-of-way design, planting strips shall conform to the following standards:**

- 1. Street trees shall be planted at a ratio of no less than one tree per 30 feet of property frontage. Street trees shall conform with the list of acceptable trees included in the City's Street Tree Ordinance. Installation of street trees shall be included in any improvement agreement covering the installation of public facilities and services on a property.**
- 2. Planting strips shall be planted and maintained in predominantly living groundcover materials with hard surfaces consisting of bricks, pavers, rocks, decorative concrete work, etc., only being included as part of an overall landscape design where living plant material is predominant. In no case shall asphalt be used within the planting strip.**

FINDINGS: The purpose of this provision is to outline the standards relating to providing street landscaping. The frontage along Clear Lake Rd will provide a separated sidewalk and street frontage improvements. Street landscaping is required along Clear Lake Rd to satisfy this requirement and will be regulated through the public construction permit review and approval process. Staff finds this criterion can be met.

- m. Section 2.302.03.N.5 - Access Control Standards. Double Frontage Lots. When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification.**

FINDINGS: The proposed subdivision will be accessed from a local street and a proposed private access easement. The developer will be required to obtain driveway permit approval for the individual lots within the subdivision. Staff finds this proposal complies with this criterion.

- n. Section 2.302.03.O. - Trees along Public Streets. Streetscape trees are required along public streets, shall comply with the provisions of Section 2.309, and must be located according to the following provisions:**

- 1. Streetscape trees shall be planted within the boundaries of each lot within 10 feet of street improvements.**

2. ***Lots measuring less than 60 feet in width shall be required to plant one streetscape tree. Lots measuring more than 60 feet in width shall be required to plant two streetscape trees.***
3. ***Streetscape trees shall be selected from a list of approved trees.***

FINDINGS: Streetscape trees will be required for the subdivision. The applicant has not provided a tree planting plan as a part of their application materials. As a condition of subdivision approval, staff recommends that a tree plan must be submitted to the Planning Department prior to final plat approval showing the location of trees proposed to satisfy this requirement. Streetscape trees will be required to be planted prior to final building permit approval for each of the proposed lots. With this requirement placed as a condition of subdivision approval, staff finds this proposal can comply with this criterion.

3. **SECTION 2.302.04 - GENERAL RIGHT-OF-WAY AND IMPROVEMENT WIDTHS**

The standards outlined in this section shall be the minimum requirements for all streets, except where a variance is requested as permitted under Subsection 2.302.05.

FINDINGS: The Public Works Department has submitted comments which have been incorporated into the recommended conditions and requirements of this report, which outline the necessary requirements for this subdivision proposal. As a condition of subdivision approval, the requirements outlined in the Public Works requirements must be adhered to. Right-of-way will be required to be dedicated for the newly proposed streets as shown on the applicant's plans. A 46-foot right-of-way is shown, which is acceptable. In addition, right-of-way dedication and improvements are required along the frontage of the property for Clear Lake Rd. The design of the proposed new streets within and adjacent to the subdivision will be reviewed and approved through the public improvement permit review and approval process with the Public Works Department. With these requirements placed as conditions of subdivision approval, staff finds this proposal can comply with this criterion.

4. **SECTION 2.302.06 - CONSTRUCTION SPECIFICATIONS**

Construction specifications for all public streets shall comply with the standards of the most recently adopted public works street standards of the City of Keizer.

FINDINGS: The intent of this provision is to ensure that new residential subdivision design and construction of new streets that are needed to serve the lots, meet all City standards for street construction. The subdivision will feature new public streets within the subdivision that will be improved to public works specifications. In addition, the applicant will be required to provide improvements along the frontage of Clear Lake Rd. Public improvement permits will be required and construction drawings must be submitted to the Public Works Department for their review and approval, consistent with all applicable adopted construction specifications and standards adopted by the city. With this placed as a condition of approval, staff finds this provision will be met.

5. **SECTION 2.302.08 - PRIVATE ACCESS EASEMENTS.**

A private access easement created as the result of an approved partitioning or subdivision shall conform to standards governing the following: A. Width; B. Maintenance; C. Turn-around; D. Parking; E. Trees Along Access Easements; F. Screening:

FINDINGS: The intent of this provision is to assure private access easements are constructed in a manner consistent with city standards thereby avoiding the creation of a substandard access that might be unusable for vehicular traffic.

A. Width: A 25-foot wide access and utility easement is proposed to serve lots 17-20. For single family homes and duplex dwellings, a minimum 20-foot wide access easement with a paved width of 16 feet is required. The improvement of the access easement shall be completed prior to approval of the final plat. In lieu of this, the applicant may obtain a performance bond, improvement agreement or other instrument acceptable to the City as outlined in Section 3.202.02.E.3 and 3.202.05.B of the Keizer Development Code. The applicant has indicated in their written statement and site plan that a 25' wide access easement is proposed, and can comply with these standards.

B. Maintenance: Provisions for the maintenance of the access easement, address display signage and "no parking" signs shall be provided in the form of a maintenance agreement, homeowners association, or other instrument acceptable to the City and shall be recorded with the Marion County Clerk. The agreement shall include language stipulating that the agreement cannot be extinguished without written approval from the City of Keizer. Prior to final plat approval, the City of Keizer Planning Department will review and approve the Agreement for recording. The agreement is to be recorded against the individual parcels in the subdivision immediately following the recording of the subdivision plat. Prior to issuance of any building permits for the new homes, submission of documentation of recording to the City is required.

C. Turn-around: The KDC requires a turn-around for access easements serving two or more lots. Turn-arounds shall be either a circular turn-around, or a "tee" or "hammerhead" turn-around. The applicant's site plan does not show a turnaround. As a condition of approval, a turnaround must be provided. The final design and dimensions of the turnaround will be reviewed by the City and must be shown on the plat.

D. Parking: No parking is allowed within the required access easement width or turn-around area. This allows emergency vehicles to be able to access the new lots. All private access easements serving as the sole access for two or more parcels or lots shall display "No Parking" signs approved by the City. This requirement is recommended as a condition of approval. No parking signs shall be provided at the time of construction of the access easement improvements.

E. Trees Along Access Easements: In certain cases, streetscape trees are required along access easements. If required, trees shall comply with the provisions of Section

2.309 of the KDC. Lots measuring along the access easement less than 60' shall plant one streetscape tree and lots measuring more than 60' along the access easement shall be required to plant two streetscape trees. Streetscape trees are selected from a list of approved trees and planted within 10 feet of the access improvements within the boundaries of each lot. Lots 17-20 measure less than 60' along the access easement and will be required to plant one streetscape tree along the access easement. The applicant will be required to submit a tree planting plan for the Planning Department's review and approval prior to final plat approval. Streetscape trees shall be shown on the tree planting plan. Planting of required streetscape trees is recommended to be placed as a condition of Certificate of Occupancy for each new dwelling.

F. Screening: Unless waived in writing by the adjacent property owners, a 6' high sight-obscuring fence, wall, or hedge is required along the exterior side of an access easement to provide screening to any adjacent properties. In this case, the access easement is within the interior of the subdivision and not adjacent to an exterior property boundary. Therefore, this requirement is not applicable to this request.

Based upon the submitted site plan, the proposed private access easement can comply with Section 2.302.08, and with the above-mentioned conditions, staff finds this request satisfies this criterion.

6. **SECTION 2.303 - OFF-STREET PARKING AND LOADING**

Parking shall be provided to ensure adequate areas for the parking, maneuvering, loading, and unloading of vehicles and bicycles for all land uses in the City of Keizer.

FINDINGS: The minimum off-street parking requirements listed within Section 2.303.06 of the Keizer Development Code have been determined to be the minimum necessary to provide adequate parking capacity for specified uses. This has been determined by the City to be the minimum needed to meet the needs of the residences within the new dwellings. Required parking spaces must be installed at the time dwellings are constructed on each of the lots within the subdivision. The applicant's written statement indicates the ability and intention to provide appropriate parking as required by the provisions of Section 2.303. This requirement will be regulated through the building permit review and approval process. With these requirements placed as a condition of approval, staff finds the proposal can meet this criterion.

7. **SECTION 2.306 - STORM DRAINAGE**

No construction of any facilities in a development included in Subsection 2.306.02 shall be permitted until a storm drainage and erosion control plan for the project is prepared by a professional engineer, and approved by the City. These provisions shall also apply to any cut or fill on a property, which may impact the velocity, volume, or quality of surface water on adjacent property, or may impact any permanent natural body of water.

FINDINGS: The intent of this provision is to minimize, and avoid, storm drainage and erosion runoff problems that may be associated with development by requiring that a storm drainage and erosion control plan be submitted for review and approval prior to any development occurring on the site. The applicant submitted a preliminary grading and drainage plan and stormwater analysis as part of their application materials, and has indicated they intend to comply with the City’s requirements regulating stormwater management. The Public Works Department submitted comments containing requirements that will assure the proposed development can comply with City storm drainage requirements. In addition, the proposed stormwater facility will be required to be “dedicated” to the City in a form acceptable to the City prior to acceptance of the public improvements.

With these requirements placed as conditions of approval, this application complies with this provision.

8. SECTION 2.307 - UTILITY LINES AND FACILITIES

FINDINGS: To provide adequate services and facilities appropriate for residential development, the applicant shall meet the standards set forth in Section 2.307 of the KDC relating to water, sanitary sewer, private utilities, street lights and easements. This is a development requirement and compliance will be ensured during review of the construction and engineering drawings. These requirements are addressed more in depth elsewhere in this report. Staff finds with appropriate conditions; this proposal will comply with this criterion.

9. SECTION 2.309 – SITE AND LANDSCAPING DESIGN

a. *Section 2.309.04(B)(7f) – The City may require significant trees that are removed (including trees that are removed within the year prior to the application) be replaced at the rate of up to two new trees for each significant tree removed or less if a tree specimen which will result in an increased size is planted....in lieu of an on-site tree replacement plan, an off-site tree mitigation plan may be submitted to the Planning Director for approval.*

FINDING: The intent of this provision is to require planting of new trees to replace trees that are cut down as part of the development of a subdivision. In particular, this provision aims to replace trees that are identified as being “significant trees” which are trees that are equal to or greater than 50 feet in height or 12 inches in diameter. The applicant submitted a tree conservation plan that shows 3 significant trees are proposed to be removed from the site to allow for building sites and grading activities. Replacement trees are required to be planted to replace the trees that are removed from the property in order to be consistent with the city’s 2:1 replacement ratio.

As a condition of approval, staff recommends the applicant must provide 2 replacement trees for each significant tree removed. This would equate to a total of 6 replacement trees to be planted within the subdivision.

It is recommended that as a condition of subdivision approval, the applicant submit a “final” tree plan for review and approval by the Planning Department prior to final plat approval. It should be noted that streetscape trees are also required with this application, and those streetscape trees should be shown on the final tree replacement plan as well as the required replacement trees. Staff finds with the above-mentioned conditions; this request will comply with this criterion.

10. SECTION 2.310 - DEVELOPMENT STANDARDS FOR LAND DIVISIONS

- a. *Section 2.310.03.A - Minimum lot area. Minimum lot area shall conform to the requirements of the zoning district in which the parcels are located.***

FINDINGS: The subject property currently is zoned Urban Transition (UT) but will automatically be rezoned to Single Family Residential (RS) upon recordation of the plat, consistent with Section 2.118.10 and so will be bound by the requirements within the RS zone, not the UT zone provisions. Within the RS zone, the minimum lot size for a townhouse is 1,500 square feet. The applicant’s site plan and written statement indicates the lots within the proposed subdivision range from 1,692 square feet up to 2,819 square feet, therefore, all lots meet or exceed the city’s minimum lot size for townhouses required within the RS zone, Section 2.102.05. As a condition of subdivision approval, the area (both gross and net area) for all lot sizes shall be shown on the preliminary and final plat. This is recommended as a condition of subdivision approval to assure this requirement is met. Therefore, staff finds this proposal can comply with this criterion.

- b. *Section 2.310.03.C - Lot width and depth. The depth of a lot or parcel shall not be more than 3 times the width of the parcel.***

FINDINGS: The purpose for establishing lot width-to-depth ratios is to provide for the orderly, safe, efficient and livable development of land. The lot width-to-depth ratio also prevents lots from being created that would be practically unbuildable. The proposed lots are regularly shaped and comply with the lot depth to width ratio requirements. All lots within the proposed subdivision are shown to meet this criterion.

- c. *Section 2.310.03.D - Access. All lots and parcels shall provide a minimum frontage, on an existing or proposed public street, equal to the minimum lot width required by the underlying zone. Residential lots or parcels may be accessed via a private street or access easement developed in accordance with the provisions of Section 2.302.08.***

FINDINGS: The intent of this provision is to ensure that all lots have a minimum frontage along a street so that access to serve the lot will meet city standards and the lot can be developed in a manner that will ensure that all building setback requirements are met. Townhouse lots have a minimum lot width of 20 feet. The applicant is requesting a minor variance to the minimum lot width standard to allow for several of the lots to be 18 feet in width as

opposed to 20 feet. The minor variance request is addressed later in this report. With minor variance approval, staff finds this proposal satisfies this criterion.

It should be noted that even without minor variance approval, the applicant would be able to meet this requirement due to the fact that there are varying widths of lots proposed. It would simply require the applicant to provide a minimum 20-foot width for every lot proposed.

d. Section 2.310.03.E -Flag Lots. Flag lots shall only be permitted if it is the only reasonable method by which the rear portion of a lot being unusually deep or having an unusual configuration may be accessed and when in compliance with Section 2.302.03.B. If a flag-lot is permitted, the following standards shall be met:

- 1. The access strip shall not be less than 20 feet wide. The access strip shall be improved with a minimum 12-foot-wide paved driveway and paved encroachment which meet applicable City standards.**
- 2. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.**

FINDINGS: Lot 17 is proposed as a flag lot which will also serve as an access easement to lots 18-20. The improvements to the access strip will be required to comply with the standards for access easements. Therefore, this section is not applicable.

e. Section 2.310.03.F - Through Lots. Through lots shall be avoided except where essential to provide separation of residential development from major street, adjacent non-residential activities, or to overcome specific development constraints due to topography or lot orientation. Through lots shall be no less than 100 feet in depth. Lots having their access off a private access easement or adjacent to a private access easement shall not be construed as qualifying as through lots. Screening or buffering, pursuant to the provision of Section 2.307, may be required by the City during the review of the land division request.

FINDINGS: Lots 17-20 will have their access from an access easement and therefore are not considered through lots. No through lots will be created with this proposal. Therefore, this criterion is not applicable to this request.

f. Section 2.310.03.G - Lot Lines. The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the street upon which the lots face. The rear lot line shall be no less than 1/2 the dimension of the front lot line.

FINDINGS: The intent of this provision is to avoid the creation of odd-shaped lots which may meet minimum lot size, but owing to its shape may result in a lot that is too difficult to build on without a variance to requirements within the

code. The intent is to avoid these types of lots in favor of the creation of lots that can be readily developed. The subject property will result in the creation of 20 rectangular shaped lots for townhomes and one additional piece of property to be used for a stormwater facility. The proposed lot lines run, as far as practicable, at right angles to the street right-of-way and access easement. The rear lot lines are all not less than one-half the dimension of the front lot lines. All the lots meet the city's minimum lot standards and will be able to be developed with a townhouse dwelling on each lot. Therefore, staff finds the application complies with this criterion.

- g. Section 2.310.03.H - Utility Easements. Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width as specified in Section 2.302.04 of this Code.***

FINDINGS: The intent of this provision is to ensure that utility easements are provided and to avoid a situation where needed easements are not provided as part of the platting of the subdivision, resulting in future problems. The Public Works Department submitted comments requiring adequate utility easements be provided. The PUE, along with all other necessary easements required by the Public Works Department, must be shown on the final plat. This is a development requirement and shall be placed as a condition of approval of this subdivision application. With this placed as a condition of approval the application can comply with this criterion.

11. SECTION 2.310.04 - ADDITIONAL DESIGN STANDARDS FOR SUBDIVISIONS

- a. Section 2.310.04.A - Standards for Blocks:***

- 1. General: The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic; and recognition of limitations and opportunities of topography.***
- 2. Sizes: Blocks should not exceed 600 feet in length between street lines, except blocks adjacent to arterial streets, or unless the previous adjacent development pattern or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is 1,800 feet.***

FINDINGS: The proposed subdivision will not result in the creation of any true blocks within the proposed subdivision, however the new street system will result in the creation of Barbara Avenue running parallel to Clear Lake Rd, with two lots of depth between them at approximately 240 between the 2 streets. Therefore, this proposal satisfies this criterion.

- b. Section 2.310.04.B - Traffic Circulation.** *The proposed subdivision shall be laid out to provide safe and convenient vehicle, bicycle and pedestrian access to nearby residential areas, transit stops, neighborhood activity centers such as schools and parks, commercial areas, and industrial areas; and to provide safe and convenient traffic circulation. At a minimum, "nearby" is interpreted to mean uses within ¼ mile which can be reasonably expected to be used by pedestrians, and uses within 1 mile of the subdivision boundary which can reasonably be expected to be accessed by bicyclists.*

FINDINGS: The intent of this provision is to allow for safe vehicle, pedestrian, and bicycle access from the lots within the subdivision to nearby attractors. The subdivision will be connected to the existing street system abutting this development via a newly proposed public street that will connect to existing public streets and a private access easement within the subdivision that will connect to the development. Staff finds the proposed and required improvements are adequate to satisfy this criterion.

12. SECTION 2.310.06 - IMPROVEMENT REQUIREMENTS - SUBDIVISIONS

- a. Section 2.310.06.A - Frontage Improvements.** *Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts in accordance with Section 2.303 of this Code. Such improvements shall be designed to match with existing improved surfaces for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, water lines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.*

FINDINGS: The intent of this provision is to ensure that lots within the proposed subdivision include street improvements in accordance with city standards so as to avoid having substandard streets which could become a safety hazard. The Public Works department submitted comments that include requirements for improvements. These requirements were also addressed previously in this report. The exact design and construction of improvements will be regulated through the public improvement permit review and approval process, and will be required to comply with the City of Keizer Design Standards. With these requirements placed as conditions of approval, this proposal will comply with this criterion.

- b. Section 2.310.06.B - Walkways for Private Streets.** *Sidewalks shall be required in accordance with applicable provisions in Sections 2.302 and 2.316 only if sidewalks currently exist along the connecting street.*

FINDINGS: This section is not application as there will be no private streets that will be constructed as part of the proposed subdivision.

- c. ***Section 2.310.06.C - Project Streets. All public or private streets within the subdivision shall be constructed as required by the provisions of Section 2.302.***

FINDINGS: The newly proposed public streets will be required to be constructed according to the provisions of Section 2.302 and the applicable Public Works Design Standards. This will be assured through the public improvement permit review and approval process. Therefore, this criterion can be met.

- d. ***Section 2.310.06.D - Monuments. Upon completion of street improvements, centerline monuments shall be established and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines.***

FINDINGS: The applicant will be responsible for placing appropriate monuments and with this as a condition, this application will comply with this criterion.

- e. ***Section 2.310.06.E - Bench Marks. Elevation bench marks shall be set at intervals established by the City Engineer. The bench marks shall consist of a brass cap set in a curb or other immovable structure.***

FINDINGS: The applicant will be responsible for placing appropriate bench marks and with this as a condition, this application will comply with this criterion.

- f. ***Section 2.310.06.F - Surface Drainage and Storm Sewer System. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage-ways or to storm sewers outside the subdivision. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas. Drainage shall be designed to avoid impacts on adjacent property.***

FINDINGS: The intent of this section is to require that new developments make use of a drainage system that is in accordance with city requirements and which will handle the storm drainage from the site and avoid any adverse impacts onto adjacent properties. Comments were received from neighboring property owners expressing concern over drainage and impacts the development could have on adjacent properties. The applicant submitted a preliminary site grading and drainage plan, along with a preliminary drainage analysis. The Public Works Department submitted comments which are recommended as conditions of approval addressing storm drainage requirements, which will ensure this proposal complies with this criterion. With these requirements placed as conditions of approval, this application complies with this provision.

- g. Section 2.310.06.G - Sanitary Sewers. Sanitary sewer shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.***

FINDINGS: The intent of this provision is to require that all of the lots in a new subdivision connect to a sanitary sewer system thereby eliminating the need for the installation of any on-site private septic systems which require additional land and increase the potential for ground water contamination. The applicant submitted a preliminary utility plan indicating that a new 8" public sanitary sewer will be provided within the new public street to serve the development, and that individual services be provided to the lots that front onto Clear Lake Rd. The City of Salem submitted comments pertaining to sanitary sewer approval and construction. The Public Works Department also submitted comments addressing this criterion which have been recommended as conditions of subdivision approval. The subject property is located outside of the original Keizer Sewer District. Therefore, a sanitary sewer trunk line acreage fee will be required. The current rate is \$7,460.00 per acre, unless evidence is provided to the Public Works Department that demonstrates the fee has already been paid for the property. With the above-mentioned conditions of approval, staff finds this proposal will comply with this criterion.

- h. Section 2.310.06.H - Water System. Water lines with valves and Fire District approved fire hydrants serving the subdivision and connecting the subdivision to the City mains shall be installed and operating prior to start of combustible construction. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed. However, the developer will be responsible for water main sizes necessary to meet minimum fire flow requirements per Uniform Fire Code. The City will not expect the developer to pay for the extra pipe material cost of mains exceeding 8 inches in size.***

FINDINGS: The intent of this provision is to ensure that in addition to a safe potable water supply that adequate water flow and fire hydrants are provided to ensure fire protection service is provided for each new lot in the proposed subdivision. The applicant's written statement and utility plan indicate the developer intends to provide a new 8" water main to serve the development with individual service connections for each of the lots within the subdivision. The Public Works Department submitted comments addressing this criterion which have been recommended as conditions of subdivision approval. The comments received indicate in part, that all new services must be connected to a water main, that fire hydrants will be required as determined by the Fire District, that an overall plan for water service must approved by the Public Works Department. In addition, any existing wells on the subject property are to be abandoned in accordance with the Oregon State Water Resources Department requirements. With these requirements placed as conditions of approval, this request will meet this criterion.

- i. Section 2.310.06.I - Sidewalks. Sidewalks shall be installed along both sides of each public street and in any pedestrian ways within the subdivision. The City may defer sidewalk construction until the dwellings or structures fronting the sidewalk are constructed. Any required off-site sidewalks (e.g., pedestrian walkways) or sidewalks fronting public property shall not be deferred.**

FINDINGS: The intent of this provision to require that sidewalks be constructed in new developments, such as subdivisions, in an effort to enhance the mobility of pedestrians who both will reside in the proposed subdivision, as well as those who may use this facility but will not reside in the new subdivision. The proposal includes new public streets within the subdivision which will provide sidewalks. The Public Works Department indicates the sidewalks on the east side of Mykala may be deferred until future development occurs on that side of the street. Staff finds this proposal will comply with this criterion.

- j. Section 2.310.06.J - Street Lights. The installation of street lights is required at locations determined to be appropriate by the City and shall be of a type required by City standards.**

FINDINGS: The intent of this section is to require that new developments provide street lights to provide for an adequate level of night-time illumination. The Public Works Department submitted comments indicating the developer shall create a street lighting district for the new subdivision which will include adequate lighting for the subdivision, as well as adequate lighting for the widened portion of Clear Lake Rd. Therefore, with this placed as a condition of approval, this proposal will comply with this criterion.

- k. Section 2.310.06.K - Street Signs. The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the city and shall be of a type required by City standards. Each street sign shall display the one hundred block range. Street signs shall be installed prior to obtaining building permits.**

FINDINGS: The intent of this provision is to require that the installation of street name signs and traffic control signs be placed at locations determined to be appropriate by the City and shall be of a type required by City standards so as to avoid signs that are in wrong locations or a design that are not consistent with city standards. A street sign will be required to identify the proposed public streets and private access easement. With a condition that the location, placement, and type of sign are in accordance with city requirements be placed as a condition of approval, staff finds this proposal will comply with this section.

- l. Section 2.310.06.L - Public Works Requirements. All facility improvements shall conform to the requirements and specifications of the Keizer Department of Public Works.***

FINDINGS: The intent of this provision is to ensure that all facility improvements shall conform to the requirements and specifications of the Keizer Department of Public Works. The application can meet this criterion. This is addressed as a condition of subdivision approval.

- m. Section 2.310.06.M - Curb Cuts. Curb cuts and driveway installations, excluding common drives, are not required of the subdivider, but if installed, shall be according to the City standards.***

FINDINGS: This is a development requirement, and will be regulated through the Public Construction Permit approval process or through a driveway permit approval process as regulated by the Public Works Department. With this placed as a condition of approval, the application will comply with this criterion.

- n. Section 2.310.06.N - Street Trees. Street tree planting is mandatory where a planting strip is part of the street design. Plantings shall conform to Section 2.302.03(M).***

FINDINGS: A planter strip will be required as a part of the improvements along Clear Lake Rd. Therefore, street trees will be required. This will be placed as a condition of approval and regulated through the public construction permit process. In addition, street trees shall be shown on the tree planting plan for the subdivision which was previously addressed and required. Staff finds this request, as conditioned, can comply with this criterion.

- o. Section 2.310.06.O - Grading & Fills. All grading which results in fills in excess of 3 feet located within the identified building envelope on a subdivision lot or parcel must be engineered.***

FINDINGS: The property is relatively flat. The submitted materials do not show that fill will be brought into the site; however, this requirement is a State Building Code requirement and is intended as advisory at this point of the subdivision review.

- p. Section 2.310.06.P - Financial Requirements. All improvements required under this Section shall be completed to City standards or assured through a performance bond or other instrument acceptable to the City Attorney, prior to the approval of the Final Plat of the subdivision.***

FINDINGS: This requirement will be placed as a condition of approval.

13. SECTION 2.310.07 - IMPROVEMENT PROCEDURES

FINDINGS: Section 2.310.07 outlines the standards and process for the installation of improvements. The Public Works Department submitted comments which assure these requirements will be met. These requirements include specifications for plan review, notification, inspection, underground facilities, and final engineering plans. With the recommended conditions of approval, this request satisfies this criterion.

B. SECTION 3.108.06.B - EACH LOT SHALL SATISFY DIMENSIONAL STANDARDS AND DENSITY STANDARDS OF THE APPLICABLE ZONING DISTRICT, UNLESS A VARIANCE FROM THESE STANDARDS IS APPROVED.

FINDINGS: The intent of this provision to ensure that new residential subdivisions meet the established dimensional and density provisions of the city to assure the development is consistent with this standard. The applicant proposes a 20-lot subdivision to be developed with townhomes along with an additional parcel for stormwater facilities. The Public Works Department has indicated that the stormwater facility will need to be dedicated to the City by some acceptable method, and therefore may not be considered as a lot ultimately. The applicant will be required to provide for the maintenance of common walls, roofs, and other shared elements of the townhomes through an acceptable method. Documentation must be provided to the City for review and approval prior to recordation of the plat. The subject property will be automatically rezoned to RS upon recordation of the plat, and therefore the standards of the RS zone apply.

KDC Section 2.102.05.A requires that each lot to be developed with a townhouse contain a minimum width of 20 feet and a minimum average depth of 70 feet. The applicant is requesting a minor variance to the lot width to allow a minimum lot width of 18 feet for lots 2, 3, 6, 7, 8, 11, 12, 13, 14, and 15. The minor variance request is addressed later in this report. With minor variance approval this request will comply with this criterion. It should be noted that without minor variance approval, the property would still be able to comply with the minimum lot width standard of 20 feet, which could be placed as a condition of subdivision approval. Staff is recommending as a condition, that all dimensions and areas (both net and gross areas) will be required to be shown on the check plat and final plat to assure the lot dimension standards are adhered to.

KDC Section 2.102.05.B regulates required setbacks for residential development. The subject property is currently developed with an existing home and outbuildings. The applicant intends to remove all of the existing buildings in order to develop the property. This is recommended as a condition of approval and all structures must be removed prior to recording the final plat. This will assure that not violations to setback requirements exist.

Section 2.102.06.I specifies a maximum density of 25 units per acre for property that is subdivided for townhouses. The proposed subdivision is 1.7 acres in area and is proposed to be subdivided into 20 townhouse lots, which is essentially the middle of the density range allowed (maximum of 42 allowed by density). This proposal complies with the maximum density requirements of this section of the code.

With the above recommended conditions of approval, staff finds this request can comply with this criterion.

C. SECTION 3.108.06.C - ADEQUATE PUBLIC FACILITIES SHALL BE AVAILABLE TO SERVE THE EXISTING AND NEWLY CREATED PARCELS.

FINDINGS: As previously discussed, public sewer and water are available and can serve the newly created lots within the proposed subdivision and the applicant will be responsible for complying with the applicable conditions governing the construction and installation of these facility connections. With the requirement that the applicant, be responsible for providing adequate public facilities as addressed in this report, staff finds this application will comply with this criterion.

D. SECTION 3.108.06.D - ROUGH PROPORTIONALITY. IMPROVEMENTS OR DEDICATIONS REQUIRED AS A CONDITION OF DEVELOPMENT APPROVAL, WHEN NOT VOLUNTARILY ACCEPTED BY THE APPLICANT, SHALL BE ROUGHLY PROPORTIONAL TO THE IMPACT OF DEVELOPMENT. FINDINGS IN THE DEVELOPMENT APPROVAL SHALL INDICATE HOW THE REQUIRED IMPROVEMENTS OR DEDICATIONS ARE ROUGHLY PROPORTIONAL TO THE IMPACT.

FINDINGS: The City has a legitimate governmental interest in assuring the development does not cause a public problem of inadequate, unsafe and inefficient public transportation facilities. This is done by ensuring that adequate streets that logically continue the City's street system are provided in order to avoid traffic generation that exceeds the street system's carrying capacity, which then causes dangerous or hazardous traffic conditions. The City of Keizer has traditionally required developers to dedicate property for and construct standard street, sidewalk, sanitary sewer, storm drain and water supply improvements in subdivisions to meet the basic needs created by the development. The absence, in this instance, of the required street improvements would be cause for denial of the application on the basis that adequate street facilities are not available to serve the site. These traditional street improvements have been imposed to avoid excessive congestion, negative safety impacts and provide basic services to preserve the health of the community and the residents of the proposed development. Such street improvements and dedications are now, and have traditionally been, part of the cost considered in the developer's reasonable investment-backed expectations for constructing the subdivision.

The applicant proposes a 20-lot townhouse subdivision. The development features a new public street system serving the subdivision, as well as improvements to Clear Lake Rd to provide for adequate access and safety. The proposed development will generate additional vehicle trips per day that will contribute to the cumulative traffic impact of the existing streets in the area. The only dedications required with this application are for the new public street within the subdivision and along the frontage of Clear Lake Rd. Staff finds the required dedication and improvements are roughly proportional to the impact of the subdivision request.

IV. FINDINGS: MINOR VARIANCE

A minor variance is being requested to reduce the minimum lot width for 10 lots in order to provide the required internal street connections while maximizing density. A minimum lot width of 20' is required by the RS zone Section 2.102.05.A of the KDC for townhouse lots, therefore variance approval is needed. The review criteria for a Minor Variance are found in Section 3.105.04 of the KDC. The following findings are offered supporting the staff recommendation to approve the minor variance request:

Section 3.105.04:

A. The intent and purpose behind the specific provision sought to be varied is either clearly inapplicable under the circumstances of the particularly proposed development; or, the variance requested is consistent with the intent and purpose of the provision being varied; or the applicant in good faith is unable to comply with the standard without undue burden which is grossly disproportionate to the burden born by others affected by the specific provisions of the code sought to be varied.

FINDINGS: Lot width requirements in the RS zone have been established to assure residential development adheres to the minimum requirements of the underlying zoning designation and so that lots are able to be developed with allowed uses. These minimum requirements are established in order to provide for the orderly development of parcels, which are of an adequate dimension to allow the development of a dwelling and provide appropriate lot width for constructible homes. These standards help to ensure an overall aesthetically consistent and pleasing pattern of development in residential neighborhoods, and allow for landscaped areas and open space around buildings for personal use.

The applicant is requesting variance approval to allow for a 10% reduction to the lot width requirement of 20 feet for 10 of the lots within the subdivision, resulting in a lot width of 18 feet for those lots. It should be noted that no other modifications to lot dimensions or required setbacks are proposed, only the reduction in lot width. Granting of the variance does not create additional density beyond what is planned for in the City's Comprehensive Plan and is consistent with the density requirements of the KDC.

The applicant indicates in their written statement that the reduction in width allows them to best utilize the site, considering the necessary internal street connections required. A site plan was provided showing building envelopes demonstrating that the homes can be constructed and meet required setbacks of the underlying zone.

Staff analyzed the proposed layout of the subdivision and the applicant could meet the minimum width requirements without the need for a variance, and still achieve the same number of lots. However, staff feels it would result in a less desirable finished product. For example, lots 10-16 are proposed to be developed with a row of 7 attached townhomes (rowhouse style). There is adequate distance to create 7 uniform lots, but the applicant proposes to reduce the interior lots so the 2 end lots can be wider to allow for a uniform development and still provide required setbacks to adjacent property owners and the street. Similarly, lots 1-9 are proposed to be developed with 2 sets of townhomes (1 containing 4 dwellings, and the other 5) as opposed to developing them with one continuous row of 9 attached homes. Staff feels the applicant's request is reasonable and the reduction from 20 feet of width down to 18 feet is minimal.

As a condition of variance approval, the applicant will be limited to variance approval only for that which is proposed. Staff feels with all things taken into consideration, this request demonstrates consistency with the intent and purpose of the lot area requirements outlined in the development code. Staff finds this request satisfies this criterion.

B. The impact of the development due specifically to the varied standards will not unreasonably impact adjacent existing or planned uses and development.

FINDINGS: The property is proposed to be subdivided into a 20-lot townhouse subdivision with a stormwater facility. Adjacent properties are developed with residential uses, and the zoning of the parcel is RS, which allows for residential neighborhoods. The applicant is not requesting a variance to setbacks or lot coverage requirements, but rather only a reduction for minimum lot width for the interior parcels. Realistically, the only properties impacted by this variance proposal are the lots requesting the variance themselves. The buildable area is 18 feet in width as opposed to 20 feet in width. No reductions to building setbacks or lot coverage are proposed, so the proximity of the proposed structures to adjacent uses will be no different than if no variance was granted. It could be argued that if the developer chose to build one continuous building of 9 attached units on lots 1-9 there could actually be a greater impact on adjacent property owners since the building massing would be greater, and no open space between buildings would be provided.

Taking all of these factors into consideration, staff finds the proposal will not unreasonably impact adjacent existing or planned uses. Therefore, this request satisfies this criterion.

C. The minor variance does not expand or reduce a quantifiable standard by more than 20 percent and is the minimum necessary to achieve the purpose of the minor variance.

FINDINGS: The required lot width in the RS zone for a townhouse is 20 feet. The applicant is requesting to reduce this to 18 feet for 10 of the proposed lots. This is a 10 percent reduction to the standard. Minor variance approval is requested and staff finds that it is the minimum necessary to allow for the proposal based on the building envelope plan provided. As a condition of variance approval, the proposed lot widths must substantially conform to what is proposed and is limited to the lots proposed. In no case can the lot widths be less than 18 feet in width. This requirement will be regulated as part of the subdivision check plat and Mylar review and approval process. Staff finds this request satisfies this criterion.

D. There has not been a previous land use action approved on the basis that a minor variance would not be allowed.

FINDINGS: There are no other previous land use actions that would not allow this particular variance. Staff therefore finds this request satisfies this criterion.

V. RECOMMENDATION AND CONDITIONS

The available evidence indicates the subdivision proposal complies with the decision criteria. Staff recommends approval of the subdivision subject to the following conditions, which shall be completed, including review and approval by the appropriate department, prior to the time lines outlined below. Compliance with the Conditions of Approval shall be the sole responsibility of the applicants and/or property owner.

General Requirements:

1. The KDC requires the developer to connect to public utility services. The Development Code also requires all utility services to be placed below ground. These requirements apply to this request. Further, the developer is responsible for all utility connection costs. The City's System Development Charges for park development, water system improvements and transportation improvements shall be the fee in place at the time of building permit application. These Development charges, as well as those involving the extension of sewer, water, and/or storm drainage, will apply to this request.
2. No vehicular access to Clear Lake Rd will be allowed for the development. Appropriate notations on the plat, deed restrictions, homeowner's association, or other instrument acceptable to the City must ensure that future property owners know this restriction exists.
3. A turnaround must be provided for the access easement and must be show on the plat.
4. **PUBLIC WORKS DEPARTMENT REQUIREMENTS.** The Public Works Department has reviewed the development application and minor variance request. The information provided demonstrates the development can reasonably conform with adopted Design Standards with the following conditions and development requirements.

GENERAL

- a) Public Works takes no exception to the requested minor variance.
- b) Construction permits will be required for any construction within a public street, right-of-way, or City easement, for any public infrastructure on private property, and for erosion control and stormwater management on private property. (KDC 2.302.06)
- c) Street opening permits are required for any work within the City right-of-way or easements that is not covered by a construction permit. (KDC 2.302.06)
- d) Erosion control permits shall be obtained from the City prior to the disturbance of any soil on the subject property. (KDC 2.306.05)
- e) A pre-design meeting with the City Public Works Department will be required prior to the submittal of public improvement plans to either the City of Keizer or the City of Salem for review.
- f) An improvement agreement or performance security in a form acceptable to

the City shall be required prior to issuance of permits for construction of the public improvements. (KDC 3.202.05.B)

- g) A pre-construction conference shall be required prior to commencement of any construction under permits issued by the City.
- h) The Applicant shall coordinate the location of individual or cluster box unit (CBU) mailboxes with the U.S. Postal Service.
- i) Electricity, gas, and communications services to serve the subdivision shall be installed underground and pursuant to the requirements of the company serving the development. (KDC 2.307.02.C)

STREETS

- a) Dedicate right-of-way along the development side of Clear Lake Road NE to half of the standard 68-foot-wide collector street right-of-way – 34 feet measured from the right-of-way centerline. (KDC 2.302.03.F; 2.302.04)
- b) Dedicate a minimum 46-foot-wide right-of-way for the extension of Mykala Road NE and construction of Barbara Avenue NE within the subject property. The right-of-way dedication shall accommodate 25-foot-radius curb returns at the intersection with Clear Lake Road NE; and accommodate 20-foot-radius curb returns at the internal intersection. The Applicant may request a design exception for the curb returns on the east side of Mykala Road NE if necessary. (KDC 2.302.04)
- c) Dedicate a 10-foot public utility easement (PUE) along the frontage of all street rights-of-way. (KDC 2.302.04)
- d) Construct street improvements along the development side of Clear Lake Road NE to collector street standards – 18 feet from roadway centerline to the face of curb. (Keizer Design Standards 3.04)
- e) Construct internal streets to local street standards (minimum 32 feet between curbs). The sidewalk along the east side of Mykala Road NE may be deferred until development occurs on that side of the street. (Keizer Design Standards 3.04).
- f) The alignment of the extension of Mykala Road NE into the subdivision shall be in alignment with Mykala Road NE to the south by continuation of the existing centerline. (KDC 2.302.03.C)
- g) The Barbara Avenue NE right-of-way dedication and street improvements shall be aligned to provide for the continuation of the street to the existing Barbara Avenue NE right-of-way to the west. A temporary turnaround shall be provided on Barbara Avenue NE. (KDC 2.302.03.B)
- h) Close the existing driveway onto Clear Lake Road NE. (KDC 2.302.03.N)
- i) Vehicular access to proposed lots 17 through 20 shall be provided from the 25-foot access and utility easement. (KDC 2.302.03.N)
- j) Create a street lighting district for the subdivision, to include installation of adequate lighting for the widened portion of Clear Lake Road NE in addition to the internal street lighting. (KDC 2.310.04.D)

SANITARY SEWER SYSTEM

- a) The subject property is located outside of the original Keizer Sewer District. The Applicant is required to pay a Sewer Acreage Fee of \$7,460.00 per acre unless they can provide evidence that the Fee has already been paid for this property.
- b) City of Salem approval for local sewer permits will need to be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the Applicant's engineer shall submit plans to the City of Keizer Public Works Department for review and determination of compliance with the City's Master Sewer Plan for the area.
- c) It will be the responsibility of the Applicant engineer to locate any existing sewer services that serve the subject property and provide evidence that it is available for reuse. Any septic tank and drainfield located on the subject property and within the City of Keizer shall be abandoned according to the requirements of the appropriate agency and evidence of compliance submitted to the City prior to issuance of any building permits on the subject property.

WATER SYSTEM

- a) The proposed water main along Barbara Avenue NE shall be constructed on the south side of the street in conformance with City requirements and to avoid conflict with the sanitary sewer when the main is extended to serve existing Barbara Avenue properties west of the development. (Keizer Design Standards 5.12.b)
- b) Final development plans shall be reviewed by Marion County Fire District No. 1 regarding access and adequate location of fire hydrants prior to any issuance of Public Construction permits by the City of Keizer. All required fire hydrants shall be served by an 8-inch or larger water main.
- c) Any existing wells on the subject property shall be abandoned in accordance with the Oregon State Water Resources Department requirements. The Applicant shall provide evidence to the Public Works Department that any abandonment of existing wells has been completed in accordance with such requirements.
- d) Location of all water meters shall be approved by the Public Works Department.

STORM DRAINAGE SYSTEM

- a) The existing 36-inch storm drain in Clear Lake Road NE may be used as the Overflow Route for the proposed storm drainage system serving the development. (Keizer Design Standards 400.2.C)
- b) Stormwater collection, conveyance, treatment, and retention facilities shall be designed to accommodate new impervious surfaces in the rights-of-way and future impervious surfaces on all proposed lots, in accordance with Keizer Design Standards Chapter 400.

- c) Provide pre-treatment for stormwater runoff from the private access and utility easement prior to entering the proposed Stormwater Quality Facility or public stormwater system.
- d) The tract of land containing the Stormwater Quality Facility shall be dedicated to the City of Keizer, in a form acceptable to the City, prior to acceptance of the public improvements.
- e) Public Works has reviewed the preliminary stormwater plans and report provided with this application. The information provided demonstrates reasonable conformance with the requirements of Chapter 400 of the Keizer Design Standards. The Applicant's engineer shall submit a final overall storm drainage plan and design calculations, demonstrating conformance to the Standards, for review and approval prior to the start of development.
- f) A grading and drainage plan shall be developed for the subject property in conformance with the Keizer Design Standards. The plan shall include details of adequate stormwater conveyance from all contributing areas across the subject property and shall include existing elevations and proposed lot corner elevations. The plan shall be submitted to and approved by the Public Works Department prior to the issuance of any erosion control or construction permits for the development.

Prior to Preliminary Plat Approval:

- 6. A detailed preliminary subdivision plat shall be submitted to the Marion County Surveyor's office for review. Marion County Surveyor's office will then submit the plat to Keizer for review and approval. The Preliminary Plat must be submitted for review prior to submittal of a final plat. The platting process must comply with State statutes and the requirement of the Marion County Surveyor's Office.
 - a. Subdivision name must be approved per Oregon Revised Statue 92.090.
 - b. Must be surveyed and platted per Oregon Revised Statue 92.050.
 - c. Subdivision plat must be submitted for review.
 - d. Checking fee and recording fees required.
 - e. Per Oregon Revised Statue 92.065 remaining monumentation bond may be required if some of the plat monuments have not been set and/or the installation of street and utility improvements has not been completed, or other conditions or circumstances cause the delay (or resetting) of monumentation.
 - f. A current or updated title report must be submitted at the time of review. Title reports shall be no more than 15 days old at the time of approval of the plat by the Surveyor's Office, which may require additional updated reports.

The detailed preliminary plat shall include the following provisions:

- g. The preliminary plat shall substantially conform to the proposed subdivision request.
- h. Include all engineering elements as required by the Department of Public Works.

- i. For all public water mains, fire hydrants and any public sewer mains located within the subject property (if located outside platted right-of-ways) easements will be required and will need to be recorded. These easements shall meet the City of Keizer or City of Salem (where applicable) Design Standards and shall be shown on the subdivision plat.
 - j. 10-foot-wide public utility easements (PUE) shall be shown along all dedicated right-of-way s.
 - k. All lots must conform to the lot dimension standards within the RS zone, with the exception that, lots 2, 3, 6, 7, 8, 11, 12, 13, 14, and 15 may have a lot width of 18 feet per minor variance approval. The final plat must include gross and net area calculations (excluding access easement and turn-around).
 - l. Access easement and turn-around area shall be shown on the plat and shall comply with City standards. Access easement name to be shown on the plat.
 - m. Include all dedication as required by Public Works.
 - n. Include a signature line for both the City Engineer and the City Manager.
7. With the Preliminary plat, if proposed, a copy of any proposed CC&R's, Owners Agreements, Articles and By-Laws shall be submitted to the Planning Department for review by the City Attorney as outlined in Section 3.108.07 of the Keizer Development Code. The following information should be included within the instrument(s):
- a. Information regarding streetscape and replacement trees requirements for each lot.
 - b. Information regarding the maintenance of the access easement, address display signage, and no parking signs along the access easement.
 - c. Information indicating that no vehicular access to Clear Lake Rd is allowed for lots 17-20.
8. A street naming application shall be submitted to the City for naming the private access easement.

Prior to Final Plat approval:

- 9. Upon approval of the detailed preliminary plat and engineering plans, a final plat for the subdivision, which conforms to the preliminary plat approval, must be submitted for review to Marion County Surveyor's Office.
- 10. Upon approval of the preliminary agreement, a final copy of any CC&R's, Homeowner Agreements, or other instrument shall be submitted to the Planning Department which conforms to the agreements submitted during preliminary plat approval.
- 11. A maintenance agreement, homeowners association, or other instrument acceptable to the City and shall be reviewed by the City before the plat is recorded and such instrument must be recorded with Marion County immediately following the

recording of the Plat. The agreement shall provide provisions for the maintenance of the access easement, address display signage and “no parking” signs.

12. The existing dwelling, and outbuildings must be removed prior to recording the final plat.
13. A final Tree Planting Plan must be submitted to the Planning department for review and approval to confirm the total number of trees removed and required to be planted on-site. The plan shall identify streetscape trees, street trees, and replacement trees that are to be planted.
14. The construction and paving of the access easement and turn around area, installation of the street addressing signage, and required no parking signage shall be completed prior to approval of the final plat. In lieu of this, the applicant may obtain a performance bond, improvement agreement or other instrument acceptable to the City as outlined in Section 2.310.06.P of the KDC. Improvement agreements may be obtained from the Planning Department.
15. The final plat for the subdivision shall be recorded within 2 years from the date of final decision on this application. A one-year extension may be approved by the Planning Director. Requests for extensions must be received in writing at least thirty days prior to the one-year time period.

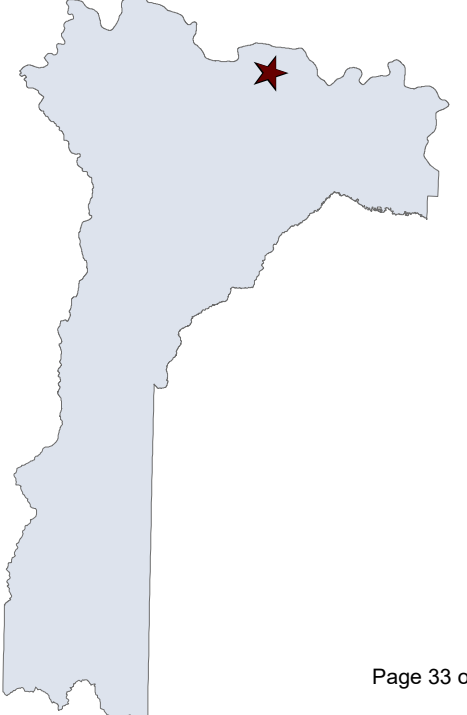
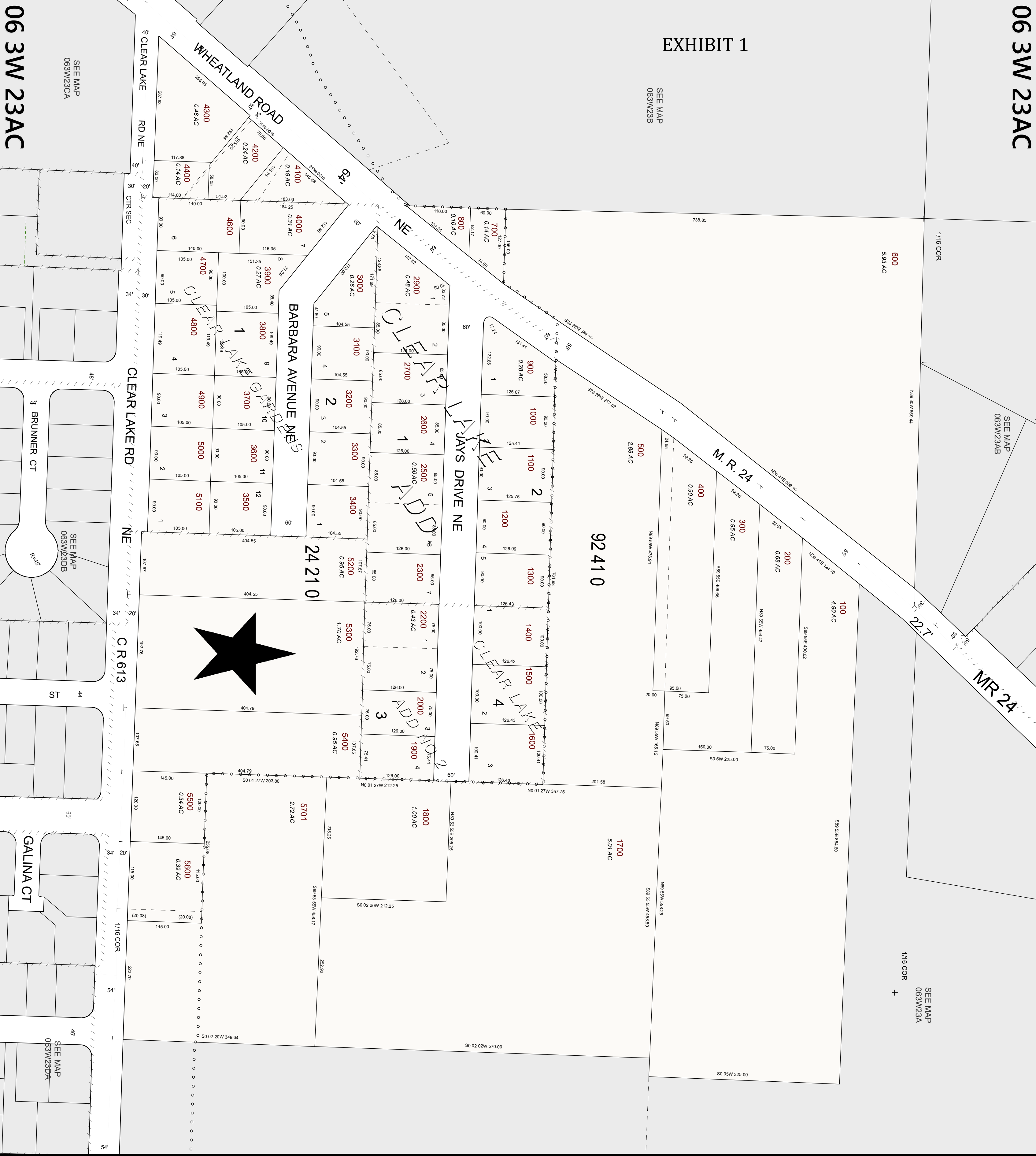
Prior To Obtaining Building Permit(s):

16. No building permits shall be issued until the plat is recorded and all conditions of any construction permits are completed to the satisfaction of the Department of Public Works.
17. The property owner must submit documentation that the recording has taken place with Marion County for the maintenance of the access easement, address display signage and “no parking” signs before a building permit will be issued.

Prior to Obtaining Building Permit Final for each dwelling within the Subdivision:

18. The residential address requirements found in the Oregon Uniform Fire Code shall be completed as approved by Marion County Fire District #1 and the City of Keizer Planning Department.
19. Replacement and streetscape trees identified in the “final” tree Planting Plan referenced in condition #13 above must be planted on each lot within the subdivision prior to obtaining final building permit approval or Certificate of Occupancy. Trees are to be a minimum 2” caliper when planted.
20. Parking spaces shall be provided for each dwelling unit within the subdivision in accordance with KDC Section 2.303. Parking spaces must be a minimum 9’ wide and 18’ long.
21. Applicant or any contractors building on lots shall comply with all applicable city regulations regarding noise, dust, times of construction, etc.

EXHIBIT 1



MARION COUNTY, OREGON
 SW1/4 NE1/4 SEC23 T6S R3W W.M.
 SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Waterline - Non Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ 16 15 Section Corner
 - ⊕ 21 22 Section Corner

NUMBERS
 Tax Code Number
 00 00 0

Acres All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs
 0.25 AC

NOTES
 Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

2100
2400
2800
4500
5700

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
 www.co.marion.or.us

PLOT DATE: 10/16/2020

KEIZER

Clear Lake Commons

Subdivision

February 15, 2024

Applicant:

Trademark Enterprises, LLC

P.O. Box 5248

Salem, Oregon 97304

mark@trademarkenterprises.com

Representative:

Multi/Tech Engineering

Brandie Dalton, Land-Use Consultant

1155 SE 13th Street

Salem, Oregon 97302

(503) 363-9227

bdalton@mtengineering.net

Proposal:

A pre-application conference was held on October 24, 2023, with the applicant and City staff to discuss the development. The applicant took staff recommendations and requirements into consideration when laying out the site.

The applicant is proposing to subdivide 1.70 acres into twenty-one (21) residential dwelling lots. The lots range in size from 1,692 square feet to 2,819 square feet within an average lot size of 2,489 square feet. The subject property is located at 1135 Clear Lake Road NE, is zoned (UT) Urban-Transition and identified as 063W23AC/Tax Lot 5300.

Vicinity:

Surrounding zoning and land uses:

North: UT Zone; existing single-family dwellings

South: Across Clear Lake Road-RS Zone; existing single-family dwellings

East: UT Zone; existing single-family dwellings

West: UT Zone; existing single-family dwellings



Subdivision Criteria

Chapter 3.108.06 Review Criteria Approval of a subdivision, PUD, or manufactured home park shall require compliance with the following:

A. The proposal shall comply with the applicable development standards in Section 2.405 and Section 2.3, as appropriate, including provisions for streets and utilities.

B. Each lot shall satisfy the dimensional standards and density standard of the applicable zoning district, unless a variance from these standards is approved.

C. Adequate public facilities shall be available and shall serve the existing and newly created parcels.

D. Rough Proportionality. Improvements or dedications required as a condition of development approval, when not voluntarily accepted by the applicant, shall be roughly proportional to the impact of development. Findings in the development approval shall indicate how the required improvements or dedications are roughly proportional to the impact.

APPLICANT'S REASONS ADDRESSING SUBDIVISION REVIEW CRITERIA A-D:

KDC 2.301 General Provisions:

Findings for A & B: The subject property is zoned UT and subdivisions are permitted within this zone. Per Section 2.118.09 (Divisions of Land and Automatic Rezoning): *“A. A subdivision, residential planned development or other residential development involving the division of land into 4 or more lots intended to be occupied by dwellings or mobile homes, or the establishment of a mobile home park, may be considered on property in the UT zone if public sewer and water will be available at the time of development. Notwithstanding the zone change procedures in Section 3.1, upon approval and recordation of the plat, or establishment of the mobile home park, the land included in the plat or park shall automatically be rezoned to the RS (SINGLE-FAMILY RESIDENTIAL) Zone.”*

Therefore, the subject property is subject to the RS zone dimensional standards.

The Keizer Comprehensive Plan (KCP) designates the subject property as Low Density Residential. The subject property is located within the Urban Growth Boundary. The subdivision code, KDC Chapter 2.3 implements the KCP Residential Goal and Policies.

The intent of the subdivision code is to provide for orderly development through the application of appropriate rules and regulations. Further compliance with code standards for the subdivision is detailed below. Completion of the requirements as part of final plat approval provides conformance with the requirements of this chapter.

The proposal is for townhomes and attached units:

*Lot Size Required (Min)	Proposed Lot Size
1,500 square feet	1,692 to 2,819 square feet

All lots are in compliance with the required lot depth standards for residential lots as indicated below, however, a variance to lot width has been requested:

	<u>Lot Size</u>	<u>Lot Depth</u>	<u>Lot Width</u>
*Lot 1-	2,772sq.ft.	110'	25.06'
*Lot 2-	1,992sq.ft.	110'	18'
*Lot 3-	1992sq.ft.	110'	18'
*Lot 4-	2,878sq.ft.	110'	26'
*Lot 5-	2,879sq.ft.	110'	26'
*Lot 6-	1,994sq.ft.	110'	18'
*Lot 7-	1,994sq.ft.	110'	18'
*Lot 8-	1,994sq.ft.	110'	18'
*Lot 9-	2,770sq.ft.	110'	25'
*Lot 10-	2,819sq.ft.	91'	28'
*Lot 11-	1,692sq.ft.	94'	18'
*Lot 12-	1,692sq.ft.	94'	18'
*Lot 13-	1,692sq.ft.	94'	18'
*Lot 14-	1,692sq.ft.	94'	18'
*Lot 15-	1,692sq.ft.	94'	18'
*Lot 16-	2,312sq.ft.	94'	24.6'
*Lot 17-	2,349sq.ft.	91'	28'
	(excluding access easement)		
*Lot 18-	2,359sq.ft.	94'	25'
*Lot 19-	2,360sq.ft.	94'	25'
*Lot 20-	2,360sq.ft.	94'	25'

Development of residential dwellings on the subject lots will comply with minimum applicable development standards for lot coverage, landscaping, setbacks, building height, and design review standards under KDC 2.314 and 2.315. There is sufficient lot area available on the proposed lots that a dwelling and a garage can be constructed on each lot to meet minimum zone code standards. Compliance with applicable fire/life/safety code requirements occurs as a building permit is submitted to and reviewed by the City for issuance of a building permit for the subject property.

The applicant is proposing to subdivide 1.70 acres into twenty-one (21) residential townhome lots within one Phase.

KDC 2.302 Street Standards:

Findings A & B: The subject property is located in a developed and developing area where improved streets and sidewalks continue with new development. The local street system serving the development provides the necessary connections and access to the local street and circulation system serving this residential neighborhood.

The proposed subdivision will provide adequate street improvements that meet City standards. Mykala Road NE will extend through the subject property going south to north. Barbara Avenue NE will run east-west and stub to the western property line. Lots 1-16 will have direct access onto the internal street running through the site, Barbara Avenue NE. Lots 17-20 will have direct access onto Mykala Road NE via a 25-foot-wide access easement. See attached site plans.

Access to and from the subject property was discussed with staff at the pre-application conference. The applicant's lot and street layout reflects staff's recommendations and requirements.

Access to, within, and from the development must be consistent with applicable requirements of the Transportation Planning Rule Requirements (TPR) that requires that development provide connectivity between land uses and transportation. Under the Rule, developments are responsible for providing for the safe and efficient circulation of vehicles, bicycles, and pedestrians into, through, and out of a development. The proposal develops the subject property within an established residential area where local and arterial streets and mass transit facilities exist. These facilities connect the transportation system to the surrounding residential neighborhoods.

The Public Works Department will address the level of street improvements that are roughly proportional to assure conformance to the development to subdivision code and applicable transportation system plan requirements. Completion of conditions of approval prior to the signing of the final plat will satisfy this criterion for the subdivision application.

KDC 2.303 Off-Street Parking and Loading:

Findings A & B: On-site parking for the dwellings will be constructed at the time of development. A minimum of one parking space will be provided on the site for each lot. Bike, van and car-pool parking and off-street loading facilities are not required for single-family dwellings.

KDC 2.305 Transit Facilities:

Findings A & B: The nearest neighborhood activity centers are Forest Ridge Elementary School located to the south of the site about ¼ of a mile.

There is Mass Transit available to the south of the site on Wheatland Road, Parkmeadow Drive, and River Road N, Transit Route 9 (River Road N/Parkmeadow).

KDC 2.306 Storm Drainage:

Findings C: The City has adopted storm water management plan standards. Tentative grading and drainage plans have been provided. The applicant will construct an infiltration system and keep all stormwater onsite.

Development of townhome dwellings on the subject property will connect roof drains to the public storm drain line within the subject property or to the abutting street. Storm drain plans are required to be submitted to and approved by the Public Works Department for final plat approval or for individual building permits on the subject property. Grading on the site will be done according to acceptable building code and construction standards when development occurs.

The designated Stormwater Quality Facility is Lot 21 of the proposed subdivision and is 4,327 square feet in size. A Preliminary Drainage Report is currently being prepared and will be submitted to the City when completed.

KDC 2.307 Utilities and Facilities:

Findings C: Water and sewer services are available to the subject property. KDC 2.307 does not require the submittal of facility construction plans for tentative subdivision plan review and approval. Final approval requires facilities be made available to serve the site. The location and size of the facilities are illustrated on the tentative plan. There is no evidence that these facilities are not available. Cost for the installation and extension of these facilities is the responsibility of the developer.

Further compliance review with applicable code standards will occur when plans for public facilities and a final plat are submitted for review and approval.

KDC 2.310.03 (A) Minimum Lot Area:

Findings A & B: A minimum lot size of 1,500 square feet is required for townhome dwelling units. The applicant is proposing to subdivide the subject property into 21 lots, 20 townhome lots and 1 lot for stormwater. The proposed lots range in size from 1,692 to 6,012 square feet in size, with an average lot size of 2,489 square feet.

KDC 2.310.03 (C) Lot Width and Depth:

Findings A & B: All proposed lots meet the minimum average lot depth (70'). However, the applicant has requested a variance to lot width for Lots 2, 3, 6, 7, 8, 11, 12, 13, 14, and 15. All dimensions are shown on the tentative plan.

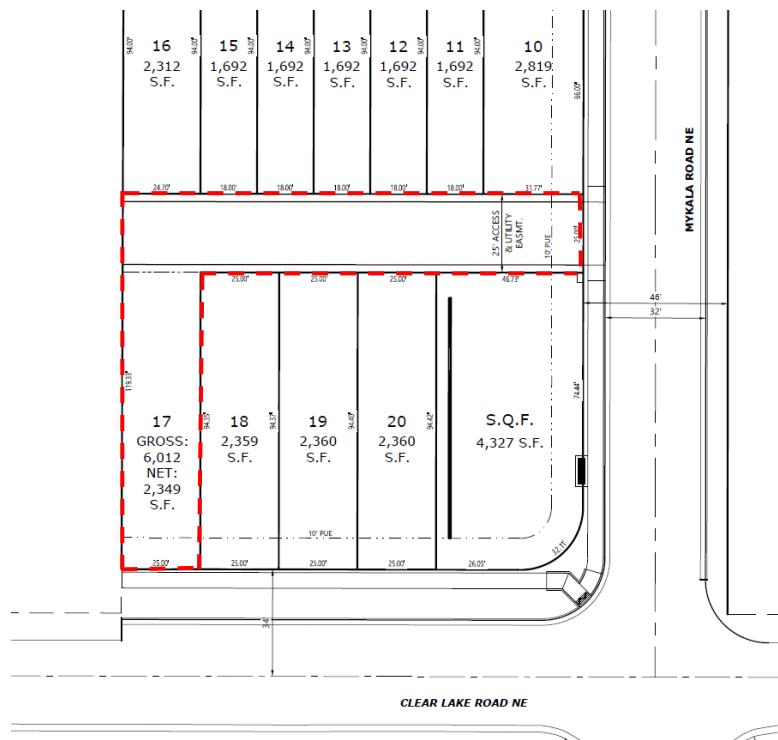
KDC 2.310.03 (D) Access:

Findings A & B: The subject property will have access onto the already existing street system within the neighborhood. The proposed subdivision will provide adequate street improvements that meet City standards. Mykala Road NE will extend through the subject property going south to north. Barbara Avenue NE will run east-west and stub to the western property line. Lots 1-16 will have direct access onto the internal street running through the site, Barbara Avenue NE. Lots 17-20 will have direct access onto Mykala Road NE via a 25-foot-wide access easement.

Surrounding properties are fully developed, however, a street connection to the property to the west has been provided for future development.

The proposed meets Fire Code for emergency vehicles. See attached site plans.
2.310.03 (E) Flag Lots:

Lot 17 is a flag lot and is 6,012 square feet in size including the accessway, and 2,349 square feet in size excluding the accessway. Lots 17-20 do have frontage along Clear Lake Road, however, access to Clear Lake Road is not permitted. Therefore, Lots 17-20 will have access to Mykala Road to the east via the 25-foot-wide access easement that is the flag for Lot 17.



KDC 2.310.03 (F) Through-Lots:

Findings A & B: There are no through lots proposed within this subdivision.

KDC 2.310.03 (G) Lot Lines:

Findings A & B: Lot lines for proposed lots are perpendicular to the proposed accessway and streets. See attached site plans.

KDC 2.310.03 (H) Utility Easements:

Findings C: Public and any private utility easements will be shown on the final plat as required per Public Works Department standards for final plat approval. The tentative plan shows the location of water, sewer and storm drain lines. Easements for the public facilities will be noted on the final plat.

KDC 2.310.04 (A) Block Standards:

Findings A & B: The block lengths within the proposed subdivision do not exceed 600 feet in length as shown on the site plan. The length, width, and shape of block take into consideration access, safety, traffic circulation, and the surrounding properties.

The subject property is located on the north side of Clear Lake Road and has two streets running through the site. Lots 1 through 16 will have direct access onto Barbara Road and Lots 17 through 20 will have access onto Mykala Road via a 25-foot-wide access easement. Surrounding properties are fully developed, however, Barbara Avenue stubs into the northwest property line for future development of the site to the west.

KDC 2.310.04 (B) Traffic Circulation and (C) Connectivity:

Findings A & B: The major street network in the area has been established and is consistent with the Transportation System Plan which implements the Comprehensive Plan. Public Works Department will address any applicable requirements for right-of-way conveyance that might be required because of this subdivision.

The subdivision is served with adequate transportation infrastructure and the street system adjacent the property conforms to the Transportation System Plan and provides for safe, orderly, and efficient circulation of traffic into and out of the subject property. See attached site plan.

The subject property will have access onto the already existing street system within the neighborhood, as shown on the site plan. Additional street connections have been provided for future development of adjacent properties.

Therefore, this criterion has been met.

KDC 2.310.06 Improvement Requirements-Subdivisions:

Findings D: The proposed subdivision will provide adequate street improvements that meet City standards. Mykala Road NE will extend through the subject property going south to north. Barbara Avenue NE will run east-west and stub to the western property line. Lots 1-16 will have direct access onto the internal street running through the site, Barbara Avenue NE. Lots 17-20 will have direct access onto Mykala Road NE via a 25-foot-wide access easement.

The proposed subdivision will provide adequate street improvements that meet City standards. The proposed meets Fire Code for emergency vehicles. See attached site plans.

All required public facilities such as sewer and water are available and will be extended to the site. The facility improvements will conform to the requirements and specifications of the Keizer Department of Public Works.

KDC 2.310.07 Improvement Procedures:

Findings D: Improvement plans will be prepared, submitted to and approved by the City. All utilities will be underground as required by the City for public facilities and private facilities.

Natural Features:

Findings A: There are 3 trees located on the subject property. At this time, all 3 trees are proposed for removal.

44" Maple-Located in the building envelope of Lot 14
13" Cedar-Located in the proposed Mykala Road extension
30" Maple-Located in the required sidewalk improvement adjacent Lot 19

All trees proposed for removal are located within the proposed access way, proposed building envelopes, and areas that will need to be graded.

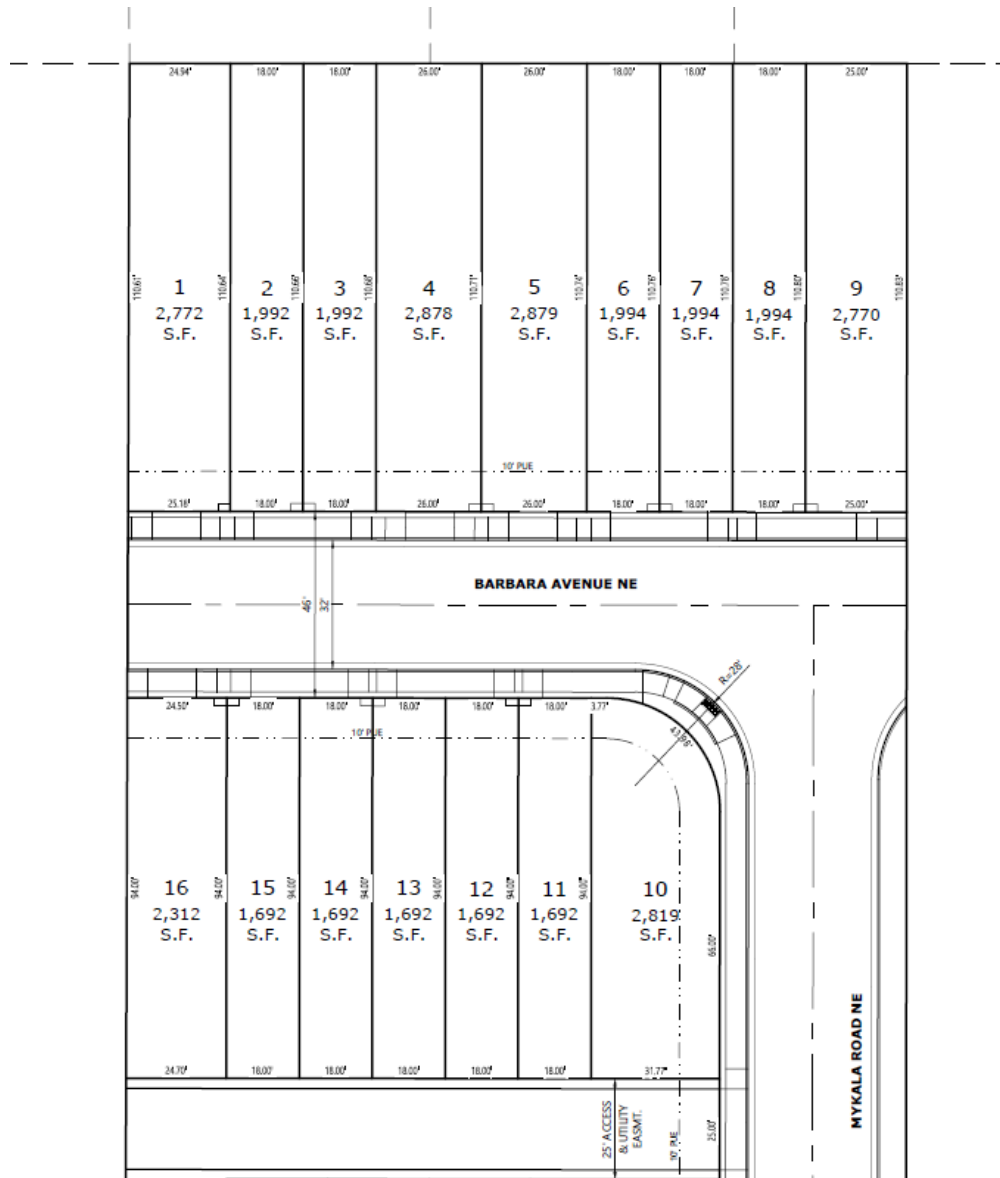
Replanting will be provided with 1 replacement tree in each backyard. Street trees will also be provided where feasible. The applicant is aware that additional replanting may be required.

The subject property does not contain any identified wetland areas or water bodies. As indicated by staff at the pre-app, the property is not within an identified flood plain.

Conclusion: This concludes the applicants' summary addressing the requirements of the code for subdivision approval on the subject property as described above. All applicable sections of the code have been addressed to the extent that the subdivision is warranted and should be granted tentative approval.

Clear Lake Commons

Minor-Variance



Variance Criteria:

The applicant is requesting a variance to KDC Section 2.102.05(A) (Minimum Lot Dimension and Height Requirements), which requires a minimum average lot width of 20 feet for townhome lots. The applicant has requested a variance to lot width for Lots 2, 3, 6, 7, 8, 11, 12, 13, 14, and 15.

*Lot Width Required
20'

Proposed Lot Depth (Average)

Lot 2- 18'

Lot 3- 18'

Lot 6- 18'

Lot 7- 18'

Lot 8- 18'

Lot 11- 18'

Lot 12- 18'

Lot 13- 18'

Lot 14- 18'

Lot 15- 18'

- A. 1. The intent and purpose behind the specific provision sought to be varied is either clearly inapplicable under the circumstances of the particularly proposed development; or**
- 2. The variance requested is consistent with the intent and purpose of the provision being varied; or**
- 3. The applicant in good faith is unable to comply with the standard without undue burden which is grossly disproportionate to the burden born by others affected by the specific provisions of the code sought to be varied;**

Applicant Response: The intent of the lot dimensions is to create a lot that can accommodate a dwelling while meeting the minimum lot requirements and providing the minimum setbacks.

The site is narrow and makes it difficult to provide street connections through the site and meet the lot width requirements. The applicant looked at all options for the site and found that in order to provide required internal street connections and maximize density, that this was the best and most efficient layout.

The proposed subdivision is for townhome dwellings, which are narrow in design. A site plan showing the building envelopes has been provided and shows how each lot will accommodate a dwelling along with all the required setbacks.

Therefore, the intent of the code is met.

B. The impact of the development due specifically to the varied standards will not unreasonably impact adjacent existing or planned uses and development; and

Applicant Response: The minor variance is for about 10% lot width reduction. A 10% lot reduction in width will have no impact on how those lots can be developed, since the lots are large enough to accommodate all required setbacks for a townhome dwelling.

As shown on the site plan, an adequate building envelope can be provided on all the lots proposed, while meeting the setback requirements.

The proposed development will have access onto an internal street and provide required setbacks. The required setbacks are still able to be met even with the reduced lot width. Therefore, eliminating any impact on adjacent existing uses.

C. The minor variance does not expand or reduce a quantifiable standard by more than 20 percent and is the minimum necessary to achieve the purpose of the minor variance; and

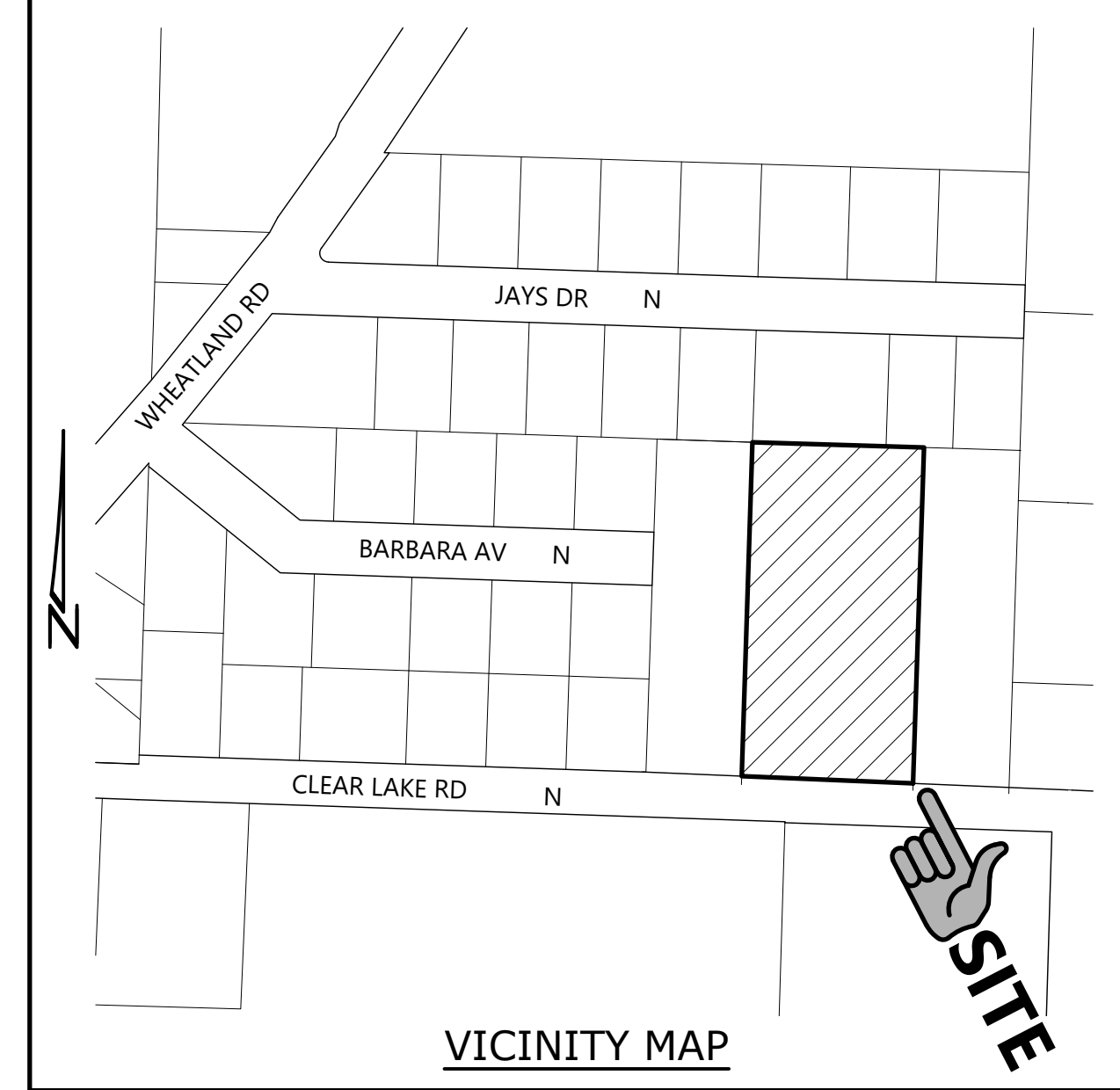
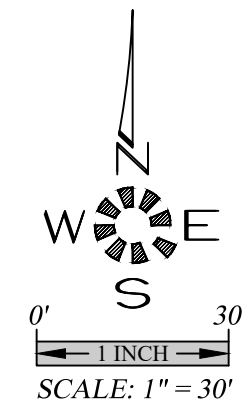
Applicant Response: The minor variance is for a 10% lot width reduction for Lots 2, 3, 6, 7, 8, 11, 12, 13, 14, and 15. Therefore, the request does not reduce the lot depth by 20% or more.

D. There has not been a previous land use action approved on the basis that a minor variance would not be allowed.

Applicant Response: No previous land use actions have been approved on the basis that a minor variance would not be allowed.

CLEARLAKE

SEC. 23, T. 6 S., R. 3 W., W.M.
1135 CLEAR LAKE ROAD NE CITY OF KEIZER
MARION COUNTY, OREGON 97303



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST., S.E. SALEM, OR. 97303
www.embengineering.net office@embengineering.net

COVER SHEET

CLEARLAKE

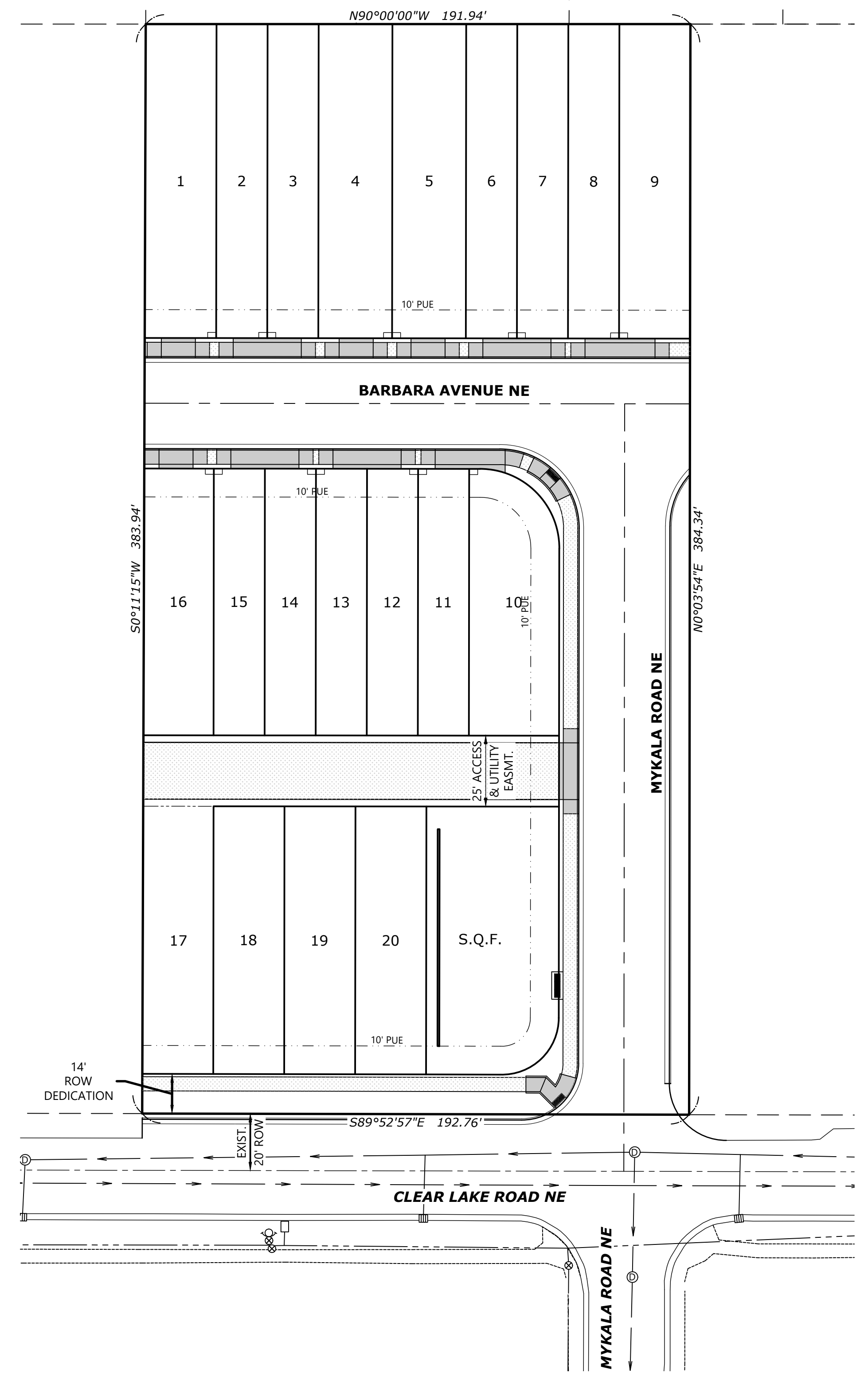
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7611B 101-C5
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Issue Date: 1/9/2024
Scale: AS SHOWN
As-Built:



EXPIRES: 06-30-2025
JOB # 7611

101



Owner / Developer:

TRADEMARK ENTERPRISE, LLC

P.O. BOX 5248
SALEM, OREGON 97304

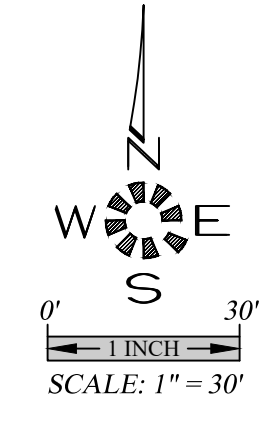
ABBREVIATIONS

A.C. ASPHALTIC CONCRETE	L. LENGTH, LINE
ACMP ALUMINIZED CMP	L.P. LIGHT POLE
ASSY. ASSEMBLY	M. METER, MAIN
B.O. BLOW OFF	M.H. MANHOLE
B.F.V. BUTTERFLY VALVE	MTL. METAL
C & G CURB & GUTTER	O.H. OVERHEAD
CATV CABLE TELEVISION	PC. POINT OF CURVE
C.B. CATCH BASIN	PCC. POINT OF CONTINUING CURVE
C.B.C.O. CATCH BASIN CLEANOUT	PED. PEDESTAL
C.B.I. CATCH BASIN INLET	PRC. POINT OF REVERSE CURVE
CCR COMPACTED CRUSHED ROCK	PROP. PROPOSED
C.L. CENTERLINE	PT. POINT OF TANGENCY
CMP CORRUGATED METAL PIPE	PUB. PUBLIC
C.O. CLEANOUT	PUE. PUBLIC UTILITY EASMT.
CONC. CONCRETE	PVC. POLYVINYL CHLORIDE
CONST. CONSTRUCT	PVT. PRIVATE
D.I. DUCTILE IRON	P.P. POWER POLE
DIA. DIAMETER	P.L. PROPERTY LINE
DWG. DRAWING	R. RADIUS
EASMT. EASEMENT	R- RIM
E.G. EXIST. GRADE / GROUND	RD. ROOF DRAIN
EOP, E.P. EDGE OF PAVEMENT	R.O.W. RIGHT-OF-WAY
ELEC. ELECTRIC	SAN.S. or S.S. SANITARY SEWER
ELEV. or EL. ELEVATION	S. SLOPE
EX. or EXIST. EXISTING	S.Q.F. STORMWATER QUALITY FACILITY
F.D.C. FIRE DEPT. CONNECTION	STA. STATION
FT. FEET	STD. STANDARD
F.F. FINISH FLOOR	STL. STEEL
F.G. FINISH GRADE	STM.DRN. or S.D. STORM DRAIN
F.H. FIRE HYDRANT	SVC. SERVICE
F.M. FORCE MAIN	SW. SIDEWALK
GUT. or GTR. GUTTER	T.C. TOP OF CURB
G.V. GATE VALVE	TEL. TELEPHONE
IMP. IMPROVEMENT	TYP. TYPICAL
INST. INSERT	U.G. UNDERGROUND
INV. or I- INVERT	VL. VAULT
	W.M. WATER MAIN

SYMBOLS

EX. BLOW OFF ASSY.	EX. PROP. MANHOLE SAN. SEWER
EX. CATCH BASIN	EX. PROP. MANHOLE STORM DRAIN
EX. CATCH BASIN CLEANOUT	EX. PROP. 2' DIA. C.O. / M.H.
EX. CATCH BASIN INLET	EX. PROP. MANHOLE TELEPHONE
EX. CATV PED. / BOX	EX. PROP. MANHOLE WATER
EX. CLEANOUT	EX. PROP. REDUCER / INCREASER
EX. ELEC. PED. / BOX	EX. PROP. TEL. PED. / BOX
EX. FIRE HYDRANT	EX. PROP. TRAFFIC PED. / BOX
EX. GAS LOCATION MARKER	EX. PROP. UTILITY / POWER POLE
EX. GAS VALVE	EX. PROP. WATER METER
EX. MAIL BOX	EX. PROP. WATER VALVE
--- CABLE TELEVISION	--- SANITARY SEWER EXIST.
--- CENTERLINE	--- SANITARY SEWER CONST.
--- DITCH C.L.	--- STORM DRAIN EXIST.
--- ELECTRICAL LINE	--- STORM DRAIN CONST.
--- GAS MAIN	--- WATER MAIN EXIST.
--- TELEPHONE LINE	--- WATER MAIN CONST.

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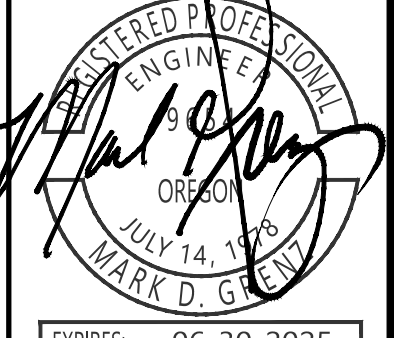


**EXISTING
CONDITIONS
PLAN**

CLEARLAKE

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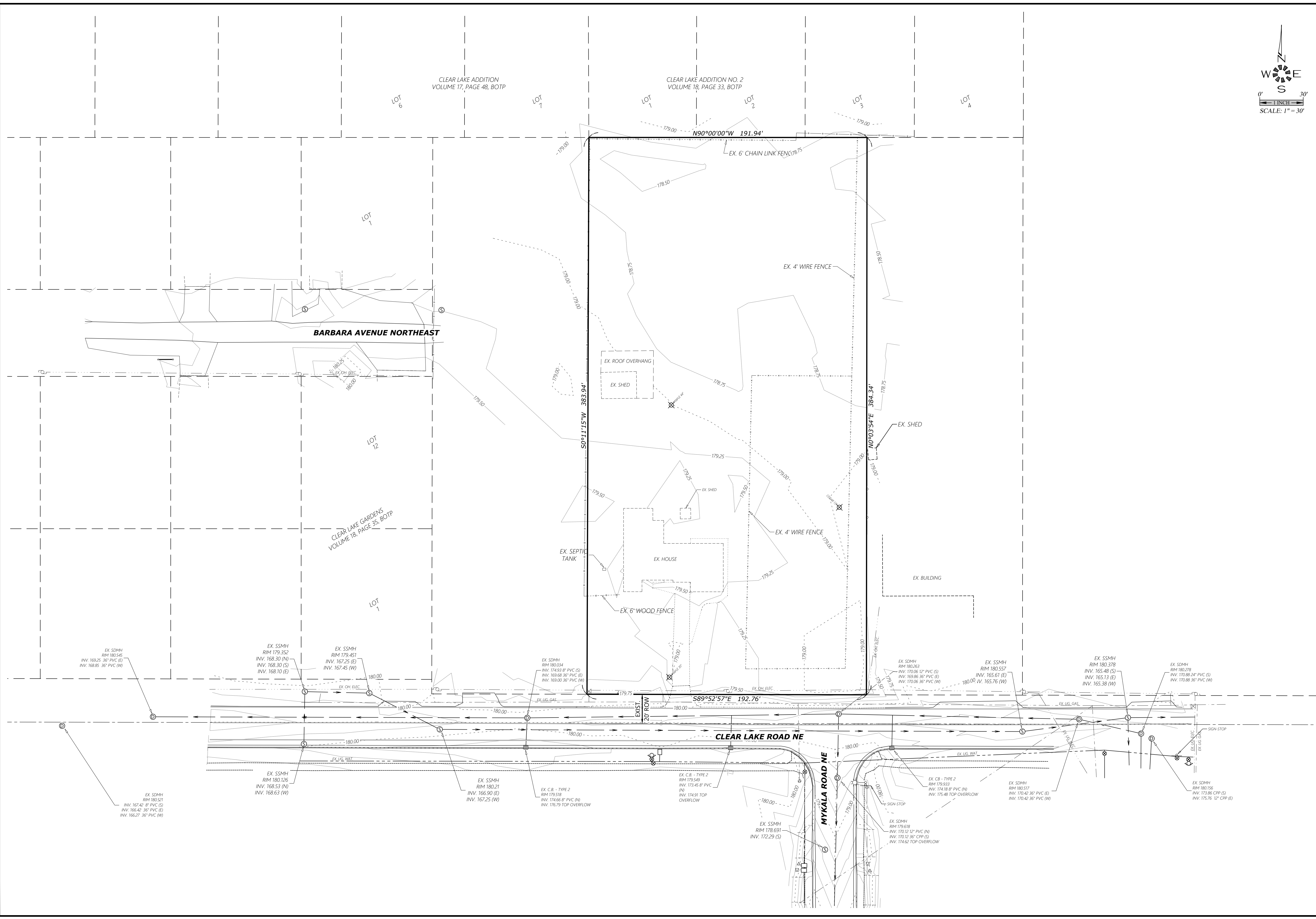
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Checked: J.J.G.
Issue Date: 1/9/2024
Scale: AS SHOWN
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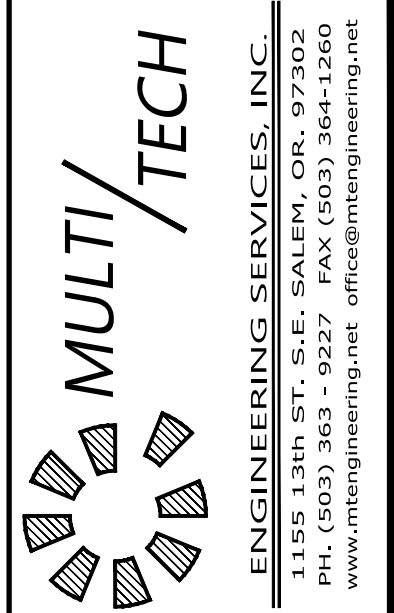
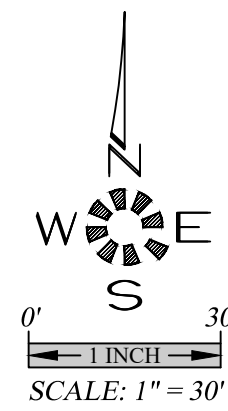
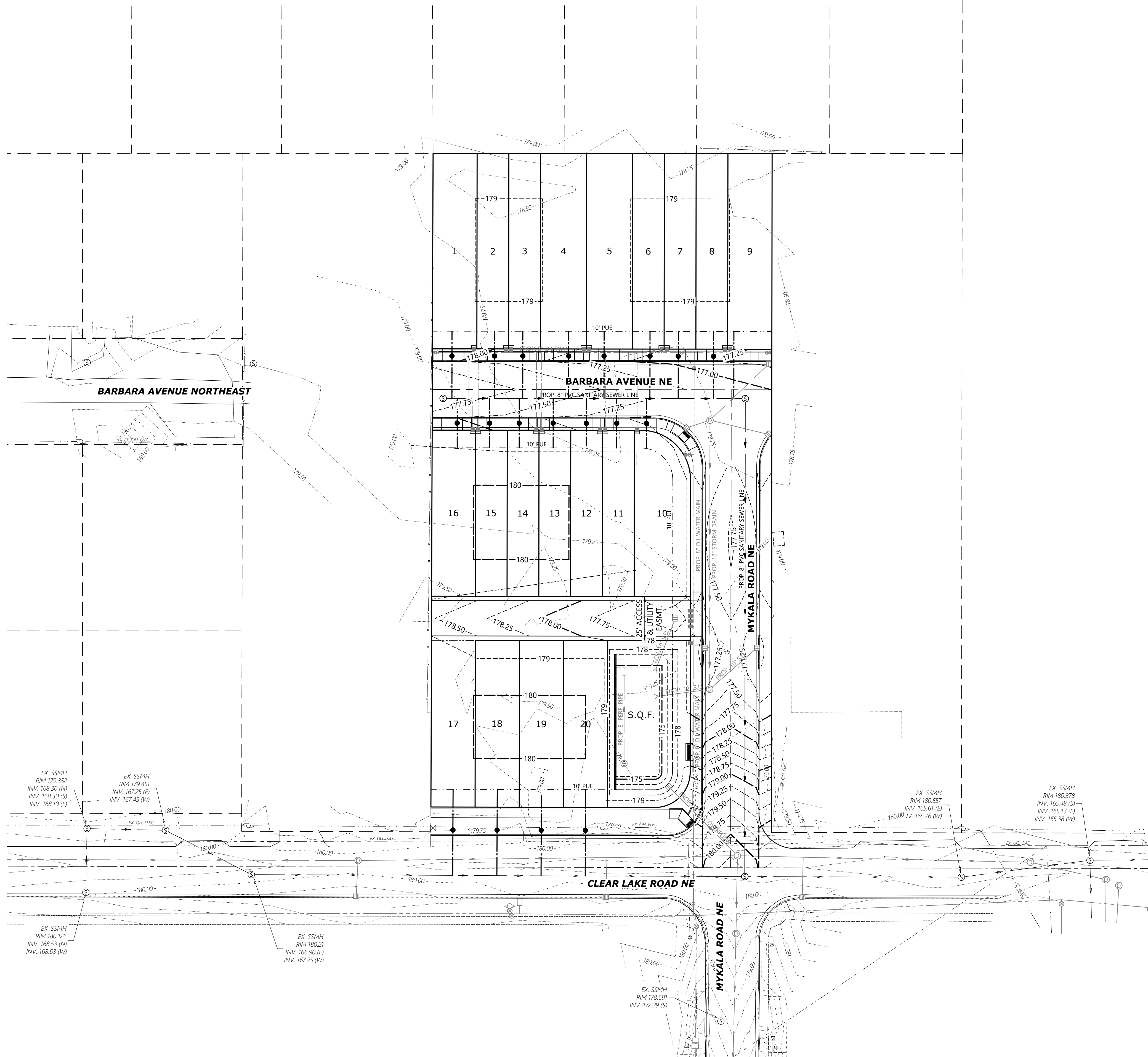
EXPIRES: 06-30-2025

JOB # 7611

102



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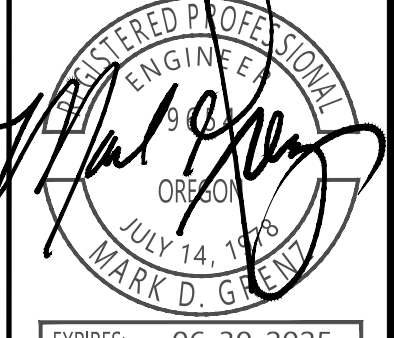


SANITARY SEWER PLAN

CLEARLAKE

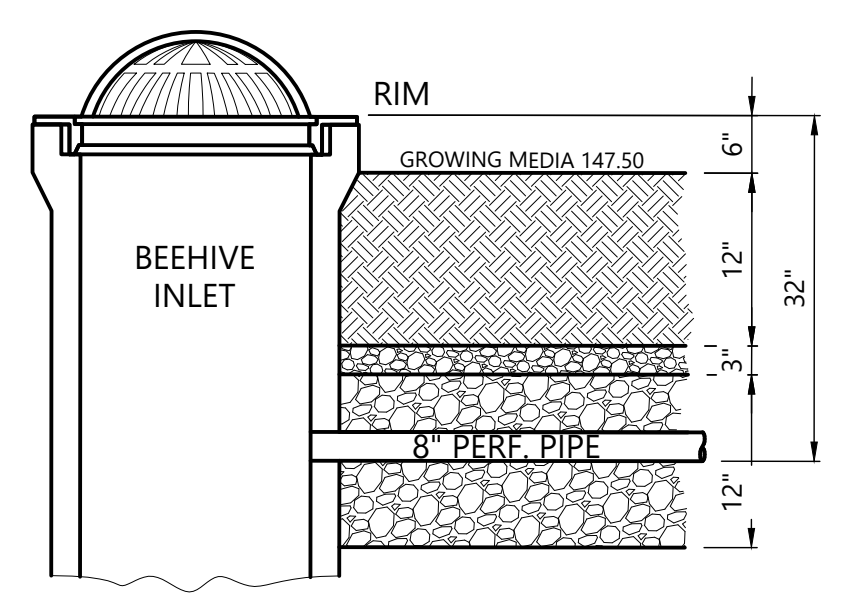
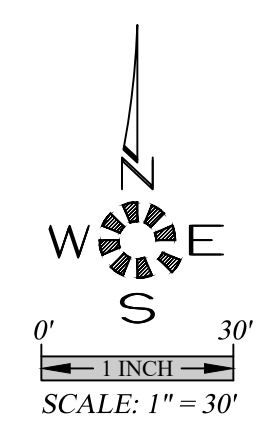
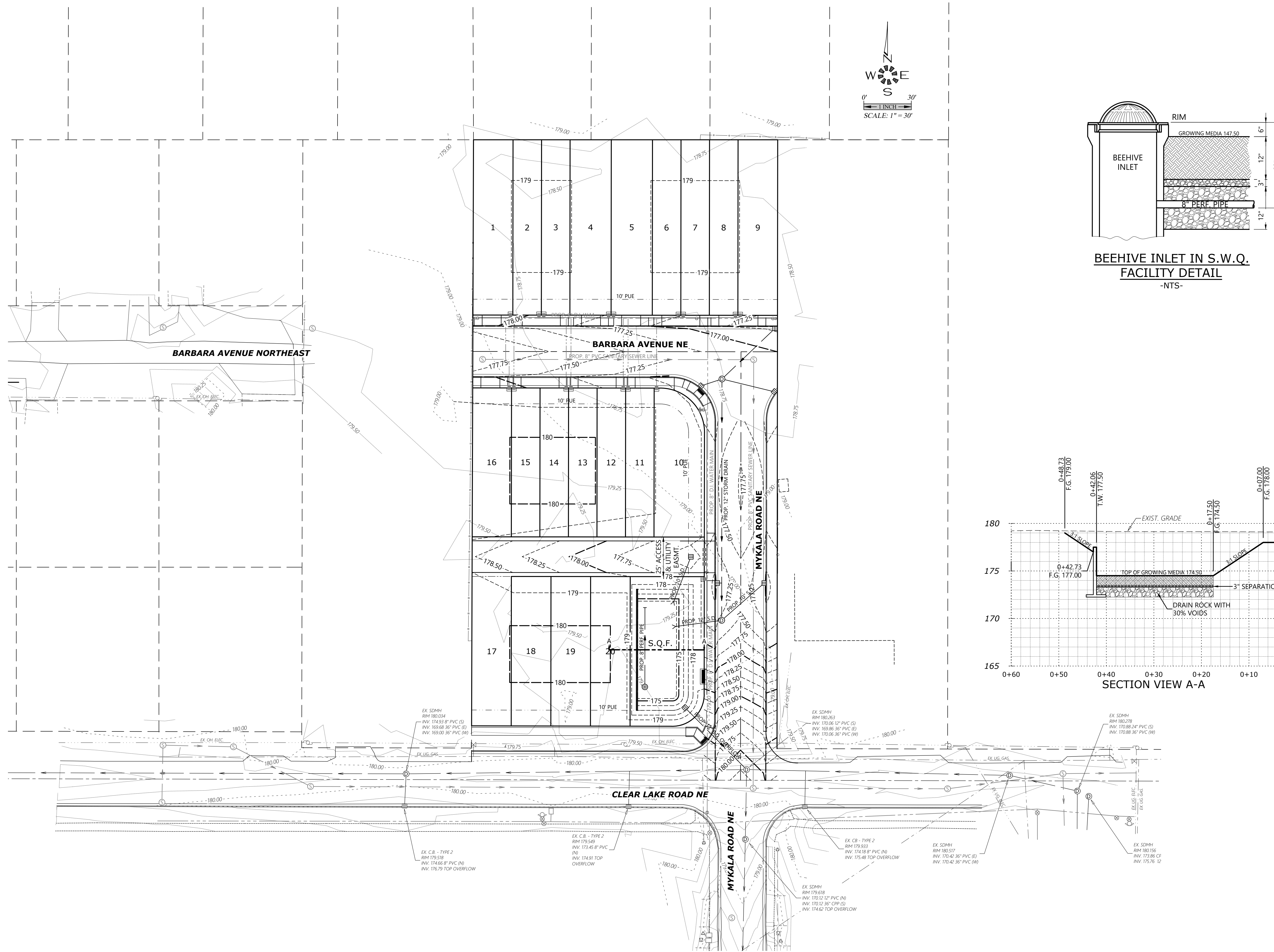
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761115 2014'S
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Drawn: M.K.D.
Checked: J.J.G.
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Scale: AS SHOWN
As-Built: _____

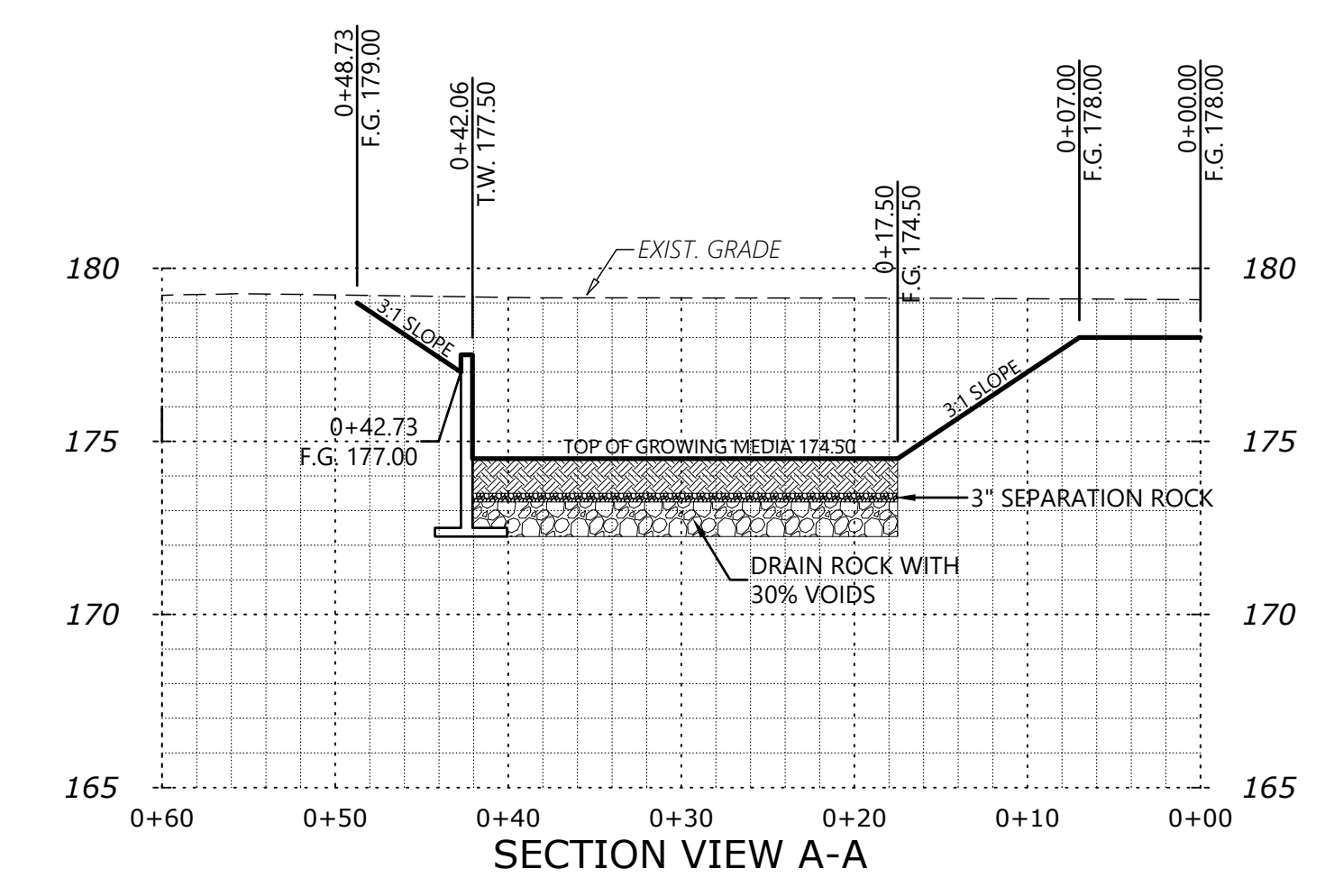


EXPIRES: 06-30-2025
JOB # 7611

201



BEEHIVE INLET IN S.W.Q. FACILITY DETAIL
-NTS-

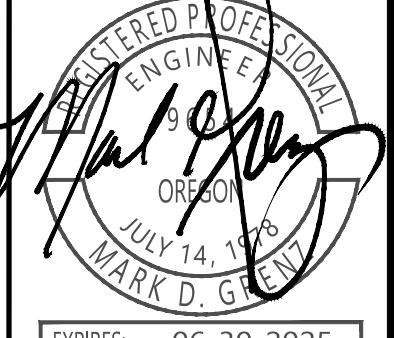


STORM DRAIN PLAN

CLEARLAKE

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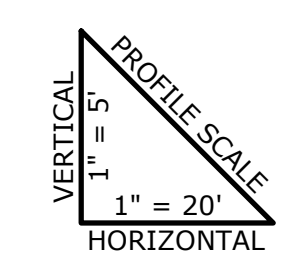
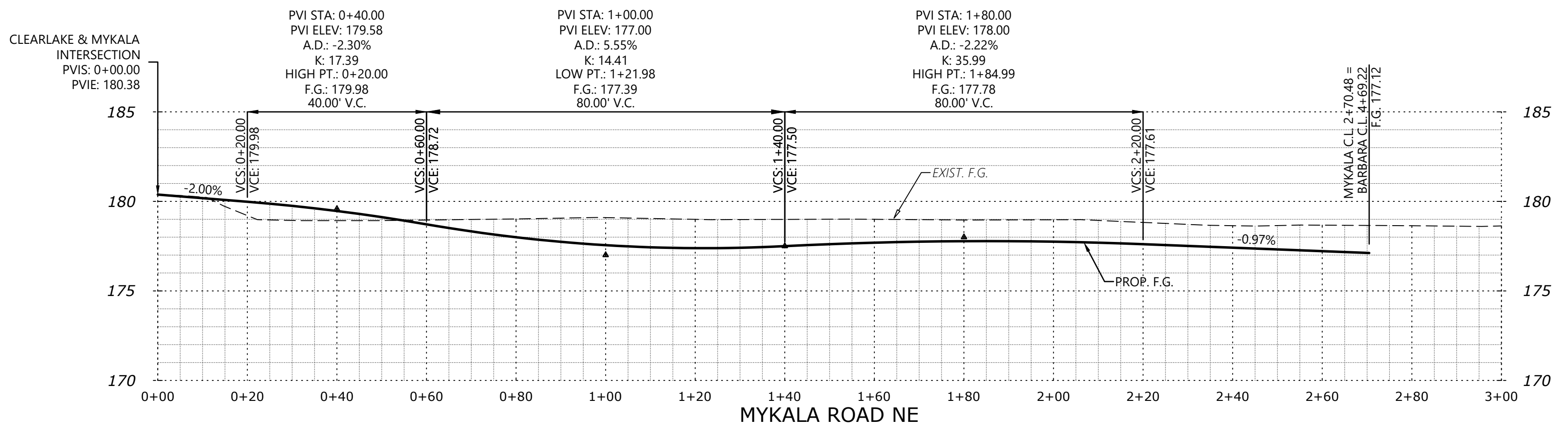
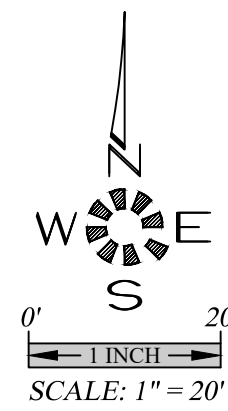
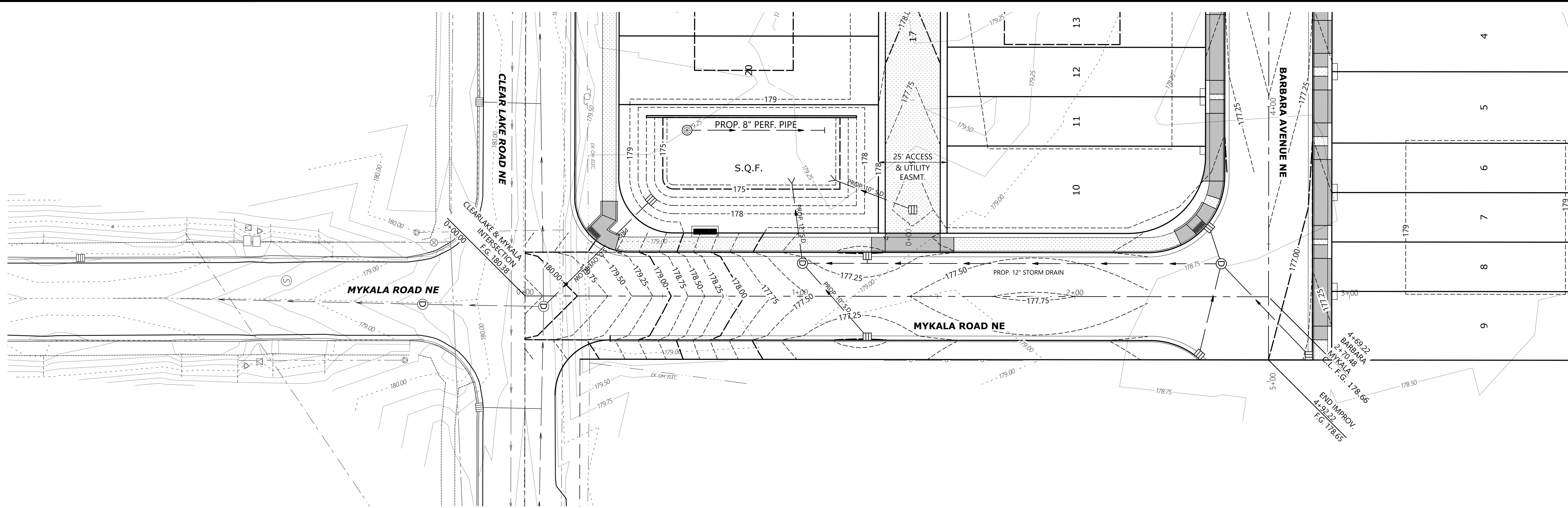
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Checked: J.J.G.
Issue Date: 2/15/2024
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2025

JOB # 7611

301



STREET IMPROVEMENTS

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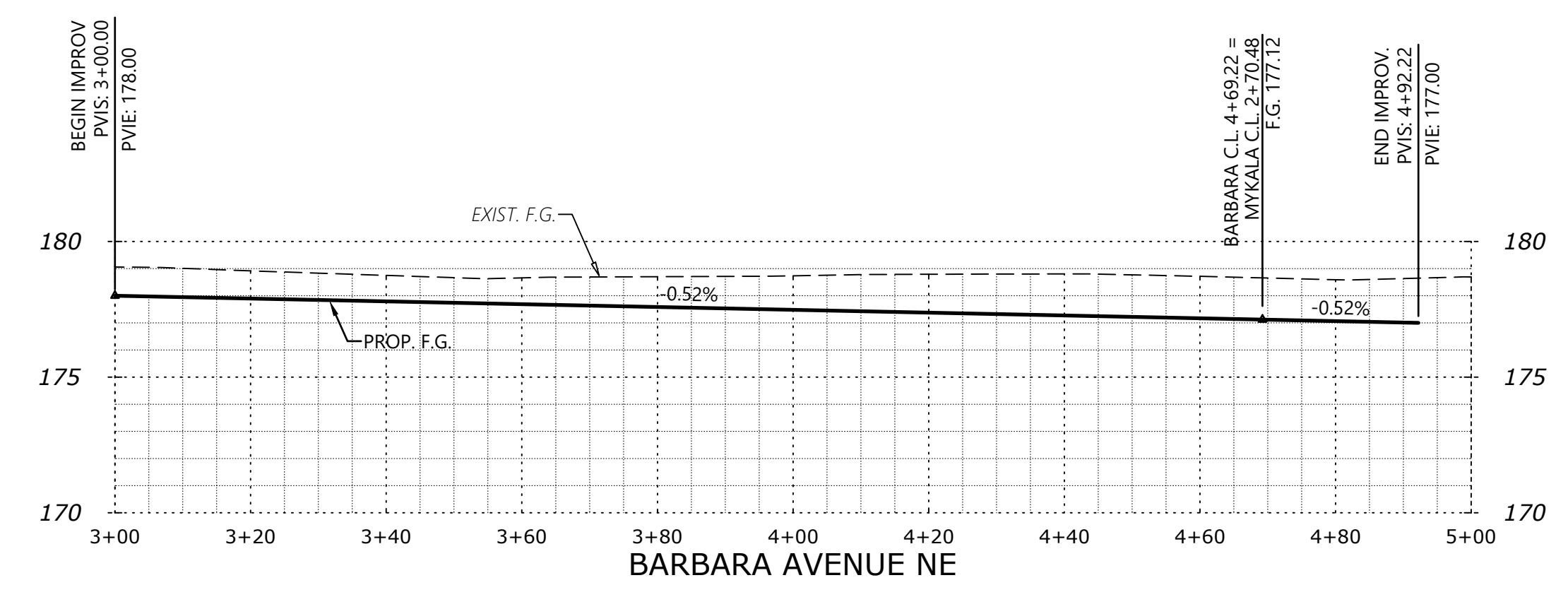
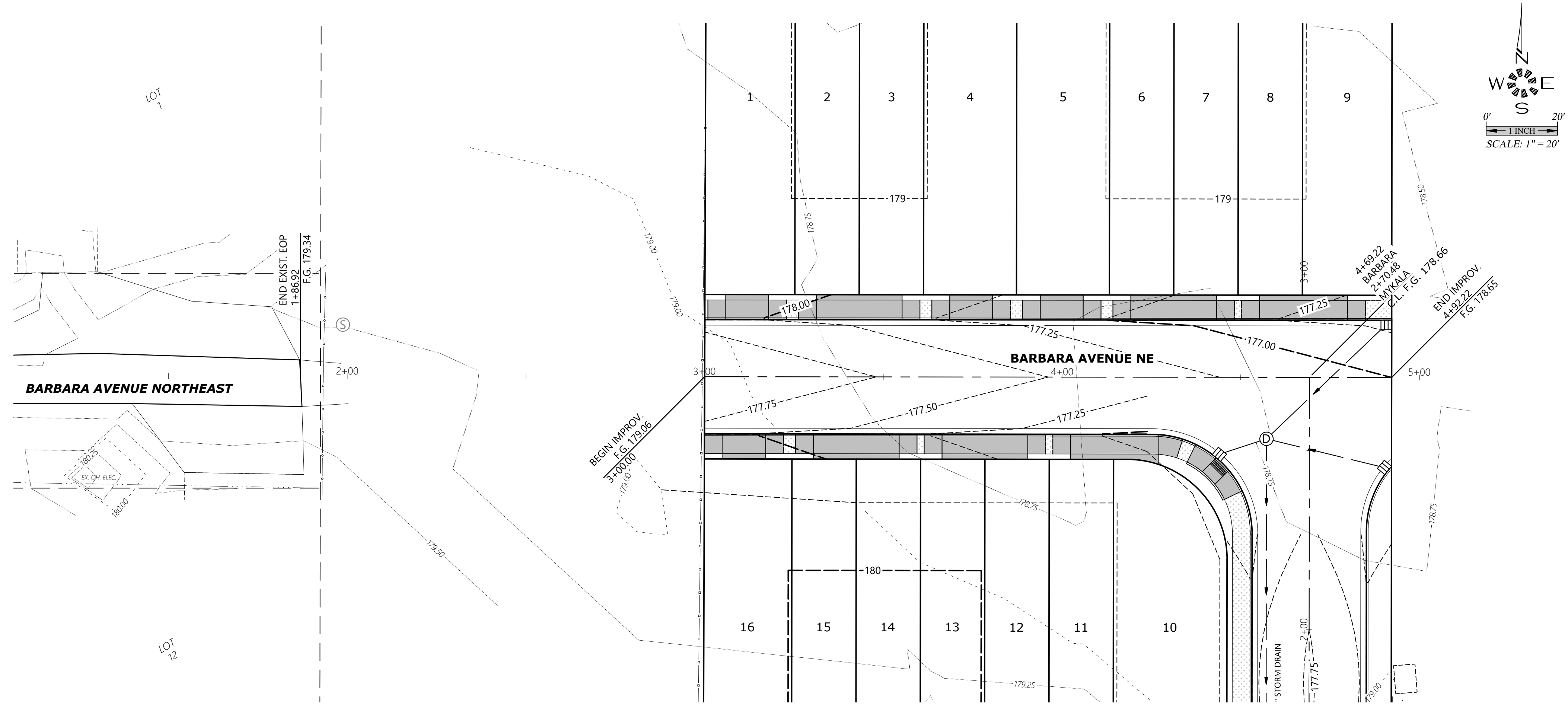
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 Drawn: M.K.D.
 Checked: J.J.G.
 Issue Date: 2/15/2024
 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2025

JOB # 7611

401



VERTICAL
1" = 5'
PROFILE SCALE
HORIZONTAL
1" = 20'

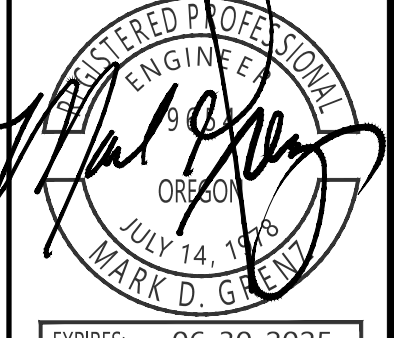


STREET IMPROVEMENTS

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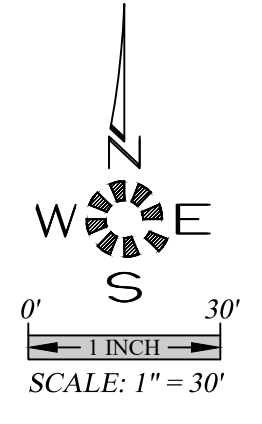
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76115 402-51
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Scale: AS SHOWN
As-Built: _____



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JOB # 7611

402

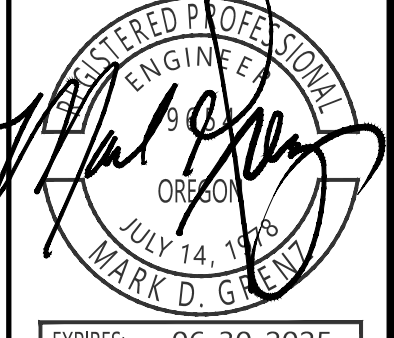


LOT GRADING PLAN

CLEARLAKE

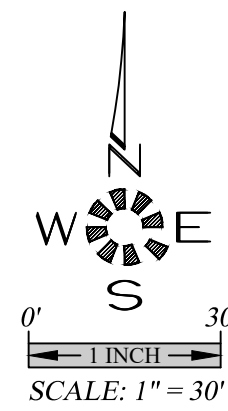
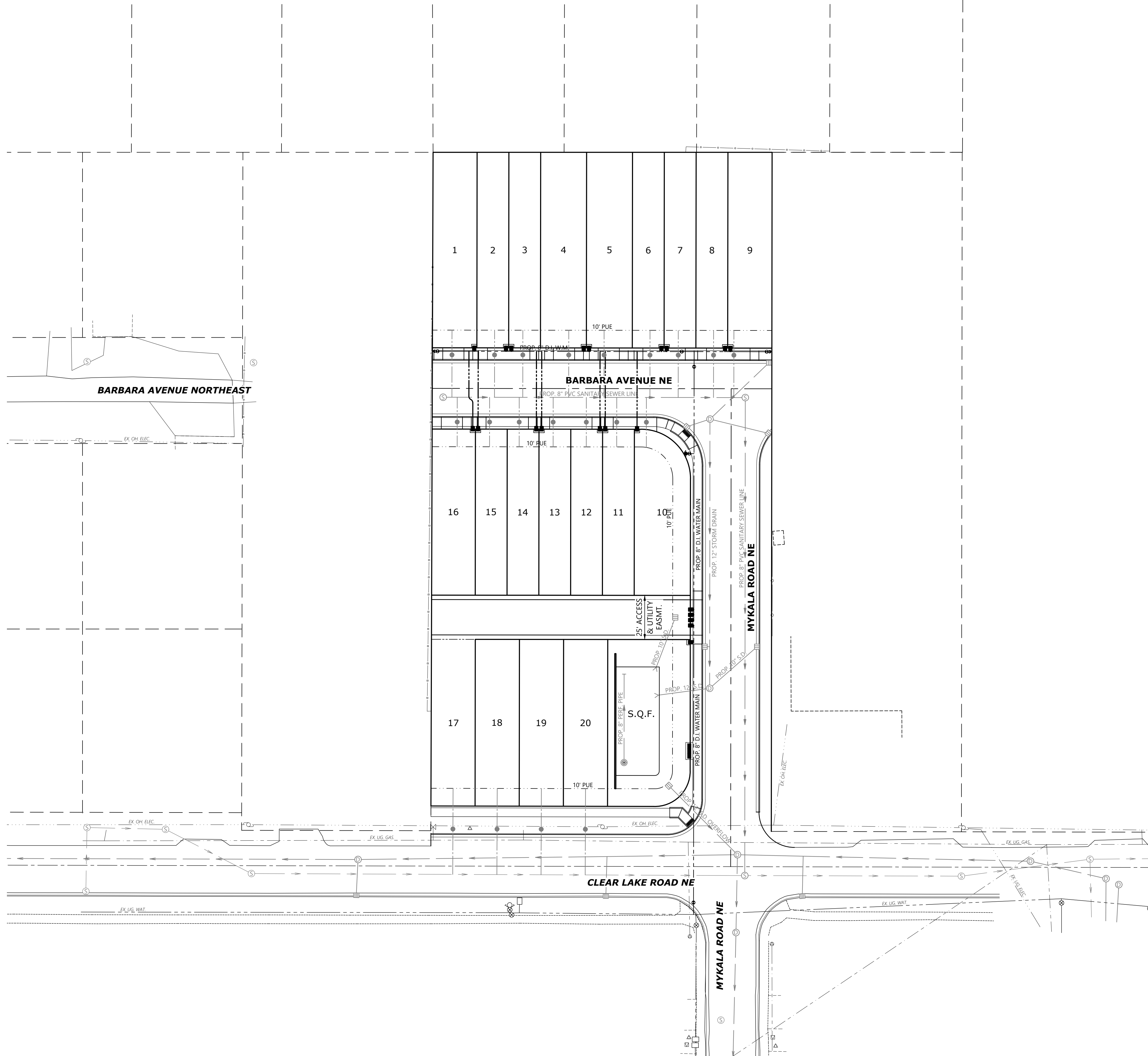
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761115 403-640
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Issue Date: 2/15/2024
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As-Built: _____



JOB # 7611

403



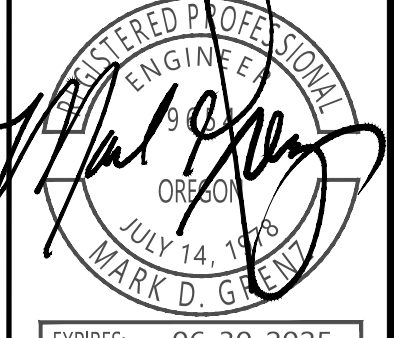
MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th ST. S.E. SALEM, OR. 97302
 503.734.1111
 www.mtengineering.net office@mtengineering.net

WATER MAIN PLAN

CLEARLAKE

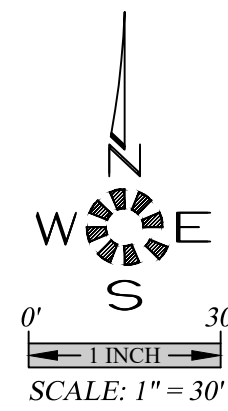
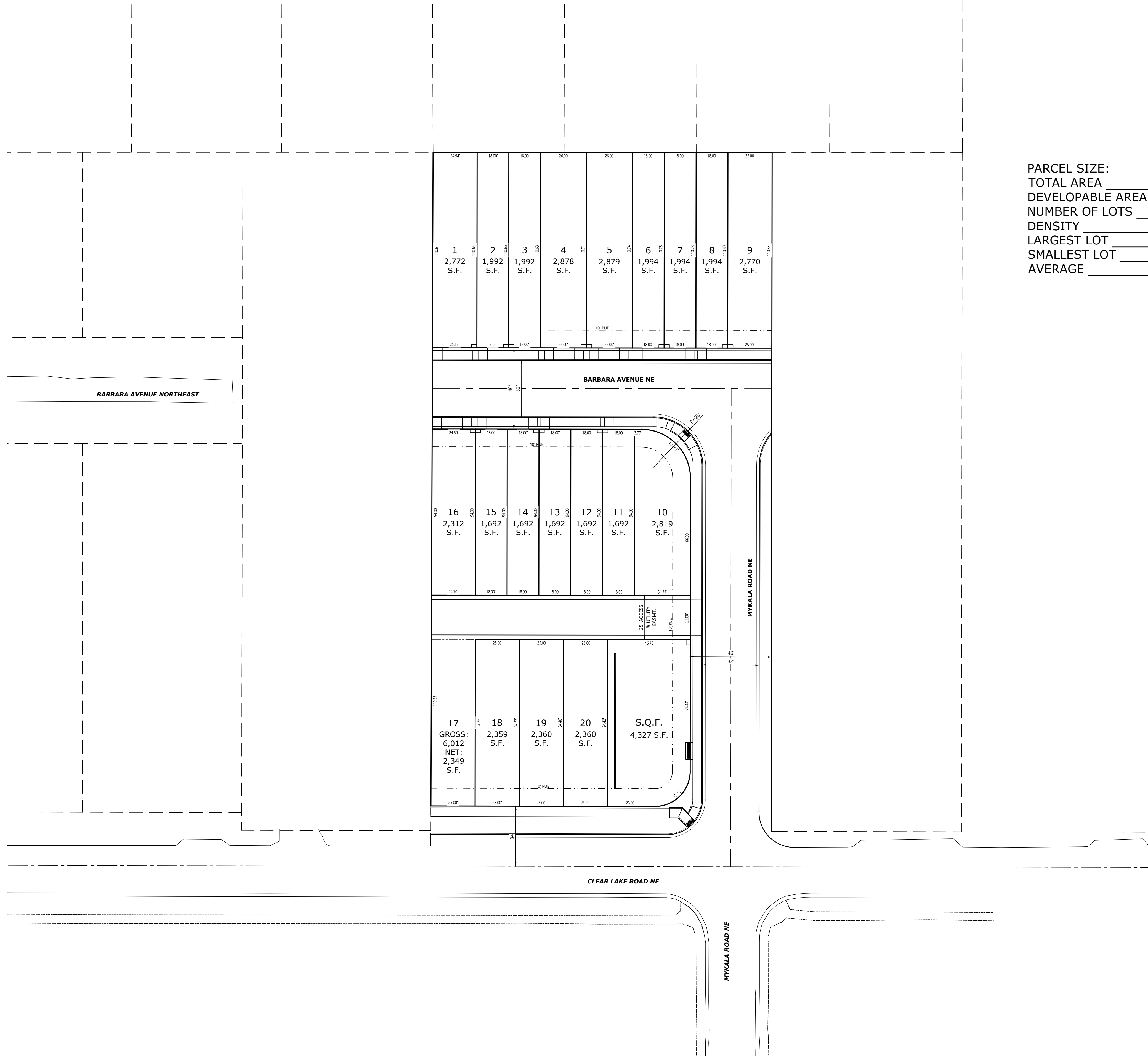
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7611B 501-WM
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 Drawn: M.K.D.
 Checked: J.J.G.
 Issue Date: 2/15/2024
 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2025
 JOB # 7611

501



PARCEL SIZE:
 TOTAL AREA _____ 1.70 Ac.
 DEVELOPABLE AREA _____ 1.63 Ac.
 NUMBER OF LOTS _____ 21
 DENSITY _____ 12.88 UNITS/AC.
 LARGEST LOT _____ 6012 S.F.
 SMALLEST LOT _____ 1692 S.F.
 AVERAGE _____ 2489 S.F.

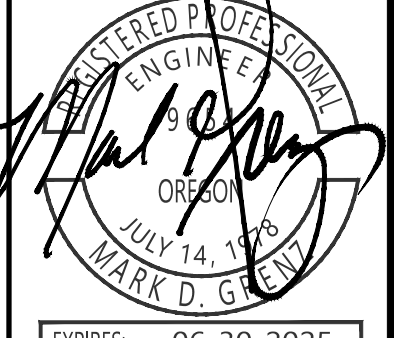


SITE PLAN

CLEARLAKE

NO CHANGES, MODIFICATIONS
 OR REPRODUCTIONS TO BE
 MADE TO THESE DRAWINGS
 WITHOUT WRITTEN
 AUTHORIZATION FROM THE
 DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE
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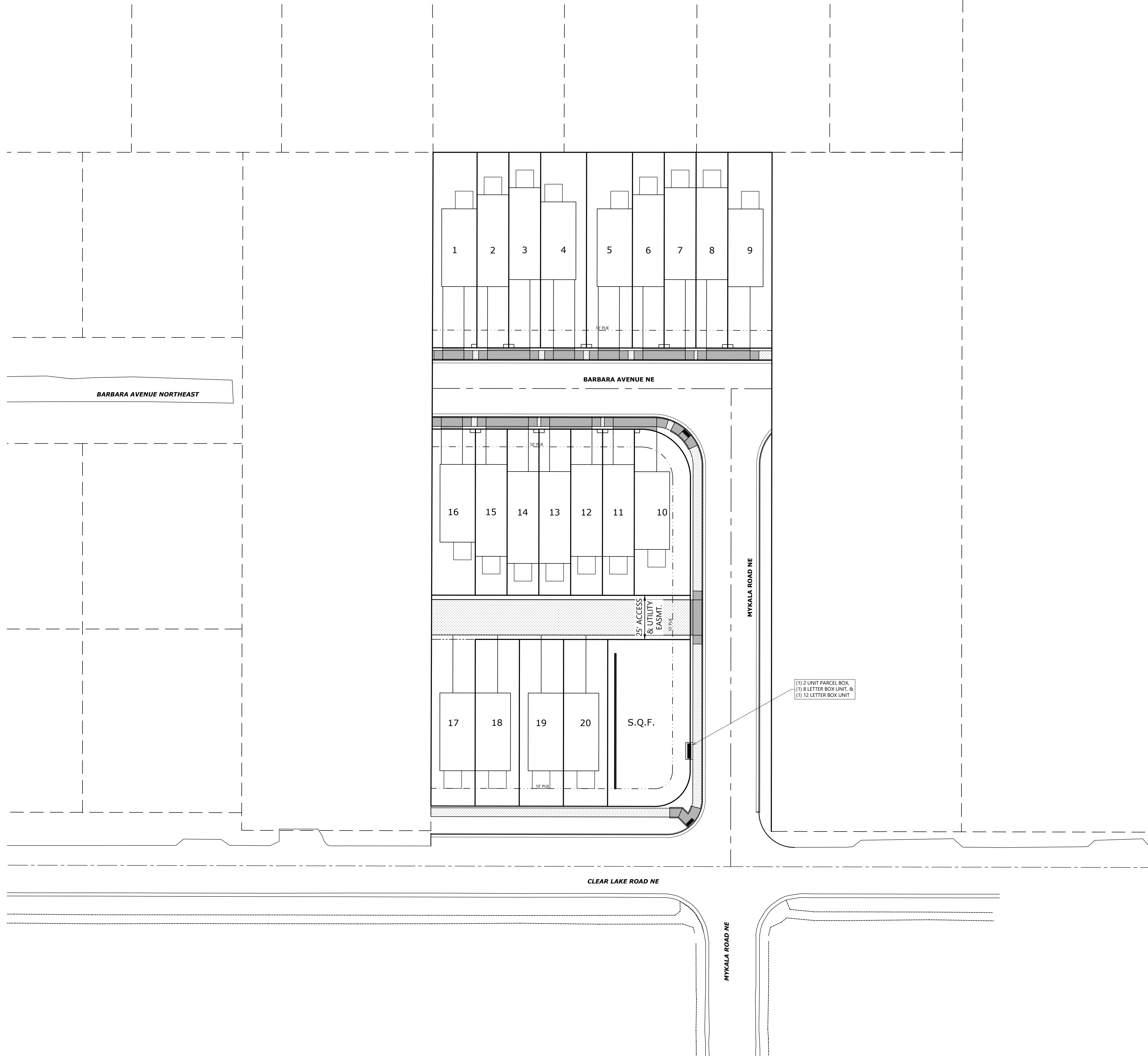
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 Drawn: M.K.D.
 Checked: J.J.G.
 Issue Date: 2/15/2024
 Scale: AS SHOWN
 As-Built:



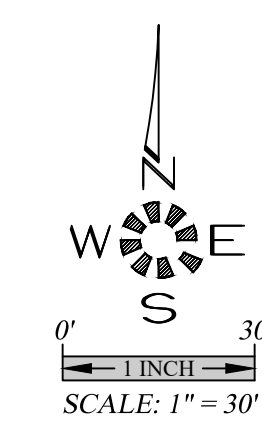
EXPIRES: 06-30-2025

JOB # 7611

701



- = TO BE INSTALLED AT TIME OF HOME CONSTRUCTION
- = TO BE INSTALLED AT TIME OF HOME CONSTRUCTION



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 www.mtengineering.net office@mtengineering.net

SIDEWALK PLAN

CLEARLAKE

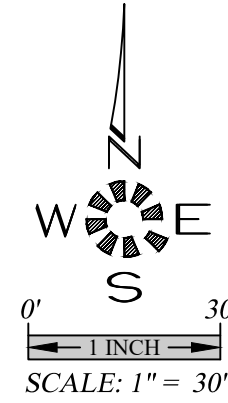
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7611B 702-SW
 Design: M.D.G.
 Drawn: M.K.D.
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 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2025
 JOB # 7611

702

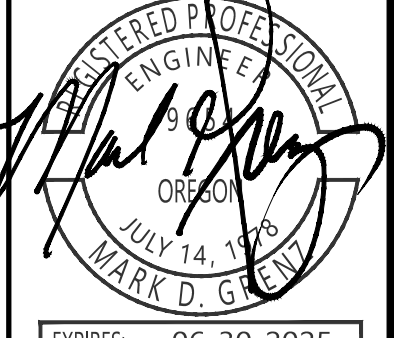


TREE CONSERVATION PLAN

CLEARLAKE

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761110 703-TREE
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Issue Date: 2/15/2024
 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2025

JOB # 7611

703

B. Jack

7611

**PRELIMINARY DRAINAGE ANALYSIS
FOR**

**Clear Lake Subdivision
Keizer, Oregon**

**Owner:
Trademark Enterprises
PO Box 5248
Salem, Or 97304**

February 28, 2024



Renew date: 6.30.2025



1155 13th Street SE
Salem OR 97302
www.mtengineering.net

PHONE: (503) 363-9227
FAX: (503) 364-1260
EMAIL: BJack@mtengineering.net

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Introduction	1
Existing Conditions.....	1
Developed Conditions.....	2
Explanation of Design	2
Stormwater Analysis	2
Water Quality.....	3
Water Quantity	4
Operations and Maintenance	4
Design Summary	4
Conclusion.....	4

Appendix A: Maps

Appendix B: NRCS Web Soil Survey

Appendix C: Infiltration Test Results

Appendix D: Water Quality Hydrographs

Appendix E: Water Quantity Hydrographs

INTRODUCTION

The Clear Lake project is a proposed 20-lot subdivision with a mix of public and private access located at 1135 Clear Lake Rd NE. The parcel of land to be developed is Tax Lot 5300 of Marion County Assessor's Map 06 3W 23AC and is approximately 1.7-acres in size. A vicinity map is included in Appendix A and an aerial image is shown below.



Figure 1. Project Site

Green Stormwater Infrastructure (GSI) to the Maximum Extent Feasible (MEF) will be used for the newly developed areas per city of Keizer Design Standards. All facilities will be constructed to meet the city of Keizer standards.

EXISTING CONDITIONS

The 1.7-acre project site is rectangular in shape. Surface conditions consist of short grass, a few maple and cedar trees spread across the property, and an existing structure that will be removed during this project. There are no identified wetlands or sensitive areas located on the property. The existing site is very flat with less than a 1-foot relief across the property and a maximum elevation of 179 feet. With

this topography and that of the surrounding area no additional runoff is expected to reach the site. The abutting properties are zoned single-family residential and urban transition. The soil map from the NRCS Web Soil Survey in Appendix B shows that this location is comprised of Amity silt loam and Concord silt loam which are both classified as hydrologic soil groups C/D. The hydrologic soil group will be treated as C which as directed by the city of Keizer Design Standards correlates to a curve number of 72.

The infiltration rate was tested at the proposed facility location using the open pit falling head procedure. This test found an average rate of 9.84 inches per hour. The design infiltration rate will apply a safety factor of 2 to the tested average and therefore be treated as 4.92 in/hr. Infiltration test results are contained in Appendix C.

DEVELOPED CONDITIONS

This project will require the extension of Barbara Avenue NE and Mikayla Road N, as well as the construction of a new accessway. Each of the 20 lots will add new hard surface in the form of driveways, roofs, and patios. The average lot size for the project is 2,489 sq-ft and based on the impervious area map shown in Appendix A, the new hard surface is approximately 1,400 sq-ft per lot. Therefore, the total impervious area for the site is 50,190 sq-ft, leaving 25,375 sq-ft of pervious area. In this analysis impervious area will have a curve number of 98 and pervious area will be classified as open space with >75% grass cover and have a curve number of 74. Weighting by area the composite curve number for this site is 90.

EXPLANATION OF DESIGN

Vertically, the proposed infiltration rain garden is designed with the top of storage 2 feet above the growing media, 12 inches of growing media, 3 inches of separation rock, and 4 feet of 30% void drain rock. This facility will provide water quality treatment by allowing for the removal of pollutants through sedimentation, adsorption onto surrounding vegetation, filtration, and biological uptake. The north side of the facility is designed with a 3:1 slope and the remaining three sides utilize a retaining wall. The retaining wall is required to provide the necessary storage volume and prevent the water depth during the water quality event from exceeding 4 inches. Storms beyond the water quality event will utilize a 24-inch beehive inlet, with its rim 18 inches above the growing media, to bypass treatment and enter the drain rock through an 8-inch perforated pipe. A second beehive inlet with its rim set 2 feet above the growing media will serve as the emergency overflow. The facility has about a half foot of freeboard between the rim of the emergency overflow and the rim of the lowest inlet catch basin. The emergency overflow connects with an existing stormwater manhole to the south. A 42-inch-tall chain link fence will surround the facility to provide fall protection and perimeter security. This analysis considers a 2,379 sq-ft rain garden for water quality and quantity requirements.

STORMWATER ANALYSIS

The city of Keizer standards require that facilities with an infiltration rate greater than 2 in/hr treat the water quality storm and retain up to the 100-yr storm event. Stormwater analysis is performed using HydroCAD 10.20 and based on the region, these storms were modeled as type IA 24-hr. Smaller storm events are analyzed to show the range of performance but do not affect the design.

Table 1. Keizer Design Storms

Storm Event	Intensity (in/hr)
Water Quality	1.38
5-yr	2.70
10-yr	3.20
25-yr	3.60
50-yr	4.10
100-yr	4.40

WATER QUALITY

In this analysis the primary outflow shows water passing through the growing medium and the secondary outflow represents water passing through the beehive inlet. For this storm event the water may not exceed 4 inches in depth and the top of the growing media is at an elevation of 174.50 ft. As directed by the city of Keizer the infiltration rate through the growing medium was modeled at 2 in/hr.

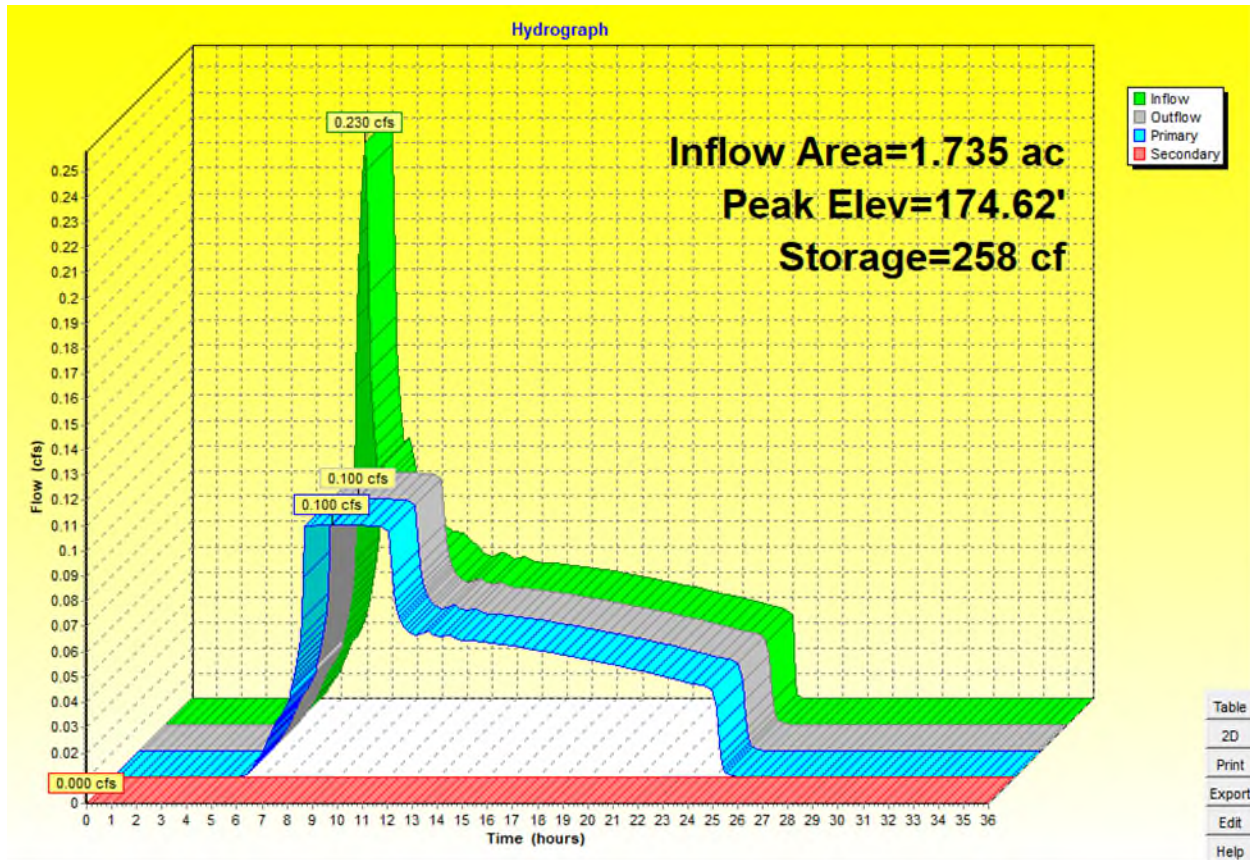


Figure 2. Water passing through growing medium.

This graph shows the maximum water height was 0.12 feet above the soil and the beehive was not used during the water quality event. More information regarding this hydrograph can be found in Appendix D.

WATER QUANTITY

In this rain garden the rock gallery is intended to retain and infiltrate all runoff up to and including the 100-year event. Table 2 lists the water surface elevation in the facility for each storm event. The top of the drain rock is at an elevation of 173.25 ft.

Table 2. Water Quantity

Storm Event	Water Surface Elevation in Drain Rock (ft)
5-yr	169.27
10-yr	169.29
25-yr	169.92
50-yr	171.73
100-yr	173.06

Table 2 notes that across all design storms, the facility will have the required storage to retain and the surface area to infiltrate runoff. The hydrographs used to create this summary can be found in Appendix E.

OPERATIONS AND MAINTENANCE

This facility will handle runoff from a public street and therefore the city of Keizer will be responsible for all maintenance.

DESIGN SUMMARY

This analysis shows that a surface area of 2,379 sq-ft is sufficient to manage the water quality event and facilitate enough infiltration for all design storms.

Table 3. Design Summary

Location	Elevation (ft)
Top of Facility	176.50
Top of Beehive	175.00
Top of Growing Media	174.50
Top of Separation Rock	173.50
Top of Drain Rock	173.25
Bottom of Drain Rock	169.25

CONCLUSION

This facility should be adequate to meet both water quality and quantity design requirements as shown. If there are any questions, please contact Brenden Jack at BJack@mtengineering.net or Natalie Janney at NJanney@mtengineering.net.



APPENDIX A: MAPS



06 3W 23AC

06 3W 23AC
KEIZER



MARION COUNTY, OREGON
SW1/4 NE1/4 SEC23 T6S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ Section Corner
 - 16 15
 - 21 22

NUMBERS

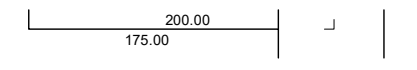
Tax Code Number
00 00 0

Acreege
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

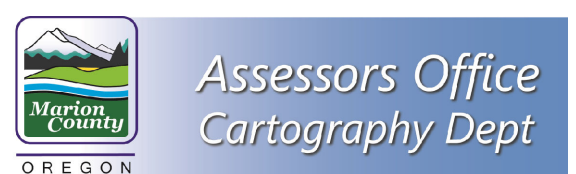
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

2100			
2400			
2800			
4500			
5700			

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

KEIZER
06 3W 23AC

06 3W 23AC



SEE MAP 063W23B

SEE MAP 063W23CA

SEE MAP 063W23DB

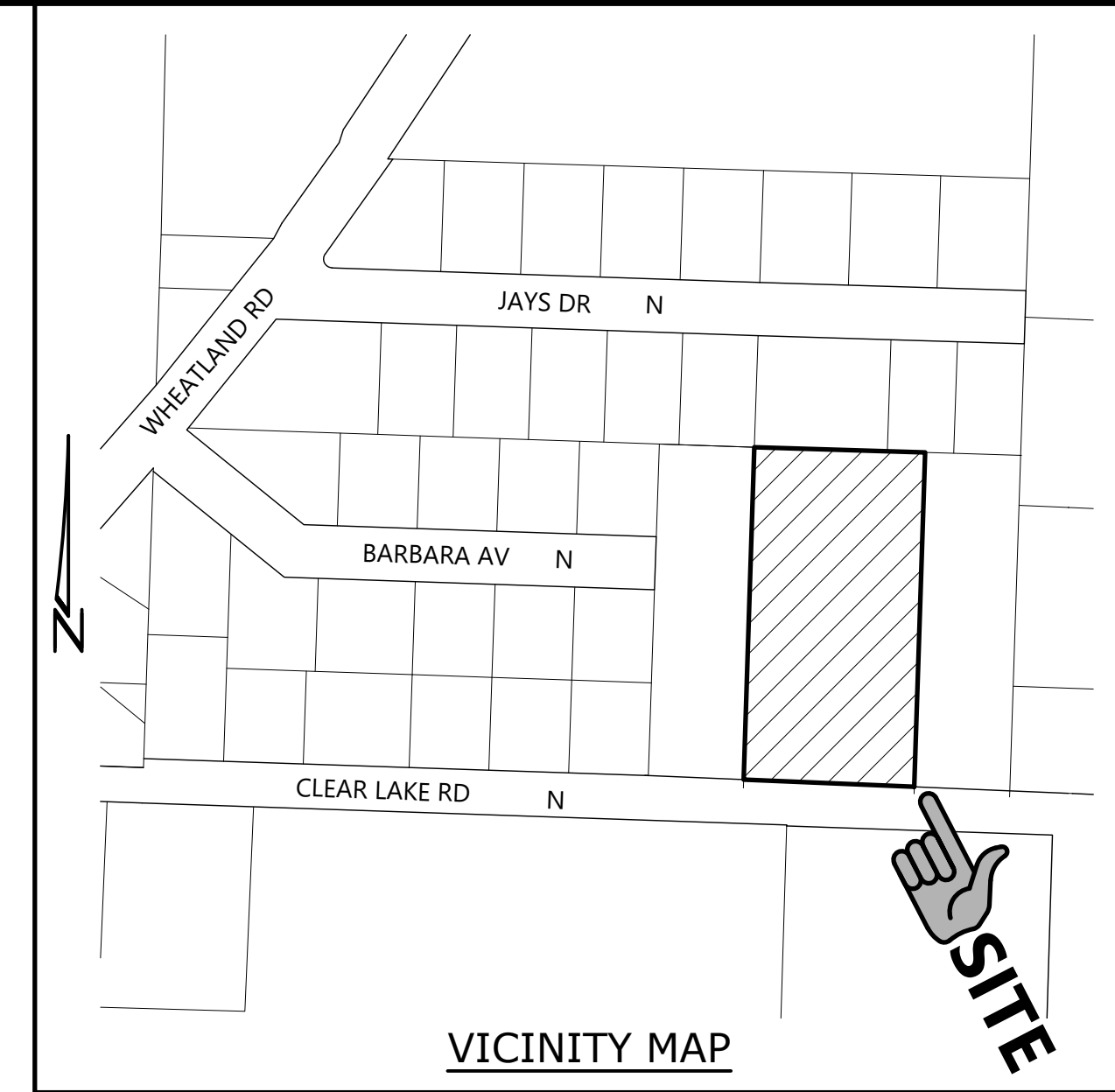
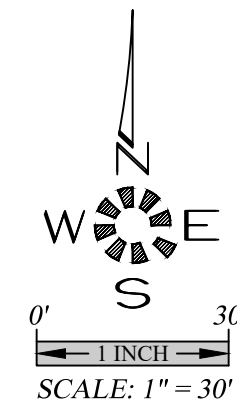
SEE MAP 063W23DA

SEE MAP 063W23AB

SEE MAP 063W23A

CLEARLAKE

SEC. 23, T. 6 S., R. 3 W., W.M.
1135 CLEAR LAKE ROAD NE CITY OF KEIZER
MARION COUNTY, OREGON 97303



COVER SHEET

CLEARLAKE

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Issue Date: 11/10/2023
Scale: AS SHOWN
As-Built:

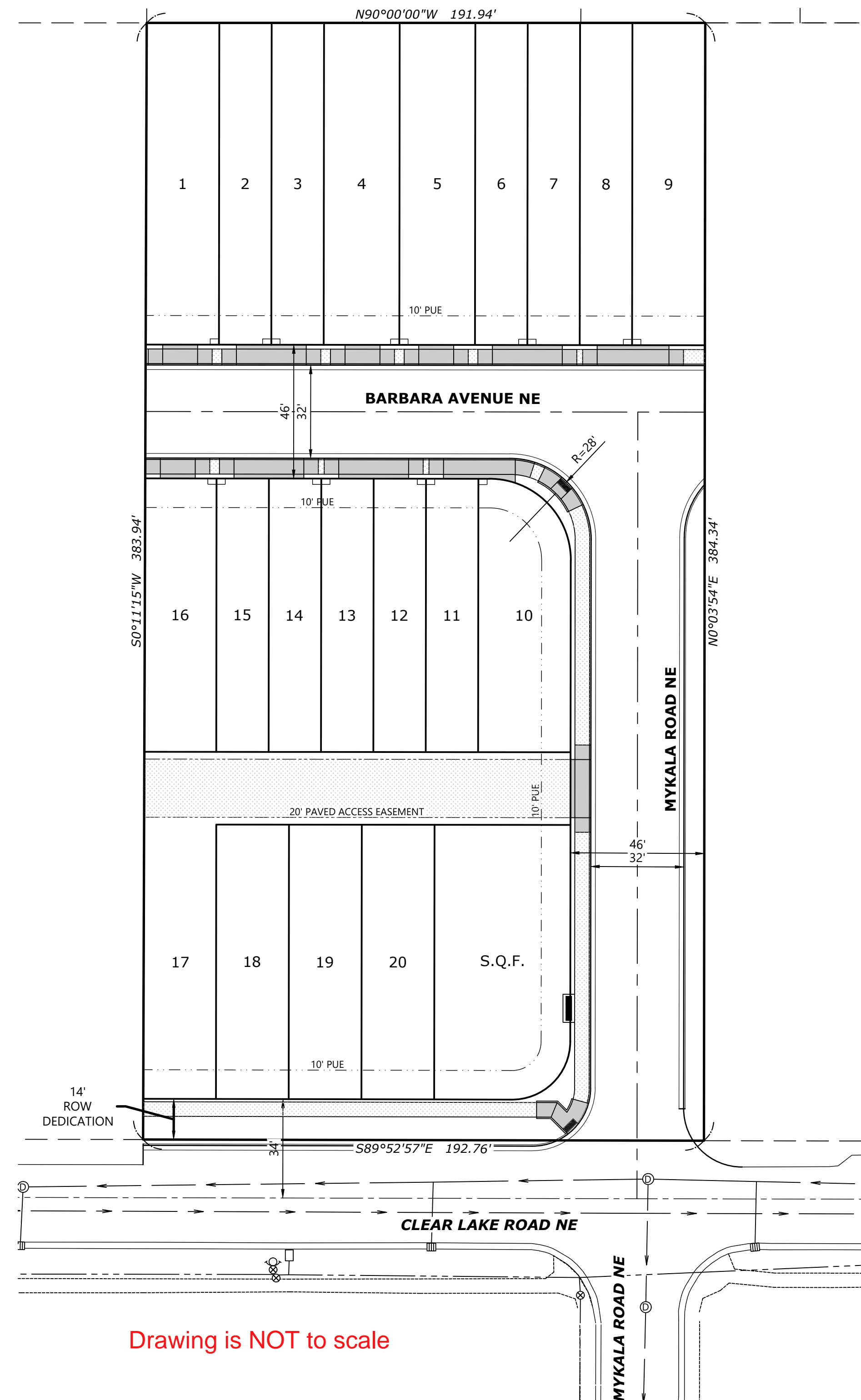


JOB # 7611

101

ABBREVIATIONS			
A.C.	ASPHALTIC CONCRETE	L	LENGTH, LINE
ACMP	ALUMINIZED CMP	L.P.	LIGHT POLE
ASSY.	ASSEMBLY	M	METER, MAIN
B.O.	BLOW OFF	M.H.	MANHOLE
B.F.V.	BUTTERFLY VALVE	MTL	METAL
C & G	CURB & GUTTER	O.H.	OVERHEAD
CATV	CABLE TELEVISION	PC	POINT OF CURVE
C.B.	CATCH BASIN	PCC	POINT OF CONTINUING CURVE
C.B.C.O.	CATCH BASIN CLEANOUT	PED.	PEDESTAL
C.B.I.	CATCH BASIN INLET	PRC	POINT OF REVERSE CURVE
CCR	COMPACTED CRUSHED ROCK	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	S.Q.F.	STORMWATER QUALITY FACILITY
F.D.C.	FIRE DEPT. CONNECTION	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VL.T.	VAULT
		W.M.	WATER MAIN

SYMBOLS			
EX.	PROP.	EX.	PROP.
	BLOW OFF ASSY.		MANHOLE SAN. SEWER
	CATCH BASIN		MANHOLE STORM DRAIN
	CATCH BASIN CLEANOUT		2' DIA. C.O. / M.H.
	CATCH BASIN INLET		MANHOLE TELEPHONE
	CATV PED. / BOX		MANHOLE WATER
	CLEANOUT		REDUCER / INCREASER
	ELEC. PED. / BOX		TEL. PED. / BOX
	FIRE HYDRANT		TRAFFIC PED. / BOX
	GAS LOCATION MARKER		UTILITY / POWER POLE
	GAS VALVE		WATER METER
	MAIL BOX		WATER VALVE
	CABLE TELEVISION		SANITARY SEWER EXIST.
	CENTERLINE		SANITARY SEWER CONST.
	DITCH C.L.		STORM DRAIN EXIST.
	ELECTRICAL LINE		STORM DRAIN CONST.
	GAS MAIN		WATER MAIN EXIST.
	TELEPHONE LINE		WATER MAIN CONST.



Drawing is NOT to scale

Owner / Developer:

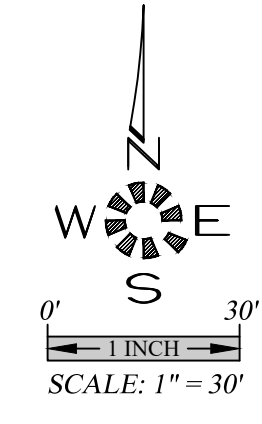
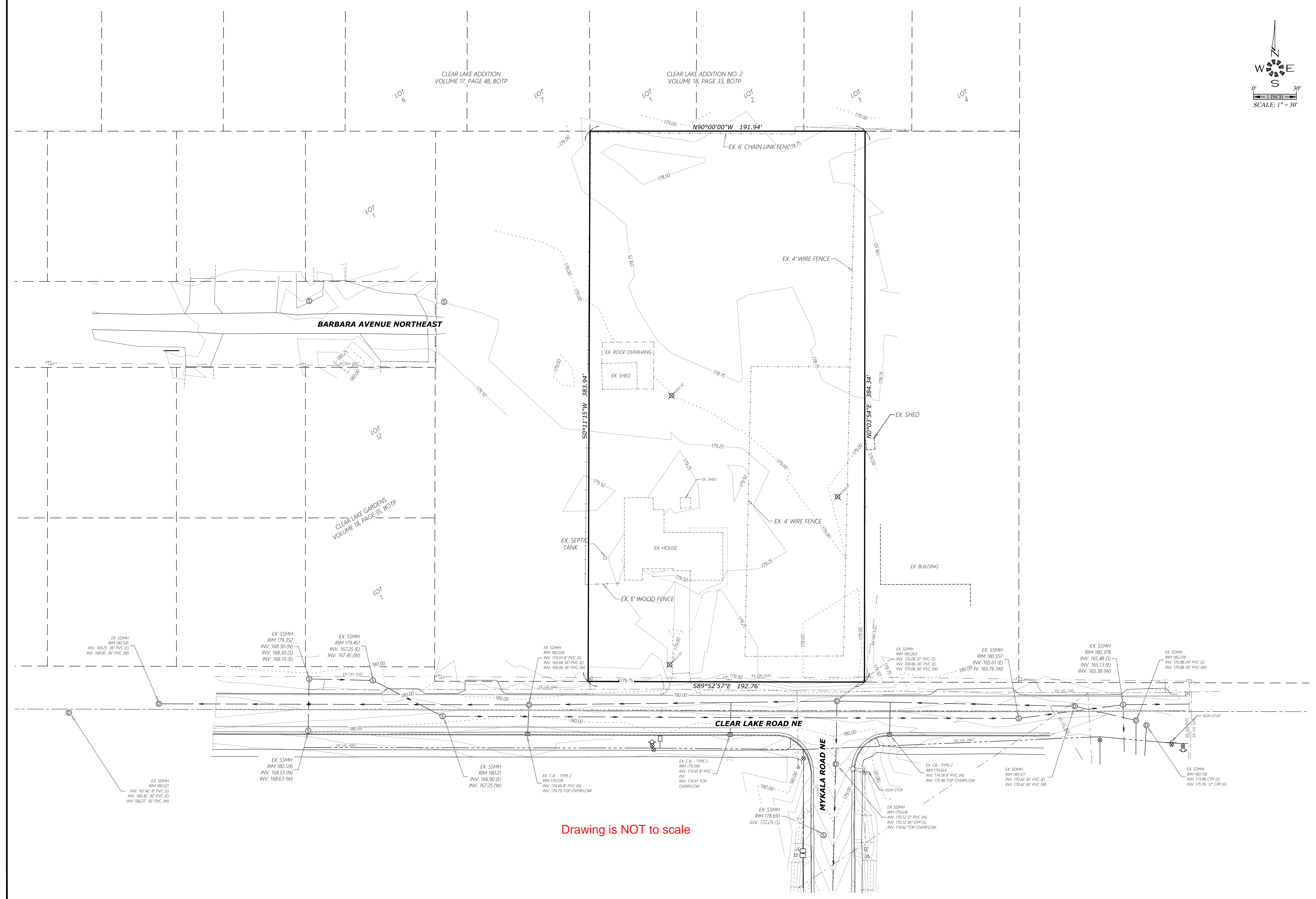
TRADEMARK ENTERPRISE, LLC

P.O. BOX 5248
SALEM, OREGON 97304

SHEET INDEX

SHEET 101	COVER SHEET
SHEET 102	EXISTING CONDITIONS PLAN
SHEET 201	SANITARY SEWER PLAN
SHEET 301	STORM DRAINAGE PLAN
SHEET 401	STREET PLAN
SHEET 402	STREET PLAN
SHEET 403	LOT GRADING PLAN
SHEET 501	DOMESTIC WATER PLAN
SHEET 701	SITE PLAN
SHEET 702	SIDEWALK PLAN
SHEET 703	TREE CONSERVATION PLAN

MYKALA ROAD NE
BARBARA AVENUE NE

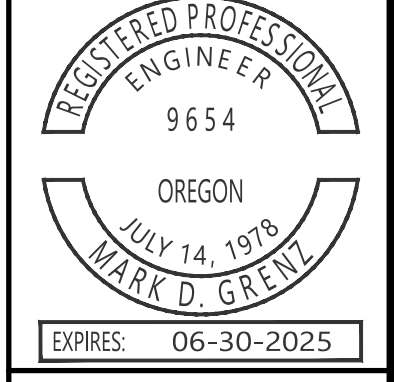


**EXISTING
 CONDITIONS
 PLAN**

CLEARLAKE

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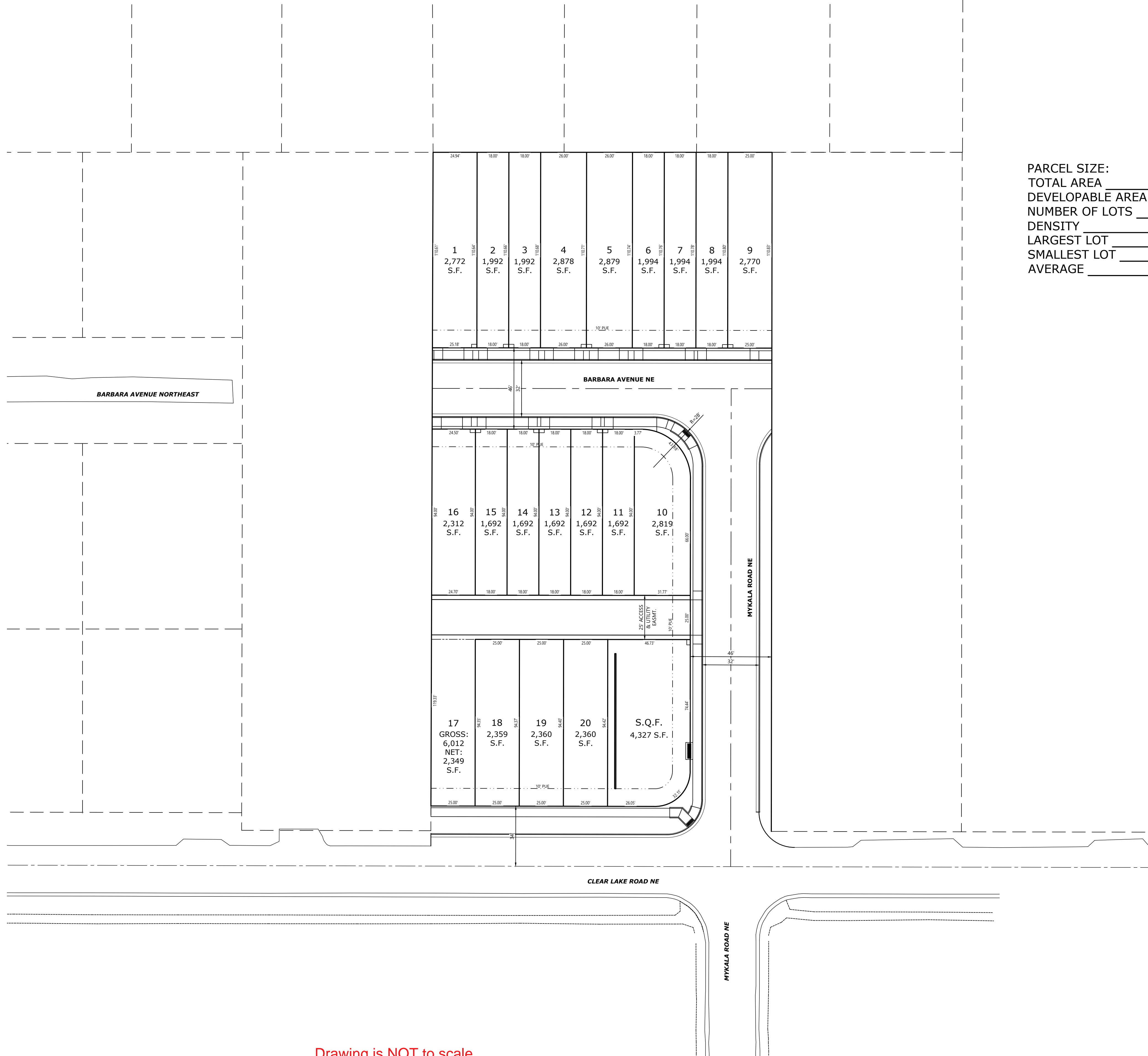
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 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Issue Date: 11/10/2023
 Scale: AS SHOWN
 As-Built:



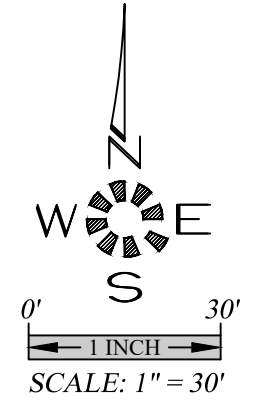
JOB # 7611
102

Drawing is NOT to scale

Z:\Work\7611 - Clear Lake (133)\Dwg\2307611.dwg, 11/10/2023 3:37:12 PM, MDD/mmm



PARCEL SIZE:
 TOTAL AREA _____ 1.70 Ac.
 DEVELOPABLE AREA _____ 1.63 Ac.
 NUMBER OF LOTS _____ 21
 DENSITY _____ 12.88 UNITS/AC.
 LARGEST LOT _____ 6012 S.F.
 SMALLEST LOT _____ 1692 S.F.
 AVERAGE _____ 2489 S.F.



SITE PLAN

CLEARLAKE

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 Scale: AS SHOWN
 As-Built:

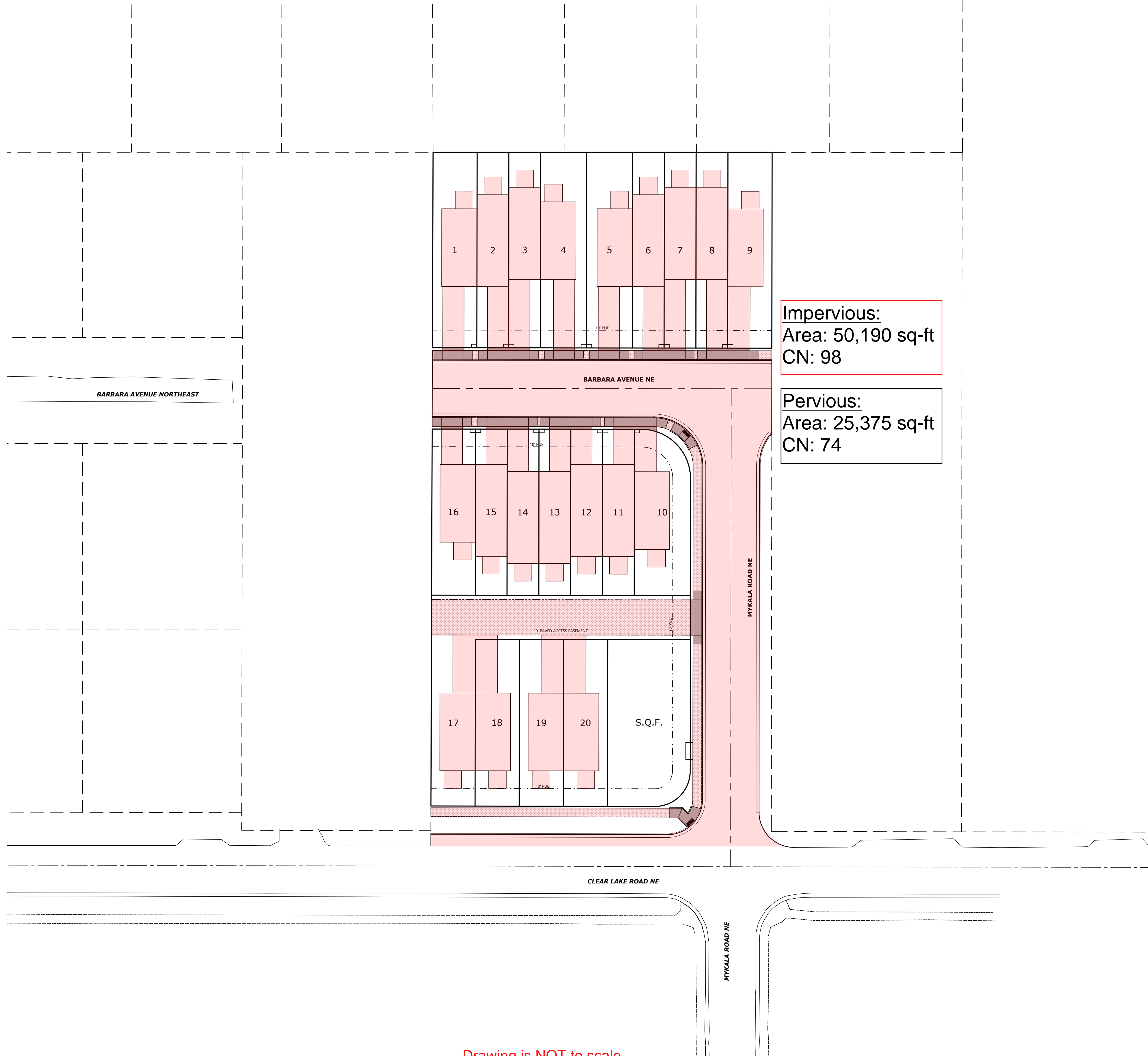


EXPIRES: 06-30-2025

JOB # 7611

701

Drawing is NOT to scale

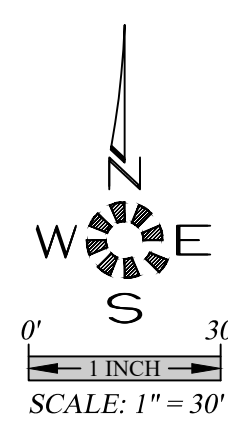


= TO BE INSTALLED AT TIME OF HOME CONSTRUCTION

= TO BE INSTALLED AT TIME OF HOME CONSTRUCTION

Impervious:
Area: 50,190 sq-ft
CN: 98

Pervious:
Area: 25,375 sq-ft
CN: 74

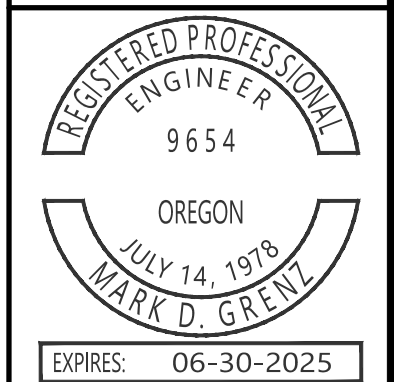


SIDEWALK PLAN

CLEARLAKE

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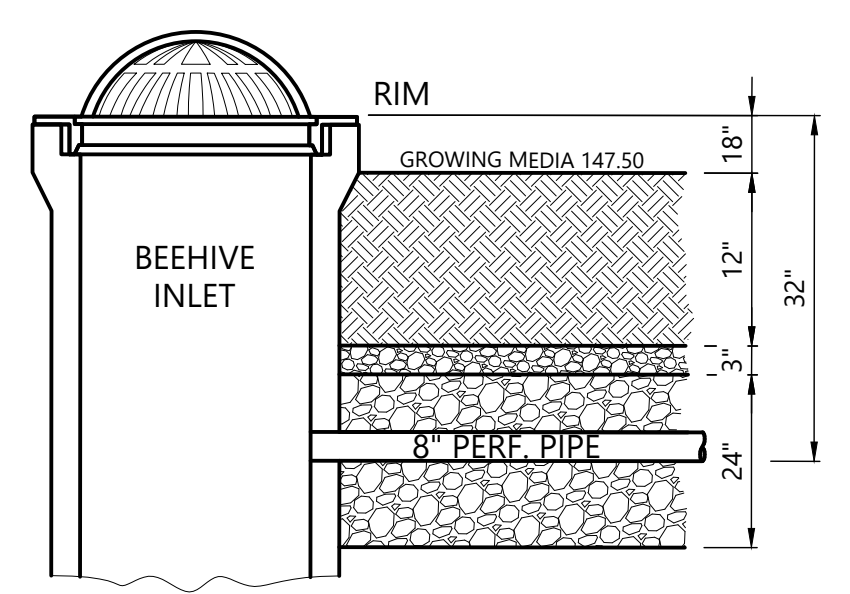
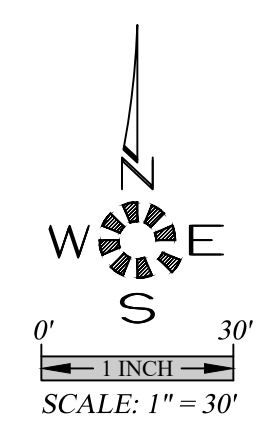
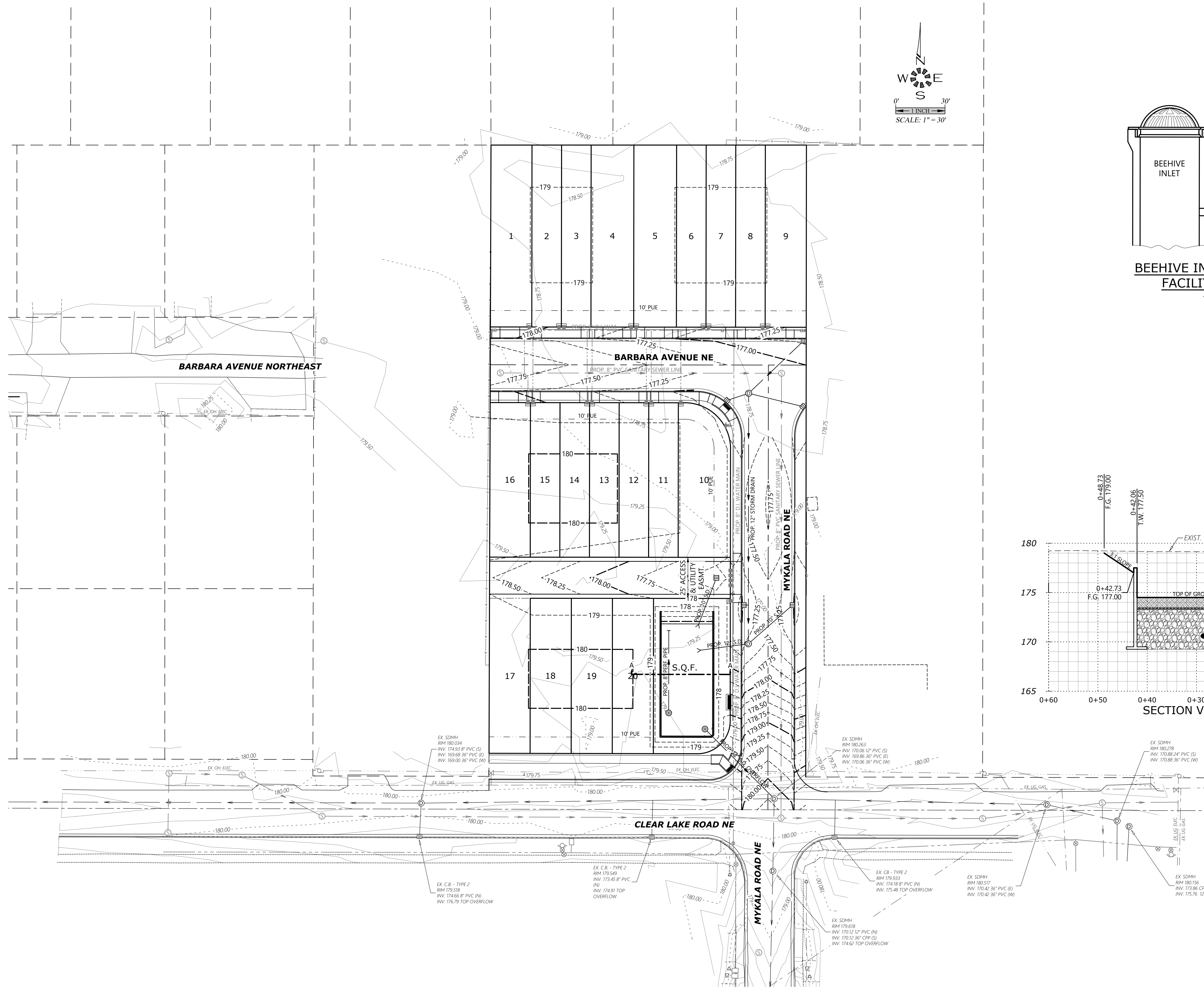
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Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Issue Date: 11/10/2023
Scale: AS SHOWN
As-Built: _____



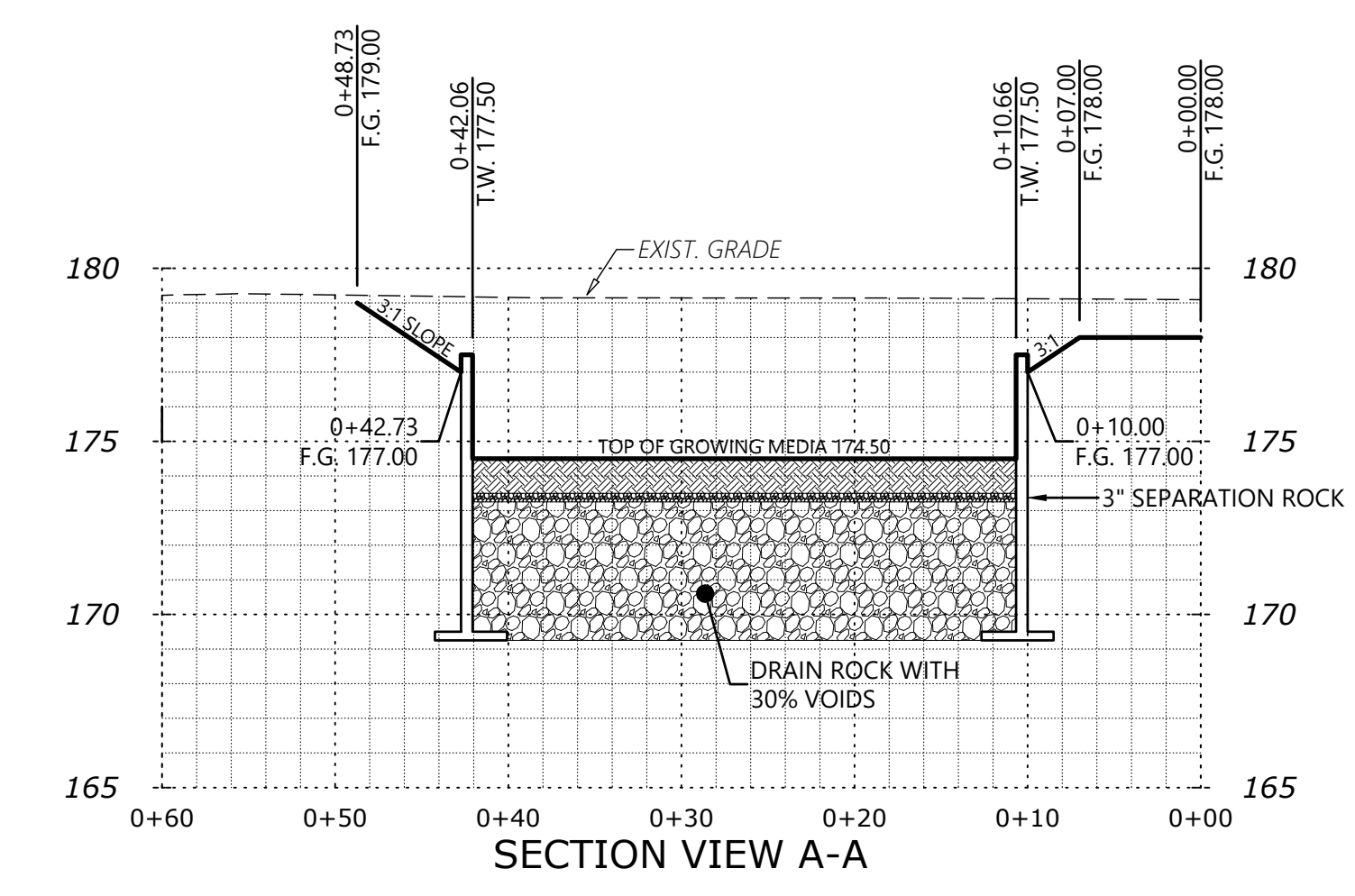
JOB # 7611

702

Drawing is NOT to scale



BEEHIVE INLET IN S.W.Q. FACILITY DETAIL
-NTS-



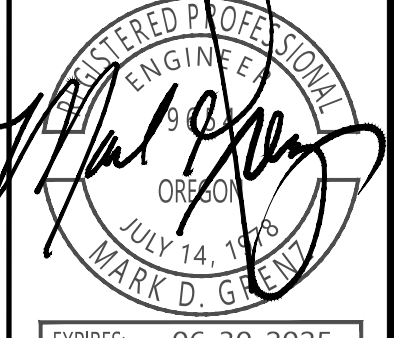
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STORM DRAIN PLAN

CLEARLAKE

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As-Built: _____



JOB # 7611

301

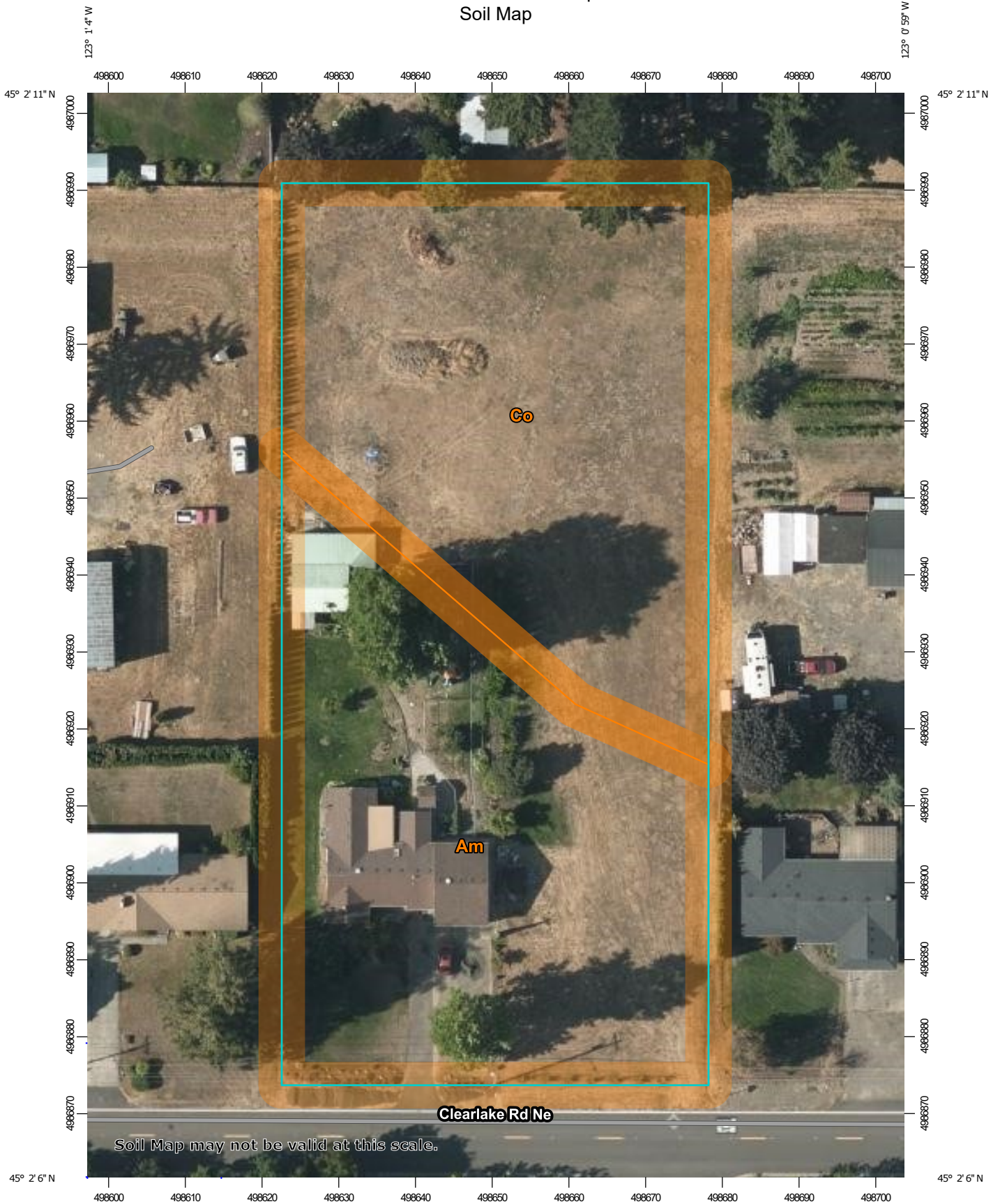


APPENDIX B: NRCS WEB SOIL SURVEY

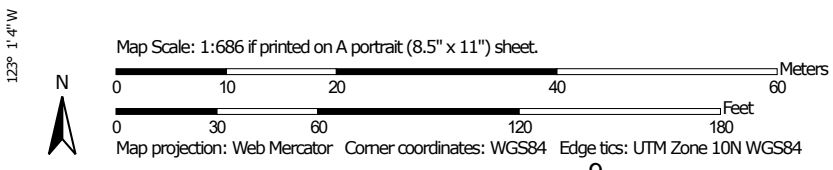
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Oregon
 Survey Area Data: Version 21, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2018—Aug 31, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Am	Amity silt loam	0.8	50.9%
Co	Concord silt loam	0.8	49.1%
Totals for Area of Interest		1.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Marion County Area, Oregon

Am—Amity silt loam

Map Unit Setting

National map unit symbol: 24ns
Elevation: 120 to 350 feet
Mean annual precipitation: 40 to 45 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 190 to 210 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Amity and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Amity

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Mixed silty alluvium

Typical profile

H1 - 0 to 24 inches: silt loam
H2 - 24 to 37 inches: silty clay loam
H3 - 37 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: R002XC007OR - Valley Swale Group
Forage suitability group: Somewhat Poorly Drained (G002XY005OR)
Other vegetative classification: Somewhat Poorly Drained (G002XY005OR)
Hydric soil rating: No

Minor Components

Concord

Percent of map unit: 5 percent
Landform: Terraces

Custom Soil Resource Report

Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Co—Concord silt loam

Map Unit Setting

National map unit symbol: 24p2
Elevation: 120 to 350 feet
Mean annual precipitation: 40 to 45 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 190 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Concord and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Concord

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Mixed mineralogy alluvium

Typical profile

H1 - 0 to 15 inches: silt loam
H2 - 15 to 29 inches: silty clay
H3 - 29 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R002XC007OR - Valley Swale Group

Custom Soil Resource Report

Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Dayton

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes



APPENDIX C: INFILTRATION TEST RESULTS

Clear Lake Road

Near Clear Lake Road, center of site frontage

Infiltration Test

Test No.1

November 11th, 2023

Time (min)	Time Difference (min)	Water Level (feet)	Infiltration (feet)	Infiltration (inches)	Infiltration Rate In/Min	Infiltration Rate In/hr	Cumulative Infiltration (inches)
0		0.8					
4	4	0.9	0.1	1.2	0.3	18	1.2
8	4	1	0.1	1.2	0.3	18	2.4
12	4	1.05	0.05	0.6	0.15	9	3
16	4	1.11	0.06	0.72	0.18	10.8	3.72
20	4	1.16	0.05	0.6	0.15	9	4.32
30	10	1.28	0.12	1.44	0.144	8.64	5.76
40	10	1.4	0.12	1.44	0.144	8.64	7.2
50	10	1.51	0.11	1.32	0.132	7.92	8.52
60	10	1.62	0.11	1.32	0.132	7.92	9.84
70	10						
80	10		0	0	0	0	0
90	10		0	0	0	0	0
100	10		0	0	0	0	0
120	20		0	0	0	0	0

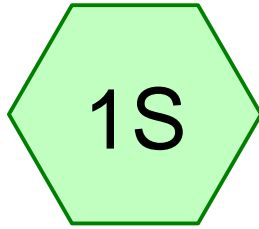
Average Rate 9.84

Design Rate 9 in/hr

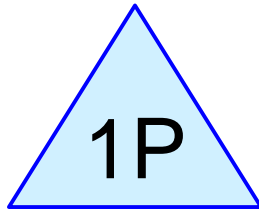
24 Hour Design Rate 216 in



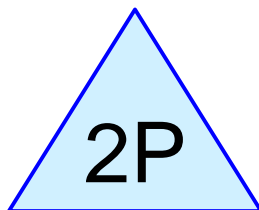
APPENDIX D: WATER QUALITY HYDROGRAPHS



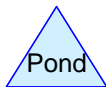
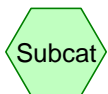
Proposed Conditions



Growing Media



Rock Gallery



Routing Diagram for 7611 Preliminary HydroCAD
Prepared by Multi/Tech Engineering Service, Printed 2/28/2024
HydroCAD® 10.20-3c s/n 00948 © 2023 HydroCAD Software Solutions LLC

7611 Preliminary HydroCAD

Prepared by Multi/Tech Engineering Service

Printed 2/28/2024

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	Water Quality	Type IA 24-hr		Default	24.00	1	1.38	2

Summary for Subcatchment 1S: Proposed Conditions

Runoff = 0.230 cfs @ 7.98 hrs, Volume= 0.085 af, Depth= 0.59"

Routed to Pond 1P : Growing Media

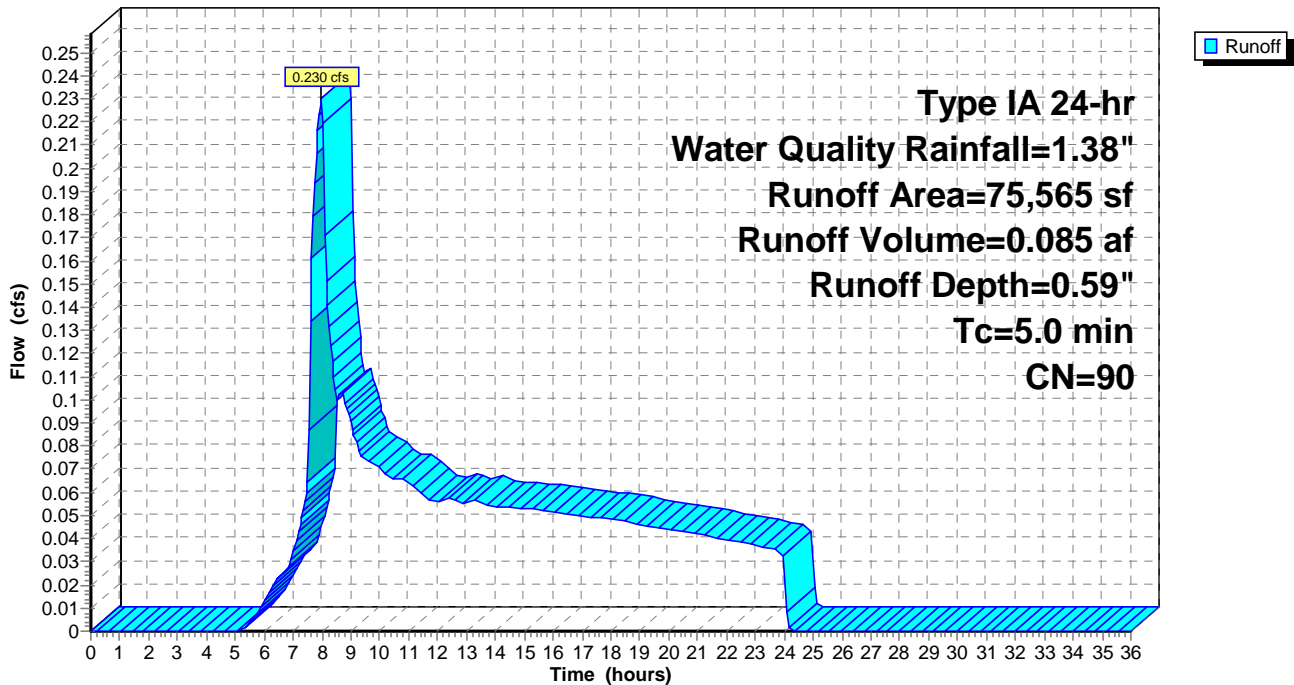
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Water Quality Rainfall=1.38"

Area (sf)	CN	Description
50,190	98	Paved parking, HSG C
25,375	74	>75% Grass cover, Good, HSG C
75,565	90	Weighted Average
25,375		33.58% Pervious Area
50,190		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Conditions

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr Water Quality Rainfall=1.38"

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Summary for Pond 1P: Growing Media

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 0.59" for Water Quality event
 Inflow = 0.230 cfs @ 7.98 hrs, Volume= 0.085 af
 Outflow = 0.100 cfs @ 8.77 hrs, Volume= 0.085 af, Atten= 57%, Lag= 47.8 min
 Primary = 0.100 cfs @ 8.77 hrs, Volume= 0.085 af
 Routed to Pond 2P : Rock Gallery
 Secondary = 0.000 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Pond 2P : Rock Gallery

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 174.62' @ 8.77 hrs Surf.Area= 2,157 sf Storage= 258 cf

Plug-Flow detention time= 14.6 min calculated for 0.085 af (100% of inflow)
 Center-of-Mass det. time= 14.7 min (838.2 - 823.5)

Volume	Invert	Avail.Storage	Storage Description
#1	174.50'	4,522 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.50	2,143	0	0
176.50	2,379	4,522	4,522

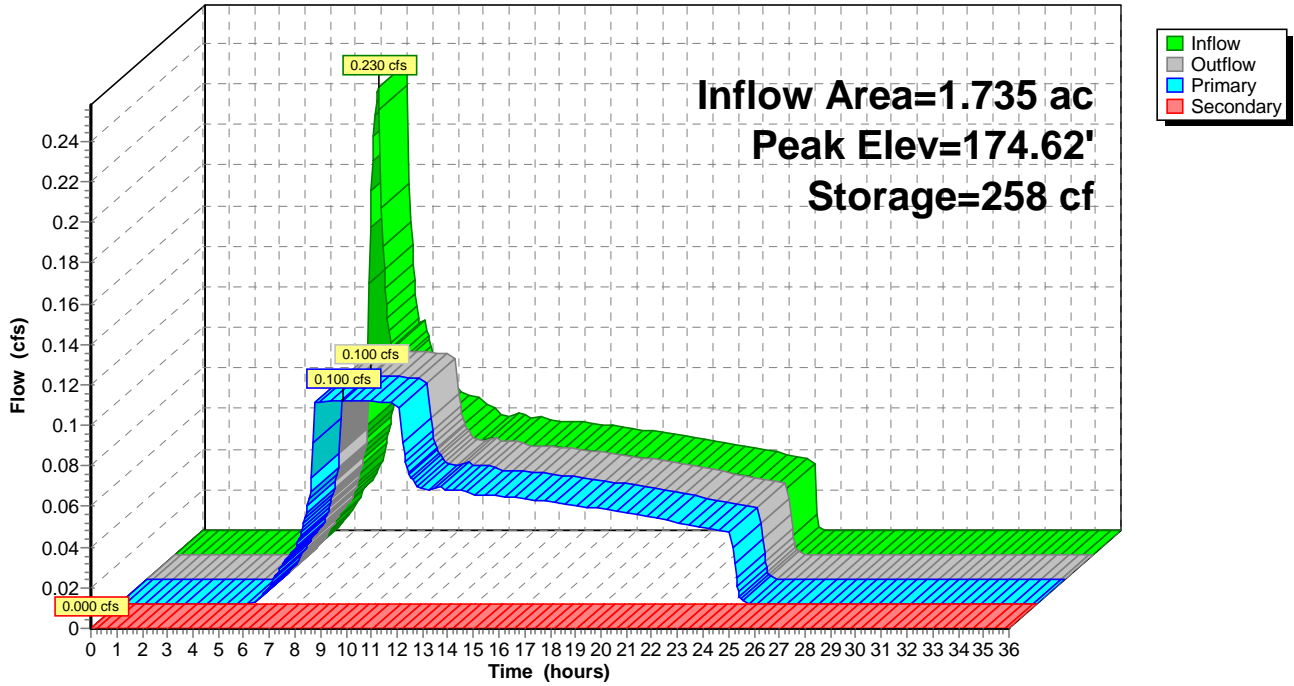
Device	Routing	Invert	Outlet Devices
#1	Primary	174.50'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	176.00'	8.00" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.100 cfs @ 8.77 hrs HW=174.62' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.100 cfs)

Secondary OutFlow Max=0.000 cfs @ 0.00 hrs HW=174.50' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.000 cfs)

Pond 1P: Growing Media

Hydrograph



Summary for Pond 2P: Rock Gallery

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 0.59" for Water Quality event
 Inflow = 0.100 cfs @ 8.77 hrs, Volume= 0.085 af
 Outflow = 0.100 cfs @ 8.80 hrs, Volume= 0.085 af, Atten= 0%, Lag= 1.7 min
 Discarded = 0.100 cfs @ 8.80 hrs, Volume= 0.085 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 169.26' @ 8.80 hrs Surf.Area= 2,379 sf Storage= 11 cf

Plug-Flow detention time= 1.8 min calculated for 0.085 af (100% of inflow)
 Center-of-Mass det. time= 1.8 min (839.9 - 838.2)

Volume	Invert	Avail.Storage	Storage Description
#1	169.25'	2,855 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 9,516 cf Overall x 30.0% Voids

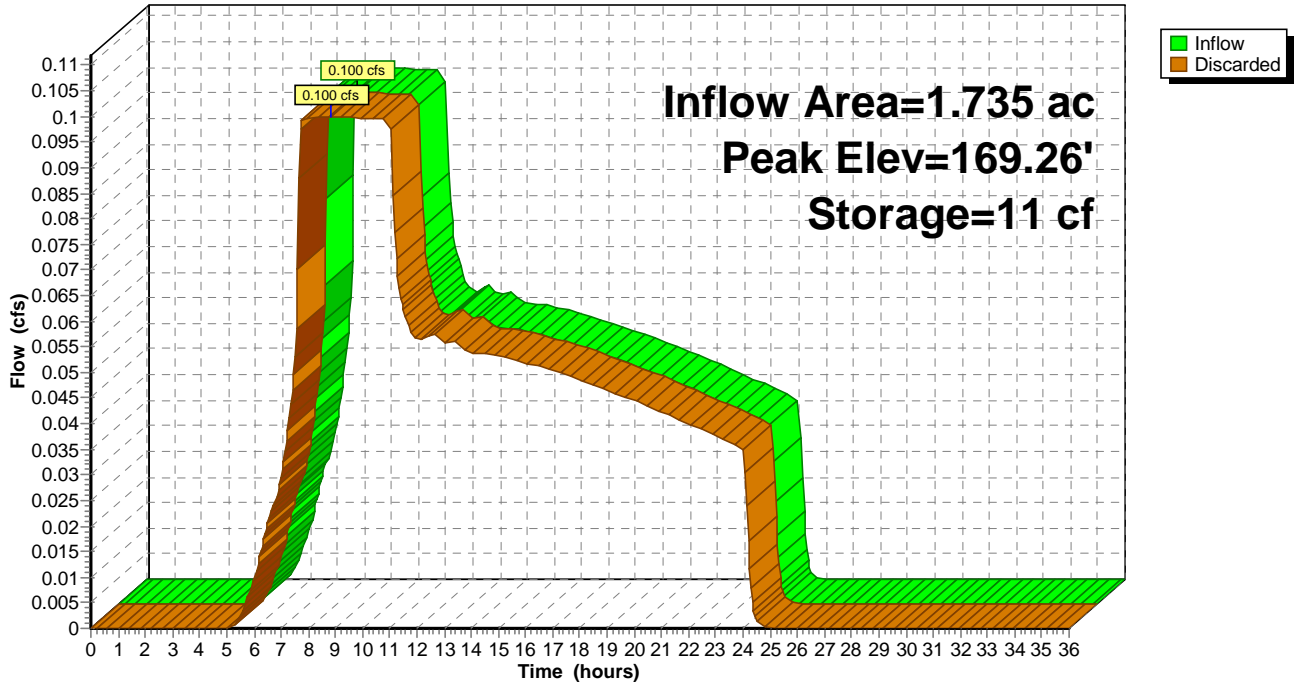
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.25	2,379	0	0
173.25	2,379	9,516	9,516

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.25'	4.920 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.271 cfs @ 8.80 hrs HW=169.26' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.271 cfs)

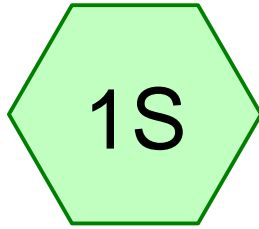
Pond 2P: Rock Gallery

Hydrograph

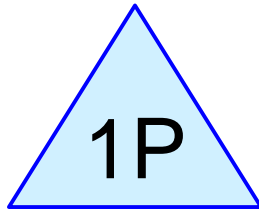




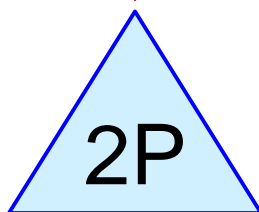
APPENDIX E: WATER QUANTITY HYDROGRAPHS



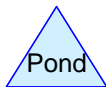
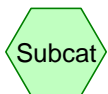
Proposed Conditions



Growing Media



Rock Gallery



Routing Diagram for 7611 Preliminary HydroCAD
Prepared by Multi/Tech Engineering Service, Printed 2/28/2024
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	5 Year	Type IA 24-hr		Default	24.00	1	2.70	2
2	10 Year	Type IA 24-hr		Default	24.00	1	3.20	2
3	25 Year	Type IA 24-hr		Default	24.00	1	3.60	2
4	50 Year	Type IA 24-hr		Default	24.00	1	4.10	2
5	100 Year	Type IA 24-hr		Default	24.00	1	4.40	2

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Type IA 24-hr 5 Year Rainfall=2.70"

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Summary for Subcatchment 1S: Proposed Conditions

Runoff = 0.755 cfs @ 7.92 hrs, Volume= 0.247 af, Depth= 1.71"

Routed to Pond 1P : Growing Media

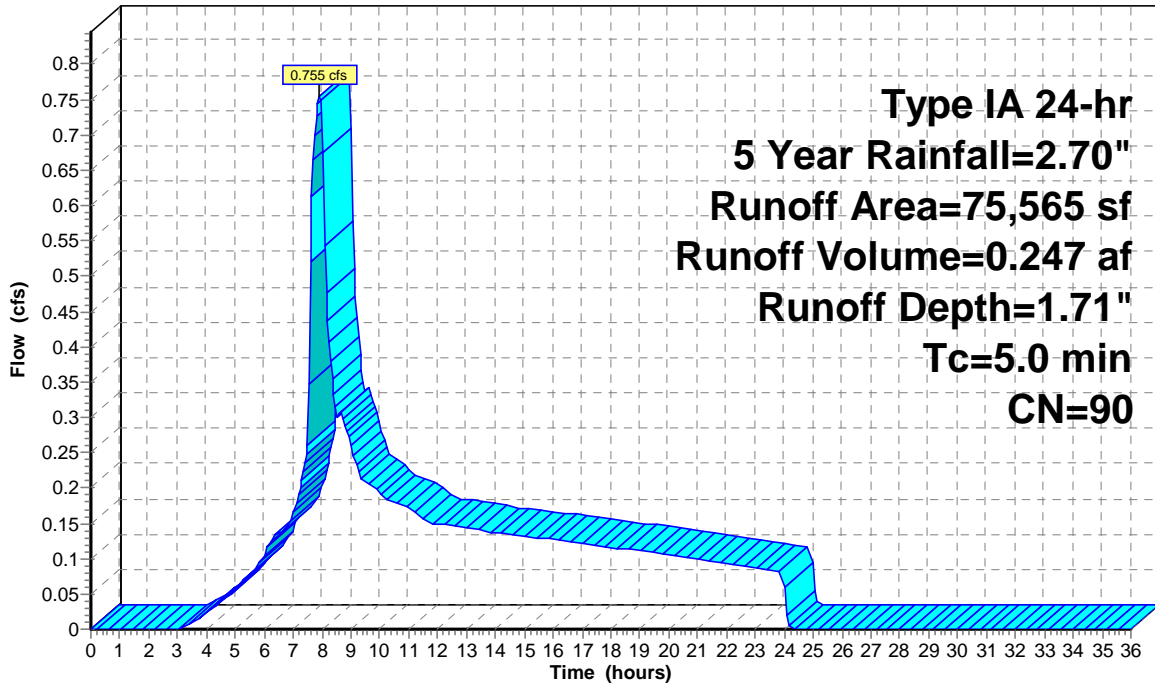
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5 Year Rainfall=2.70"

Area (sf)	CN	Description
50,190	98	Paved parking, HSG C
25,375	74	>75% Grass cover, Good, HSG C
75,565	90	Weighted Average
25,375		33.58% Pervious Area
50,190		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Conditions

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr 5 Year Rainfall=2.70"

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Summary for Pond 1P: Growing Media

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 1.71" for 5 Year event
 Inflow = 0.755 cfs @ 7.92 hrs, Volume= 0.247 af
 Outflow = 0.131 cfs @ 15.28 hrs, Volume= 0.247 af, Atten= 83%, Lag= 441.5 min
 Primary = 0.108 cfs @ 15.28 hrs, Volume= 0.240 af
 Routed to Pond 2P : Rock Gallery
 Secondary = 0.023 cfs @ 15.28 hrs, Volume= 0.007 af
 Routed to Pond 2P : Rock Gallery

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 176.02' @ 15.28 hrs Surf.Area= 2,323 sf Storage= 3,399 cf

Plug-Flow detention time= 356.3 min calculated for 0.247 af (100% of inflow)
 Center-of-Mass det. time= 356.6 min (1,116.0 - 759.5)

Volume	Invert	Avail.Storage	Storage Description
#1	174.50'	4,522 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.50	2,143	0	0
176.50	2,379	4,522	4,522

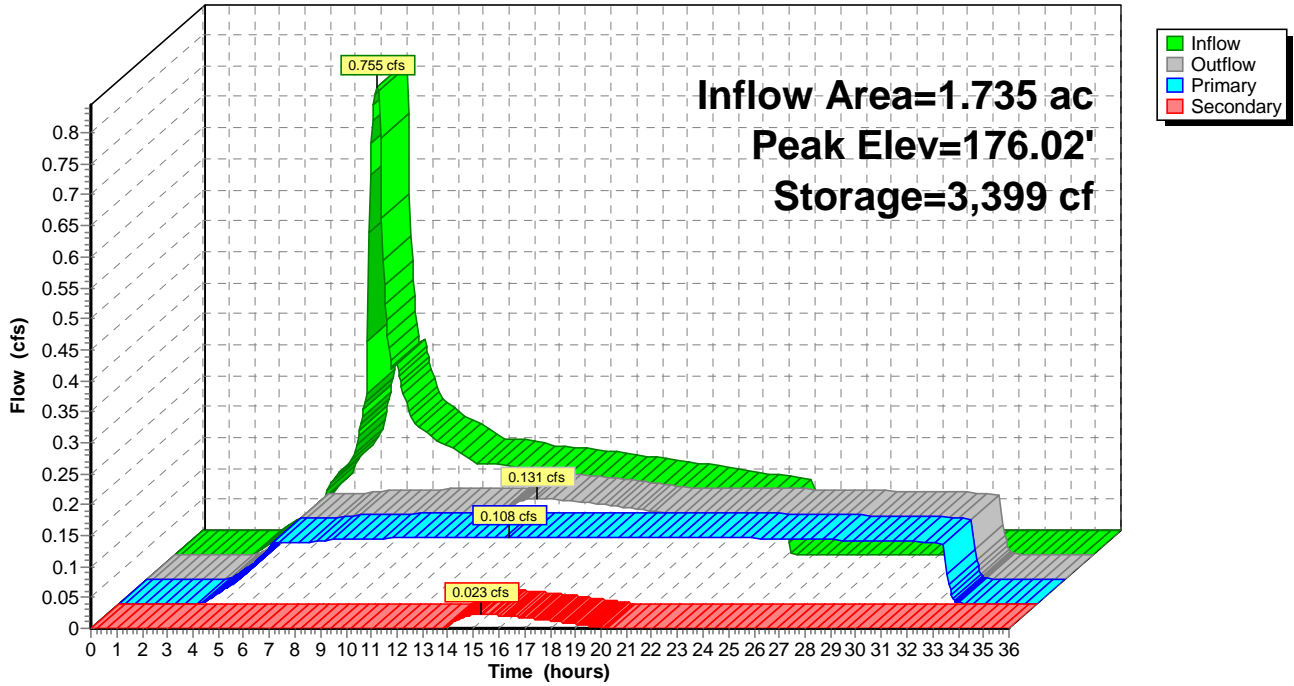
Device	Routing	Invert	Outlet Devices
#1	Primary	174.50'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	176.00'	8.00" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.108 cfs @ 15.28 hrs HW=176.02' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.108 cfs)

Secondary OutFlow Max=0.023 cfs @ 15.28 hrs HW=176.02' (Free Discharge)
 ↑2=Orifice/Grate (Weir Controls 0.023 cfs @ 0.49 fps)

Pond 1P: Growing Media

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr 5 Year Rainfall=2.70"

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Summary for Pond 2P: Rock Gallery

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 1.71" for 5 Year event
 Inflow = 0.131 cfs @ 15.28 hrs, Volume= 0.247 af
 Outflow = 0.131 cfs @ 15.31 hrs, Volume= 0.247 af, Atten= 0%, Lag= 1.9 min
 Discarded = 0.131 cfs @ 15.31 hrs, Volume= 0.247 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 169.27' @ 15.31 hrs Surf.Area= 2,379 sf Storage= 14 cf

Plug-Flow detention time= 1.8 min calculated for 0.247 af (100% of inflow)
 Center-of-Mass det. time= 1.8 min (1,117.8 - 1,116.0)

Volume	Invert	Avail.Storage	Storage Description
#1	169.25'	2,855 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 9,516 cf Overall x 30.0% Voids

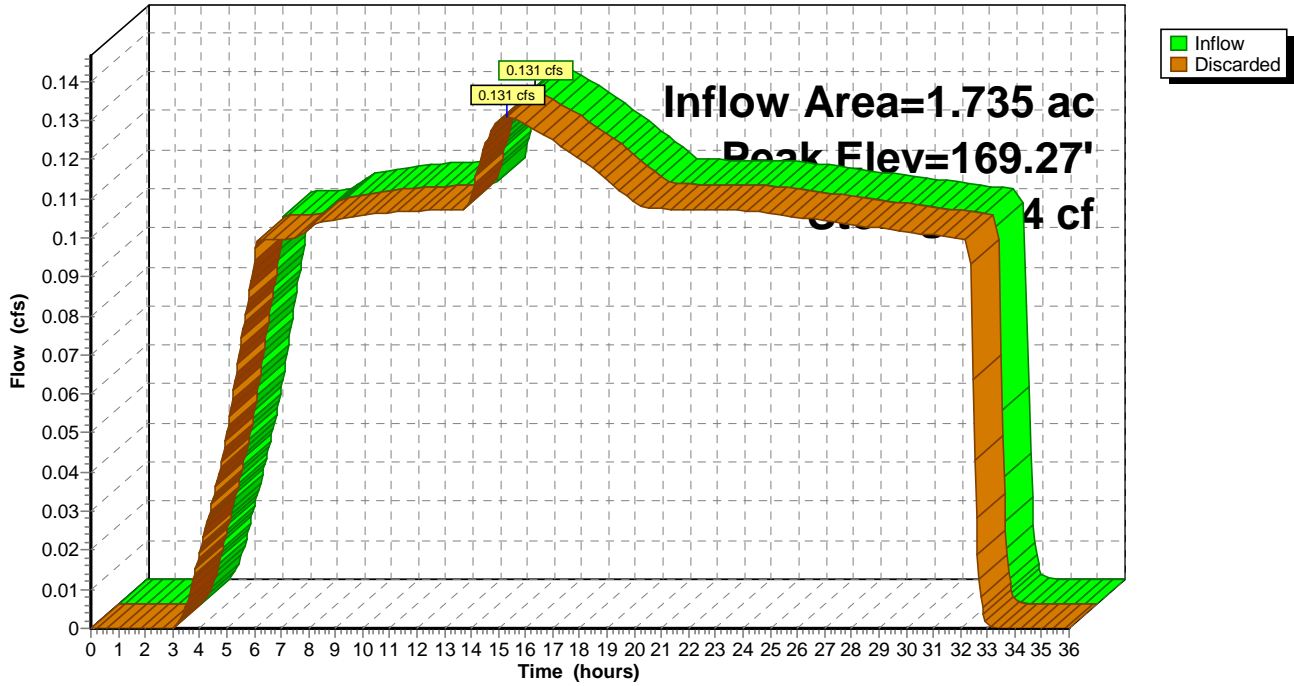
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.25	2,379	0	0
173.25	2,379	9,516	9,516

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.25'	4.920 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.271 cfs @ 15.31 hrs HW=169.27' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.271 cfs)

Pond 2P: Rock Gallery

Hydrograph



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Type IA 24-hr 10 Year Rainfall=3.20"

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Summary for Subcatchment 1S: Proposed Conditions

Runoff = 0.971 cfs @ 7.91 hrs, Volume= 0.313 af, Depth= 2.17"

Routed to Pond 1P : Growing Media

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

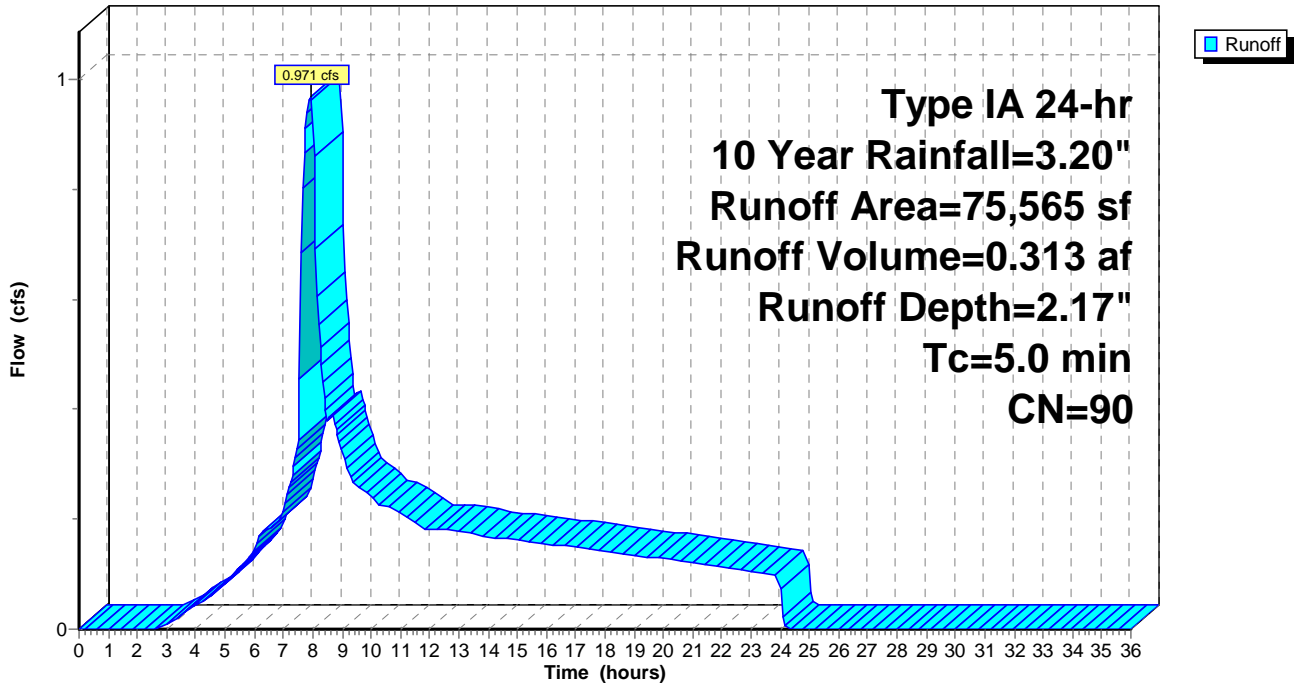
Type IA 24-hr 10 Year Rainfall=3.20"

Area (sf)	CN	Description
50,190	98	Paved parking, HSG C
25,375	74	>75% Grass cover, Good, HSG C
75,565	90	Weighted Average
25,375		33.58% Pervious Area
50,190		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Conditions

Hydrograph



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Type IA 24-hr 10 Year Rainfall=3.20"

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Summary for Pond 1P: Growing Media

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 2.17" for 10 Year event
 Inflow = 0.971 cfs @ 7.91 hrs, Volume= 0.313 af
 Outflow = 0.249 cfs @ 9.86 hrs, Volume= 0.313 af, Atten= 74%, Lag= 116.8 min
 Primary = 0.108 cfs @ 9.86 hrs, Volume= 0.250 af
 Routed to Pond 2P : Rock Gallery
 Secondary = 0.142 cfs @ 9.86 hrs, Volume= 0.063 af
 Routed to Pond 2P : Rock Gallery

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 176.08' @ 9.86 hrs Surf.Area= 2,329 sf Storage= 3,522 cf

Plug-Flow detention time= 309.0 min calculated for 0.313 af (100% of inflow)
 Center-of-Mass det. time= 309.3 min (1,055.7 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1	174.50'	4,522 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.50	2,143	0	0
176.50	2,379	4,522	4,522

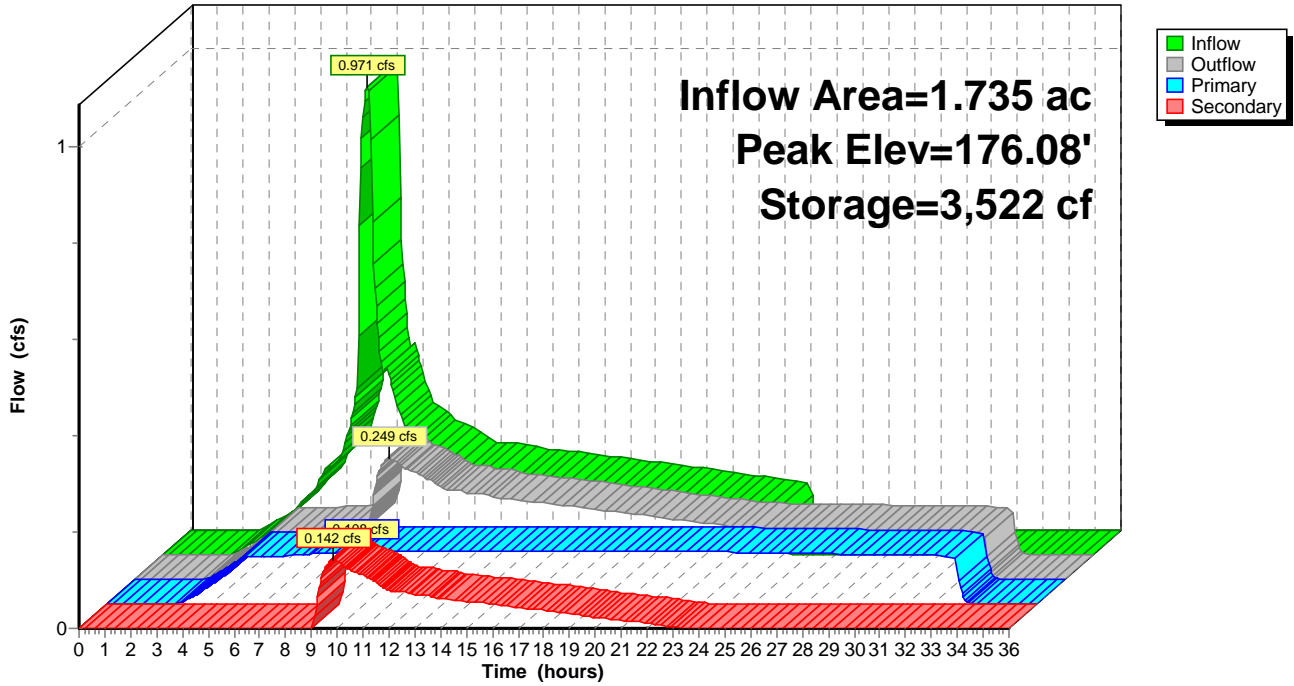
Device	Routing	Invert	Outlet Devices
#1	Primary	174.50'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	176.00'	8.00" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.108 cfs @ 9.86 hrs HW=176.08' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.108 cfs)

Secondary OutFlow Max=0.141 cfs @ 9.86 hrs HW=176.08' (Free Discharge)
 ↑2=Orifice/Grate (Weir Controls 0.141 cfs @ 0.90 fps)

Pond 1P: Growing Media

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr 10 Year Rainfall=3.20"

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Summary for Pond 2P: Rock Gallery

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 2.17" for 10 Year event
 Inflow = 0.249 cfs @ 9.86 hrs, Volume= 0.313 af
 Outflow = 0.249 cfs @ 9.89 hrs, Volume= 0.313 af, Atten= 0%, Lag= 1.9 min
 Discarded = 0.249 cfs @ 9.89 hrs, Volume= 0.313 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 169.29' @ 9.89 hrs Surf.Area= 2,379 sf Storage= 26 cf

Plug-Flow detention time= 1.8 min calculated for 0.313 af (100% of inflow)
 Center-of-Mass det. time= 1.8 min (1,057.5 - 1,055.7)

Volume	Invert	Avail.Storage	Storage Description
#1	169.25'	2,855 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 9,516 cf Overall x 30.0% Voids

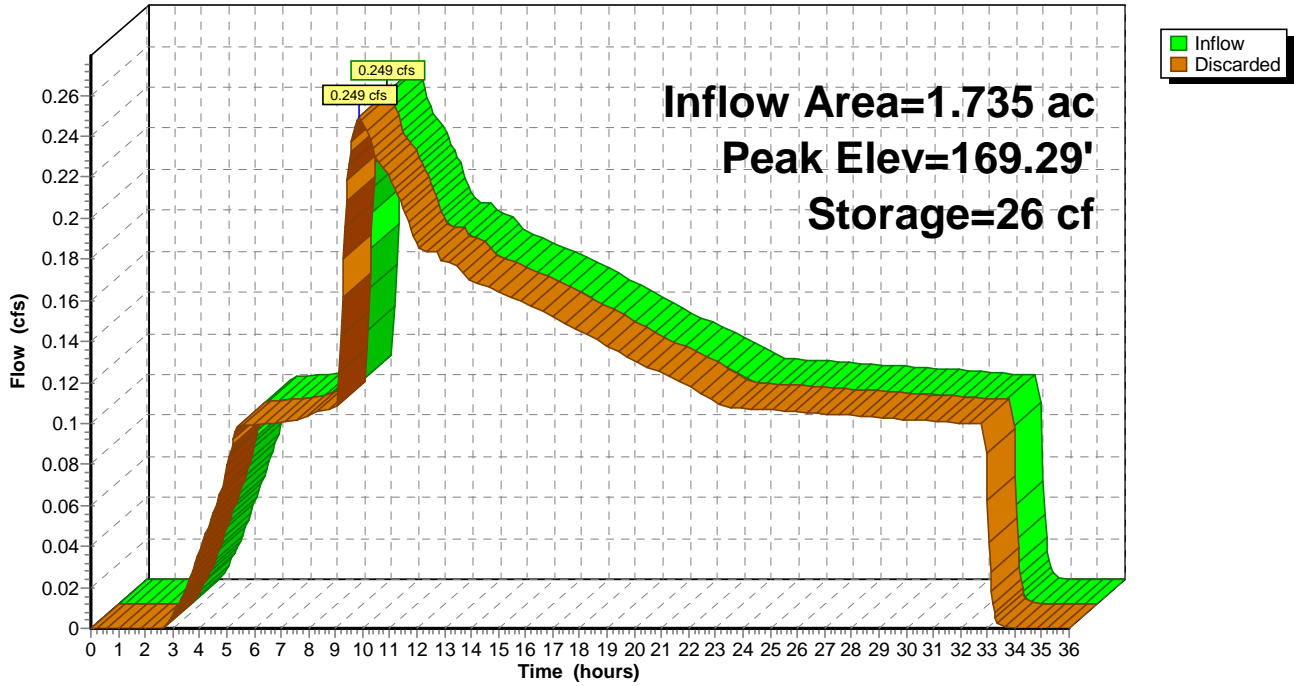
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.25	2,379	0	0
173.25	2,379	9,516	9,516

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.25'	4.920 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.271 cfs @ 9.89 hrs HW=169.29' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.271 cfs)

Pond 2P: Rock Gallery

Hydrograph



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Type IA 24-hr 25 Year Rainfall=3.60"

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Summary for Subcatchment 1S: Proposed Conditions

Runoff = 1.146 cfs @ 7.90 hrs, Volume= 0.367 af, Depth= 2.54"

Routed to Pond 1P : Growing Media

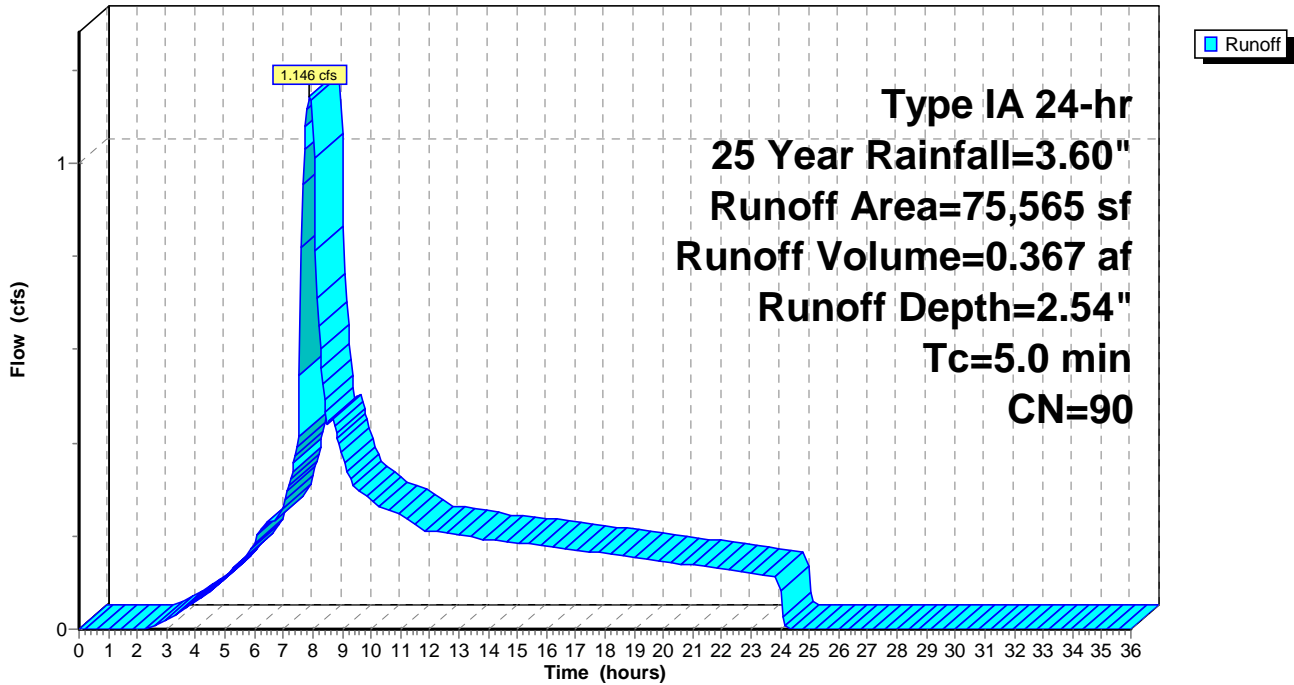
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 Year Rainfall=3.60"

Area (sf)	CN	Description
50,190	98	Paved parking, HSG C
25,375	74	>75% Grass cover, Good, HSG C
75,565	90	Weighted Average
25,375		33.58% Pervious Area
50,190		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Conditions

Hydrograph



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Type IA 24-hr 25 Year Rainfall=3.60"

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Summary for Pond 1P: Growing Media

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 2.54" for 25 Year event
 Inflow = 1.146 cfs @ 7.90 hrs, Volume= 0.367 af
 Outflow = 0.415 cfs @ 8.83 hrs, Volume= 0.367 af, Atten= 64%, Lag= 55.8 min
 Primary = 0.108 cfs @ 8.83 hrs, Volume= 0.255 af
 Routed to Pond 2P : Rock Gallery
 Secondary = 0.307 cfs @ 8.83 hrs, Volume= 0.112 af
 Routed to Pond 2P : Rock Gallery

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 176.13' @ 8.83 hrs Surf.Area= 2,335 sf Storage= 3,640 cf

Plug-Flow detention time= 271.9 min calculated for 0.367 af (100% of inflow)
 Center-of-Mass det. time= 271.8 min (1,009.8 - 738.0)

Volume	Invert	Avail.Storage	Storage Description
#1	174.50'	4,522 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.50	2,143	0	0
176.50	2,379	4,522	4,522

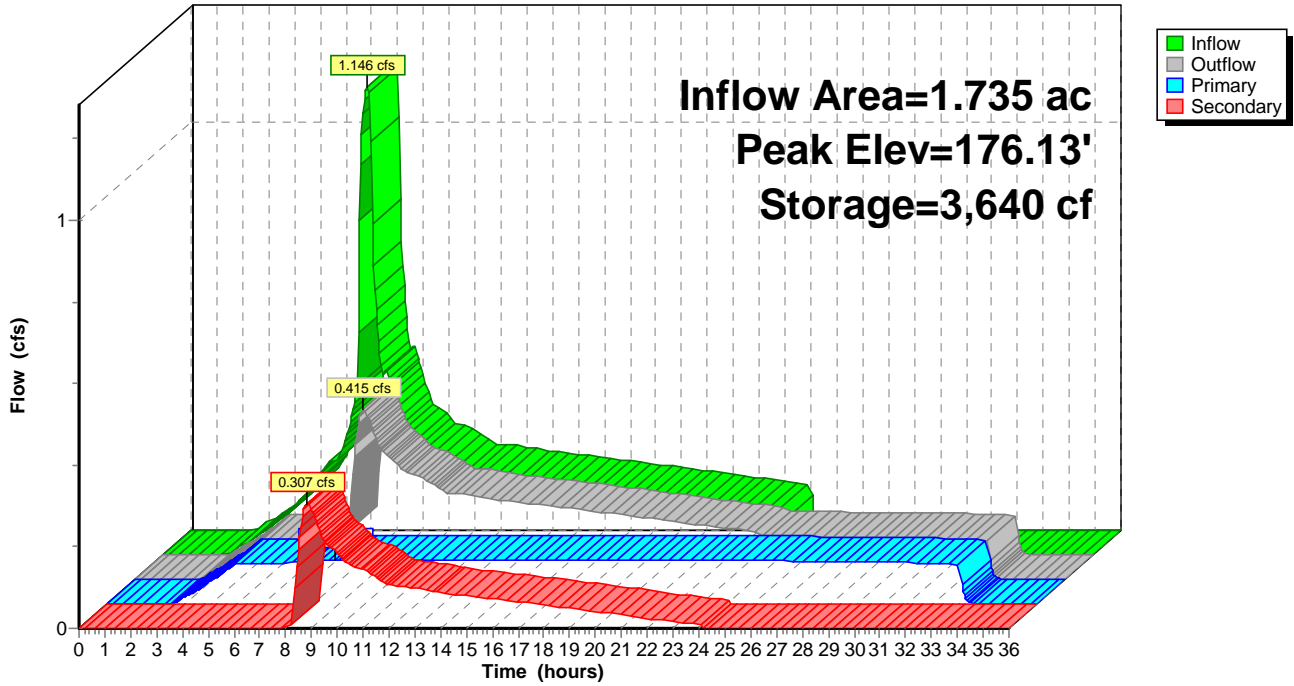
Device	Routing	Invert	Outlet Devices
#1	Primary	174.50'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	176.00'	8.00" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.108 cfs @ 8.83 hrs HW=176.13' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.108 cfs)

Secondary OutFlow Max=0.306 cfs @ 8.83 hrs HW=176.13' (Free Discharge)
 ↑2=Orifice/Grate (Weir Controls 0.306 cfs @ 1.16 fps)

Pond 1P: Growing Media

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr 25 Year Rainfall=3.60"

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Summary for Pond 2P: Rock Gallery

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 2.54" for 25 Year event
 Inflow = 0.415 cfs @ 8.83 hrs, Volume= 0.367 af
 Outflow = 0.271 cfs @ 8.50 hrs, Volume= 0.367 af, Atten= 35%, Lag= 0.0 min
 Discarded = 0.271 cfs @ 8.50 hrs, Volume= 0.367 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 169.92' @ 10.35 hrs Surf.Area= 2,379 sf Storage= 476 cf

Plug-Flow detention time= 6.9 min calculated for 0.367 af (100% of inflow)
 Center-of-Mass det. time= 7.0 min (1,016.8 - 1,009.8)

Volume	Invert	Avail.Storage	Storage Description
#1	169.25'	2,855 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 9,516 cf Overall x 30.0% Voids

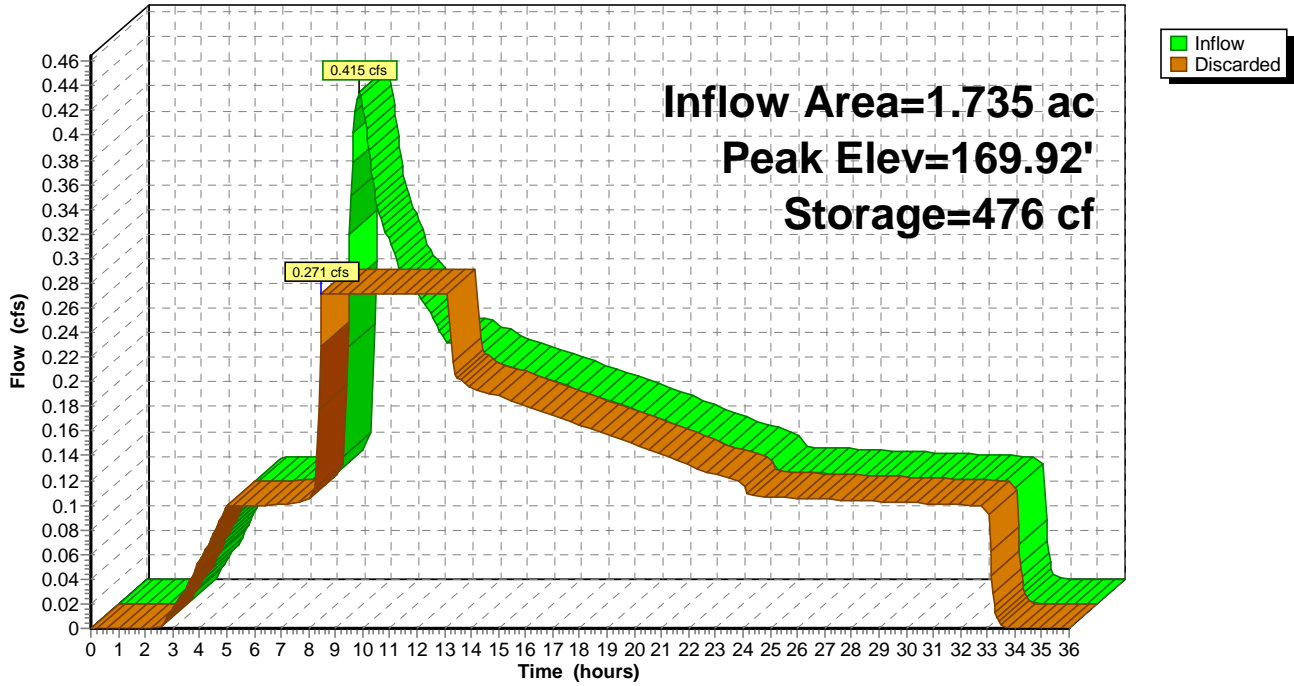
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.25	2,379	0	0
173.25	2,379	9,516	9,516

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.25'	4.920 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.271 cfs @ 8.50 hrs HW=169.29' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.271 cfs)

Pond 2P: Rock Gallery

Hydrograph



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Type IA 24-hr 50 Year Rainfall=4.10"

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Summary for Subcatchment 1S: Proposed Conditions

Runoff = 1.367 cfs @ 7.90 hrs, Volume= 0.436 af, Depth= 3.01"

Routed to Pond 1P : Growing Media

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

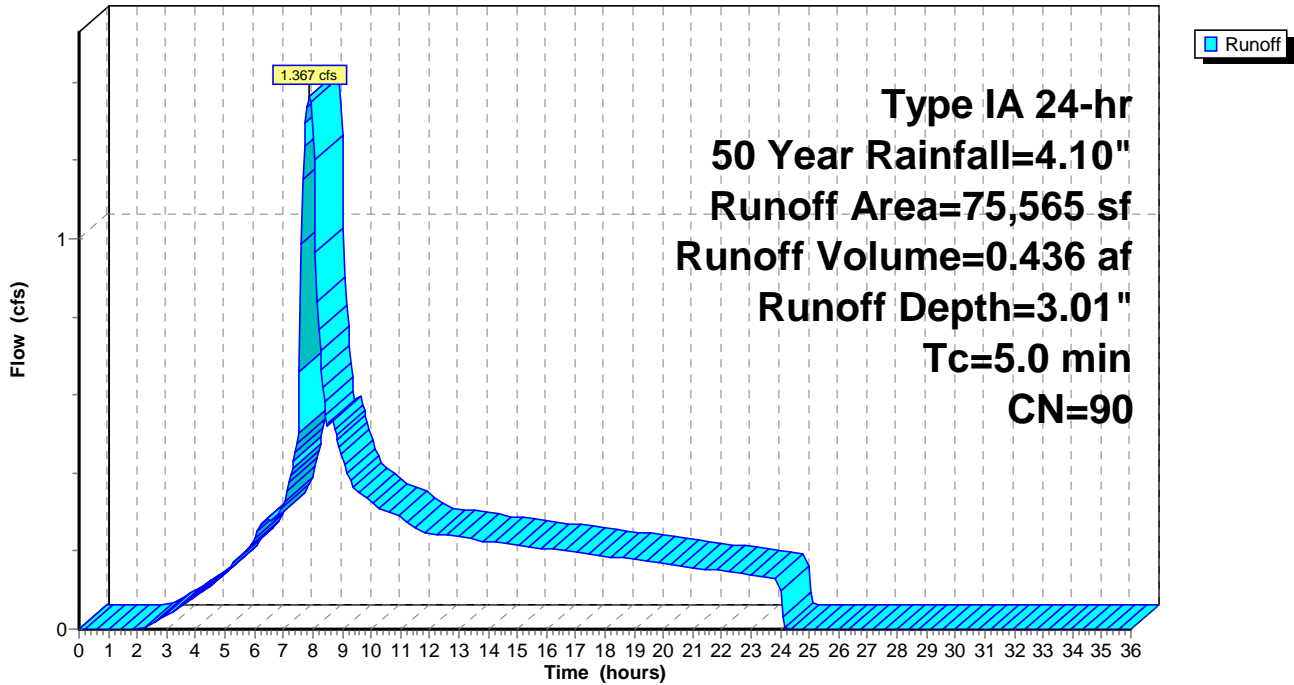
Type IA 24-hr 50 Year Rainfall=4.10"

Area (sf)	CN	Description
50,190	98	Paved parking, HSG C
25,375	74	>75% Grass cover, Good, HSG C
75,565	90	Weighted Average
25,375		33.58% Pervious Area
50,190		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Conditions

Hydrograph



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Type IA 24-hr 50 Year Rainfall=4.10"

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Summary for Pond 1P: Growing Media

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 3.01" for 50 Year event
 Inflow = 1.367 cfs @ 7.90 hrs, Volume= 0.436 af
 Outflow = 0.730 cfs @ 8.24 hrs, Volume= 0.436 af, Atten= 47%, Lag= 20.5 min
 Primary = 0.109 cfs @ 8.24 hrs, Volume= 0.260 af
 Routed to Pond 2P : Rock Gallery
 Secondary = 0.621 cfs @ 8.24 hrs, Volume= 0.176 af
 Routed to Pond 2P : Rock Gallery

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 176.20' @ 8.24 hrs Surf.Area= 2,344 sf Storage= 3,818 cf

Plug-Flow detention time= 235.0 min calculated for 0.435 af (100% of inflow)
 Center-of-Mass det. time= 235.4 min (964.6 - 729.2)

Volume	Invert	Avail.Storage	Storage Description
#1	174.50'	4,522 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.50	2,143	0	0
176.50	2,379	4,522	4,522

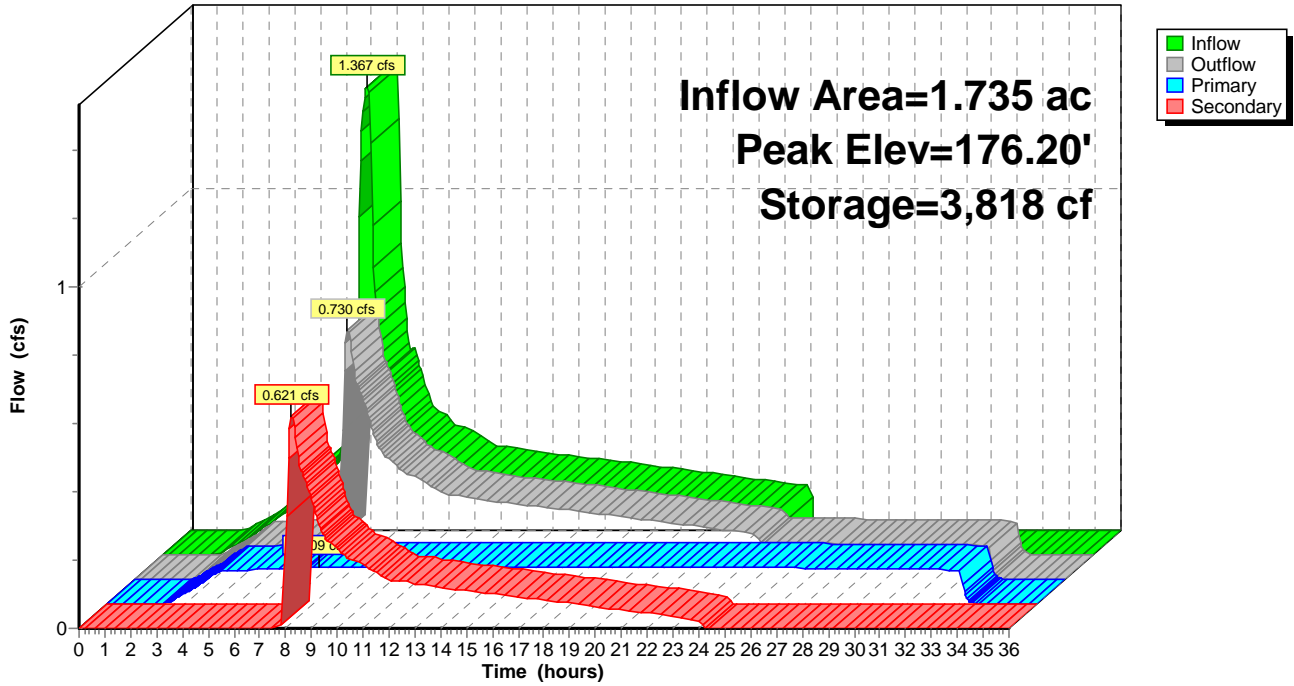
Device	Routing	Invert	Outlet Devices
#1	Primary	174.50'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	176.00'	8.00" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.109 cfs @ 8.24 hrs HW=176.20' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.109 cfs)

Secondary OutFlow Max=0.620 cfs @ 8.24 hrs HW=176.20' (Free Discharge)
 ↑2=Orifice/Grate (Weir Controls 0.620 cfs @ 1.47 fps)

Pond 1P: Growing Media

Hydrograph



7611 Preliminary HydroCAD

Prepared by Multi/Tech Engineering Service

HydroCAD® 10.20-3c s/n 00948 © 2023 HydroCAD Software Solutions LLC

Type IA 24-hr 50 Year Rainfall=4.10"

Printed 2/28/2024

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Summary for Pond 2P: Rock Gallery

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 3.01" for 50 Year event
 Inflow = 0.730 cfs @ 8.24 hrs, Volume= 0.436 af
 Outflow = 0.271 cfs @ 8.05 hrs, Volume= 0.436 af, Atten= 63%, Lag= 0.0 min
 Discarded = 0.271 cfs @ 8.05 hrs, Volume= 0.436 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 171.73' @ 11.53 hrs Surf.Area= 2,379 sf Storage= 1,771 cf

Plug-Flow detention time= 44.7 min calculated for 0.435 af (100% of inflow)
 Center-of-Mass det. time= 44.6 min (1,009.3 - 964.6)

Volume	Invert	Avail.Storage	Storage Description
#1	169.25'	2,855 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 9,516 cf Overall x 30.0% Voids

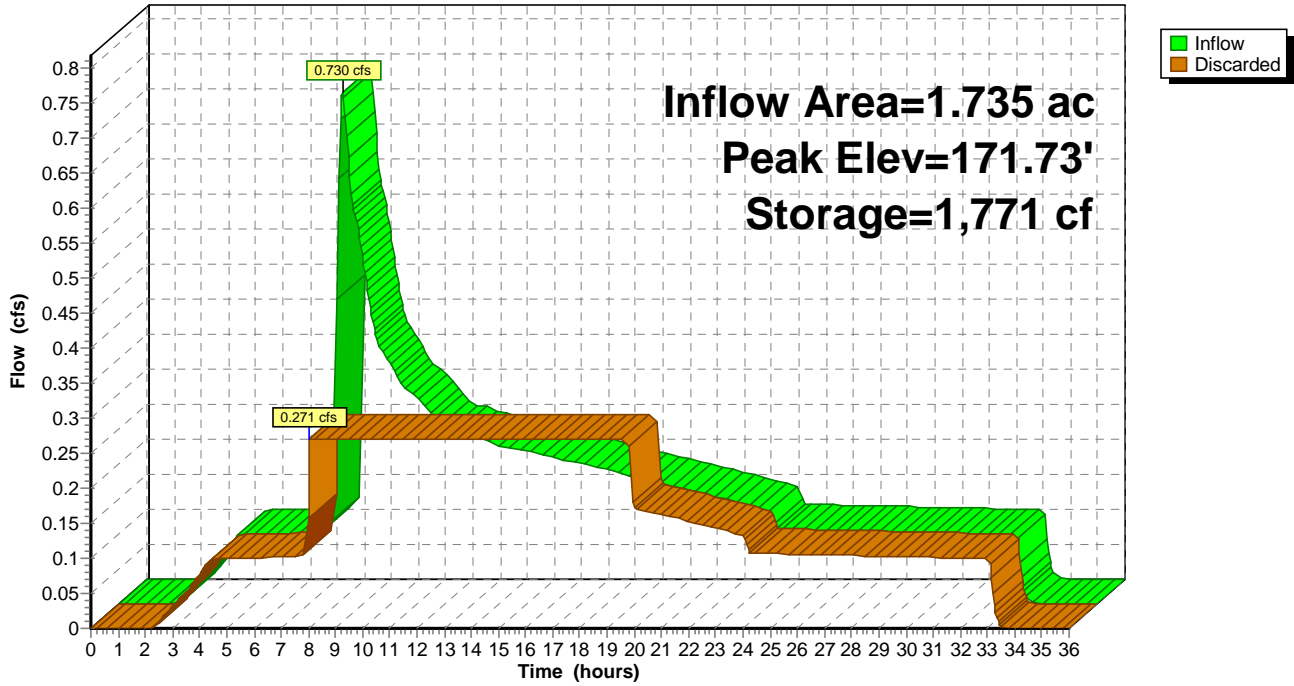
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.25	2,379	0	0
173.25	2,379	9,516	9,516

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.25'	4.920 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.271 cfs @ 8.05 hrs HW=169.30' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.271 cfs)

Pond 2P: Rock Gallery

Hydrograph



7611 Preliminary HydroCAD

Prepared by Multi/Tech Engineering Service

HydroCAD® 10.20-3c s/n 00948 © 2023 HydroCAD Software Solutions LLC

Type IA 24-hr 100 Year Rainfall=4.40"

Printed 2/28/2024

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Summary for Subcatchment 1S: Proposed Conditions

Runoff = 1.500 cfs @ 7.89 hrs, Volume= 0.477 af, Depth= 3.30"

Routed to Pond 1P : Growing Media

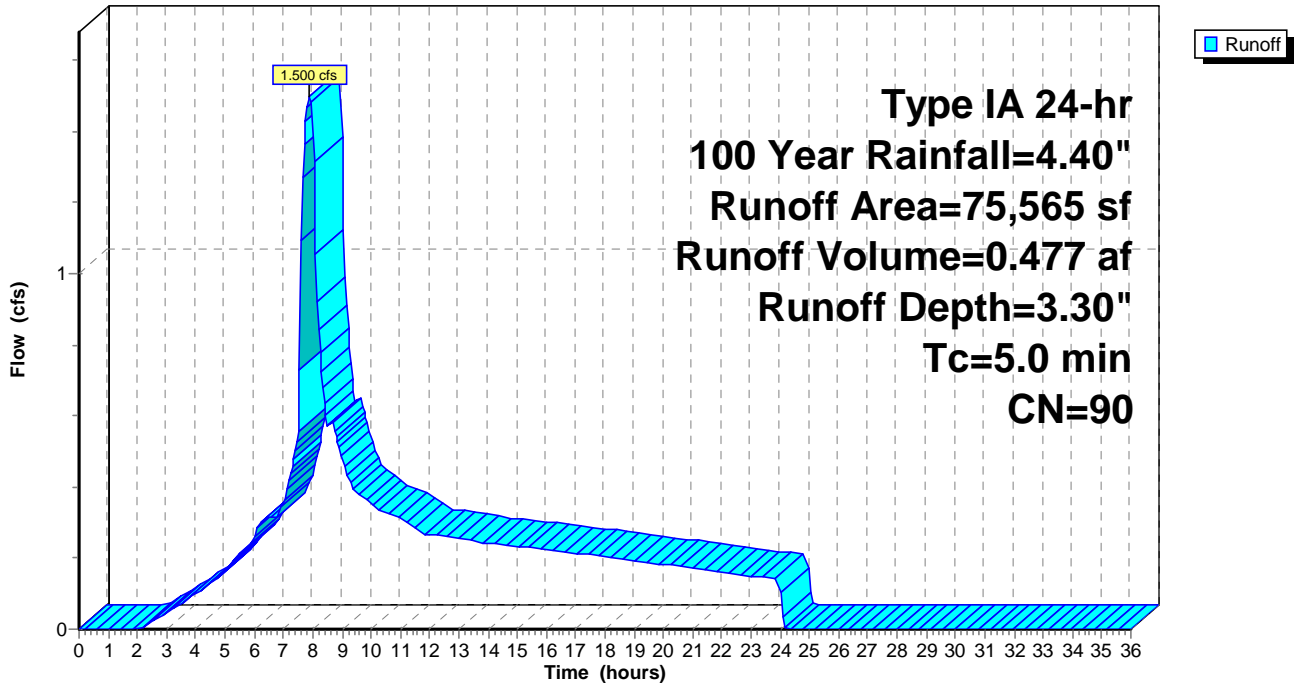
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100 Year Rainfall=4.40"

Area (sf)	CN	Description
50,190	98	Paved parking, HSG C
25,375	74	>75% Grass cover, Good, HSG C
75,565	90	Weighted Average
25,375		33.58% Pervious Area
50,190		66.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Conditions

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr 100 Year Rainfall=4.40"

Prepared by Multi/Tech Engineering Service

Printed 2/28/2024

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Summary for Pond 1P: Growing Media

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 3.30" for 100 Year event
 Inflow = 1.500 cfs @ 7.89 hrs, Volume= 0.477 af
 Outflow = 0.993 cfs @ 8.12 hrs, Volume= 0.477 af, Atten= 34%, Lag= 13.8 min
 Primary = 0.109 cfs @ 8.12 hrs, Volume= 0.262 af
 Routed to Pond 2P : Rock Gallery
 Secondary = 0.884 cfs @ 8.12 hrs, Volume= 0.215 af
 Routed to Pond 2P : Rock Gallery

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 176.28' @ 8.12 hrs Surf.Area= 2,353 sf Storage= 3,993 cf

Plug-Flow detention time= 217.8 min calculated for 0.476 af (100% of inflow)
 Center-of-Mass det. time= 218.3 min (943.0 - 724.7)

Volume	Invert	Avail.Storage	Storage Description
#1	174.50'	4,522 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.50	2,143	0	0
176.50	2,379	4,522	4,522

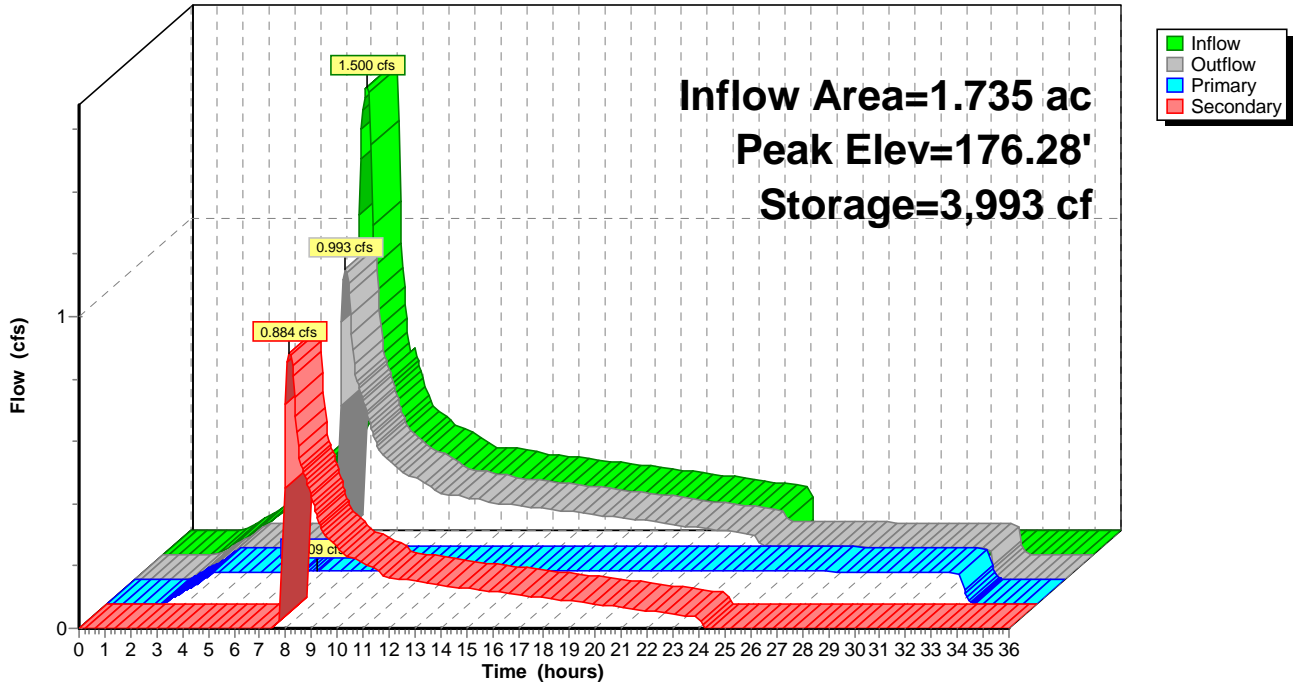
Device	Routing	Invert	Outlet Devices
#1	Primary	174.50'	2.000 in/hr Exfiltration over Surface area
#2	Secondary	176.00'	8.00" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.109 cfs @ 8.12 hrs HW=176.27' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.109 cfs)

Secondary OutFlow Max=0.880 cfs @ 8.12 hrs HW=176.27' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 0.880 cfs @ 2.52 fps)

Pond 1P: Growing Media

Hydrograph



7611 Preliminary HydroCAD

Type IA 24-hr 100 Year Rainfall=4.40"

Prepared by Multi/Tech Engineering Service

Printed 2/28/2024

HydroCAD® 10.20-3c s/n 00948 © 2023 HydroCAD Software Solutions LLC

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Summary for Pond 2P: Rock Gallery

Inflow Area = 1.735 ac, 66.42% Impervious, Inflow Depth = 3.30" for 100 Year event
 Inflow = 0.993 cfs @ 8.12 hrs, Volume= 0.477 af
 Outflow = 0.271 cfs @ 7.95 hrs, Volume= 0.477 af, Atten= 73%, Lag= 0.0 min
 Discarded = 0.271 cfs @ 7.95 hrs, Volume= 0.477 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 173.06' @ 11.95 hrs Surf.Area= 2,379 sf Storage= 2,717 cf

Plug-Flow detention time= 86.4 min calculated for 0.476 af (100% of inflow)
 Center-of-Mass det. time= 86.2 min (1,029.2 - 943.0)

Volume	Invert	Avail.Storage	Storage Description
#1	169.25'	2,855 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 9,516 cf Overall x 30.0% Voids

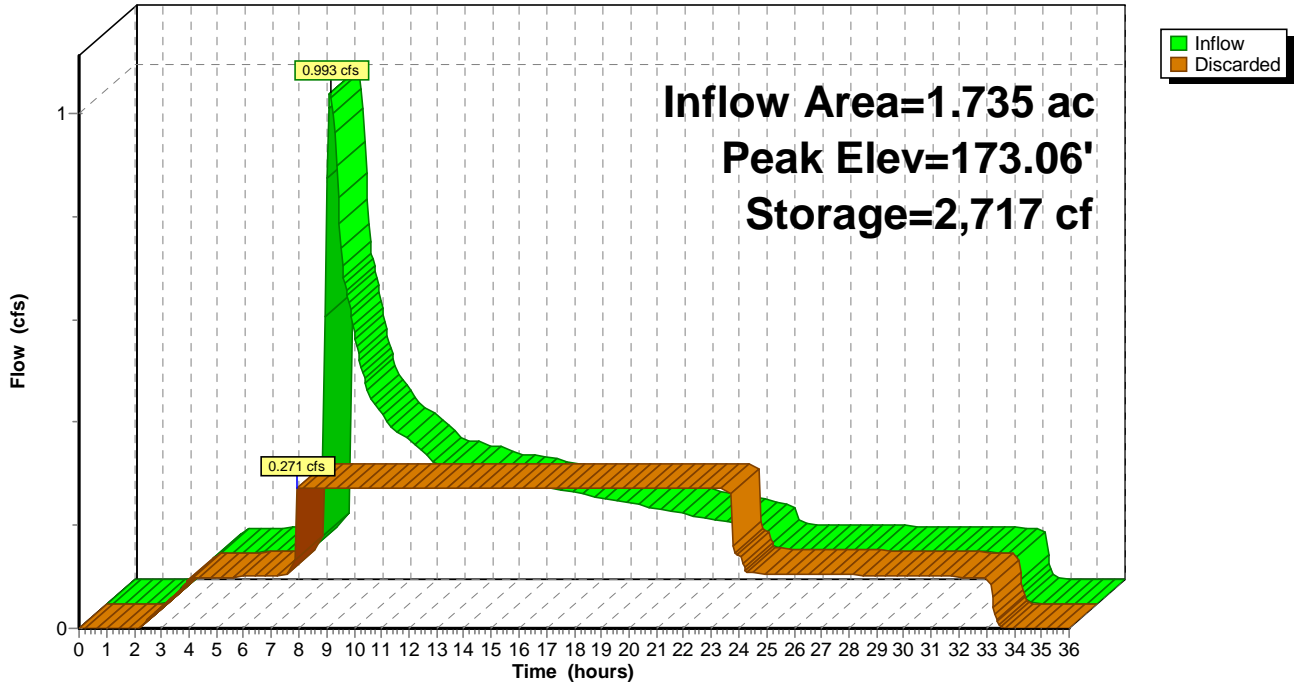
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.25	2,379	0	0
173.25	2,379	9,516	9,516

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.25'	4.920 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.271 cfs @ 7.95 hrs HW=169.32' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.271 cfs)

Pond 2P: Rock Gallery

Hydrograph



City of Keizer Public Works Comments

SUBDIVISION & MINOR VARIANCE CASE NO. 2024-03

PROPERTY ADDRESS: 1135 CLEAR LAKE ROAD NE

The Applicant is requesting to divide a 1.70-acre parcel into 20 townhouse parcels ranging in size from 1,692 square feet to 2,819 square feet and one 4,327 square foot lot for a stormwater quality facility. The property is zoned Urban Transition (UT) and Low Density Residential on the Comprehensive Plan Map. Proposed lots 1-16 will have frontage and direct access along newly extended Barbara Av NE and lots 17-20 will have access from a private access easement extended from newly extended Mykala Road NE. A minor variance to the required lot width is also requested for 10 lots. Section 2.102.05.A of the Keizer Development code requires a minimum lot width of 20' for a townhouse lot. The Applicant is requesting a 10% reduction to 18'. The property is located at 1135 Clear Lake Road NE (063W023AC05300).

EXISTING CONDITIONS:

- a) The existing property has access to and frontage along Clear Lake Road NE, a collector street in the Keizer Transportation System Plan (TSP).
- b) A 12-inch City sanitary sewer main is located near the centerline of Clear Lake Road NE.
- c) A 12-inch City water main is located on the south side of Clear Lake Road NE.
- d) A 36-inch storm drain is located along the north side of Clear Lake Road NE.
- e) The subject property is not located within a "critical basin" as defined in Keizer Design Standards.
- f) Per the Oregon Rapid Wetland Assessment Protocol (ORWAP) mapping tool, the Concord silt loam soils in the northeast portion of the site are rated as hydric. The Applicant is encouraged to have a natural resources specialist evaluate the area to determine whether wetlands are present on the property.

PUBLIC WORKS DEPARTMENT REQUIREMENTS. The Public Works Department has reviewed the development application and minor variance request. The information provided demonstrates the development can reasonably conform with adopted Design Standards with the following conditions and development requirements.

General:

- a) Public Works takes no exception to the requested minor variance.
- b) Construction permits will be required for any construction within a public street, right-of-way, or City easement, for any public infrastructure on private property, and for erosion control and stormwater management on private property. (KDC 2.302.06)
- c) Street opening permits are required for any work within the City right-of-way or easements that is not covered by a construction permit. (KDC 2.302.06)
- d) Erosion control permits shall be obtained from the City prior to the disturbance of

- any soil on the subject property. (KDC 2.306.05)
- e) A pre-design meeting with the City Public Works Department will be required prior to the submittal of public improvement plans to either the City of Keizer or the City of Salem for review.
 - f) An improvement agreement or performance security in a form acceptable to the City shall be required prior to issuance of permits for construction of the public improvements. (KDC 3.202.05.B)
 - g) A pre-construction conference shall be required prior to commencement of any construction under permits issued by the City.
 - h) The Applicant shall coordinate the location of individual or cluster box unit (CBU) mailboxes with the U.S. Postal Service.
 - i) Electricity, gas, and communications services to serve the subdivision shall be installed underground and pursuant to the requirements of the company serving the development. (KDC 2.307.02.C)

Streets:

- a) Dedicate right-of-way along the development side of Clear Lake Road NE to half of the standard 68-foot-wide collector street right-of-way – 34 feet measured from the right-of-way centerline. (KDC 2.302.03.F; 2.302.04)
- b) Dedicate a minimum 46-foot-wide right-of-way for the extension of Mykala Road NE and construction of Barbara Avenue NE within the subject property. The right-of-way dedication shall accommodate 25-foot-radius curb returns at the intersection with Clear Lake Road NE; and accommodate 20-foot-radius curb returns at the internal intersection. The Applicant may request a design exception for the curb returns on the east side of Mykala Road NE if necessary. (KDC 2.302.04)
- c) Dedicate a 10-foot public utility easement (PUE) along the frontage of all street rights-of-way. (KDC 2.302.04)
- d) Construct street improvements along the development side of Clear Lake Road NE to collector street standards – 18 feet from roadway centerline to the face of curb. (Keizer Design Standards 3.04)
- e) Construct internal streets to local street standards (minimum 32 feet between curbs). The sidewalk along the east side of Mykala Road NE may be deferred until development occurs on that side of the street. (Keizer Design Standards 3.04).
- f) The alignment of the extension of Mykala Road NE into the subdivision shall be in alignment with Mykala Road NE to the south by continuation of the existing centerline. (KDC 2.302.03.C)
- g) The Barbara Avenue NE right-of-way dedication and street improvements shall be aligned to provide for the continuation of the street to the existing Barbara Avenue NE right-of-way to the west. A temporary turnaround shall be provided on Barbara Avenue NE. (KDC 2.302.03.B)
- h) Close the existing driveway onto Clear Lake Road NE. (KDC 2.302.03.N)

- i) Vehicular access to proposed lots 17 through 20 shall be provided from the 25-foot access and utility easement. (KDC 2.302.03.N)
- j) Create a street lighting district for the subdivision, to include installation of adequate lighting for the widened portion of Clear Lake Road NE in addition to the internal street lighting. (KDC 2.310.04.D)

Sanitary Sewer System:

- a) The subject property is located outside of the original Keizer Sewer District. The Applicant is required to pay a Sewer Acreage Fee of \$7,460.00 per acre unless they can provide evidence that the Fee has already been paid for this property.
- b) City of Salem approval for local sewer permits will need to be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the Applicant's engineer shall submit plans to the City of Keizer Public Works Department for review and determination of compliance with the City's Master Sewer Plan for the area.
- c) It will be the responsibility of the Applicant engineer to locate any existing sewer services that serve the subject property and provide evidence that it is available for reuse. Any septic tank and drainfield located on the subject property and within the City of Keizer shall be abandoned according to the requirements of the appropriate agency and evidence of compliance submitted to the City prior to issuance of any building permits on the subject property.

Water System:

- a) The proposed water main along Barbara Avenue NE shall be constructed on the south side of the street in conformance with City requirements and to avoid conflict with the sanitary sewer when the main is extended to serve existing Barbara Avenue properties west of the development. (Keizer Design Standards 5.12.b)
- b) Final development plans shall be reviewed by Marion County Fire District No. 1 regarding access and adequate location of fire hydrants prior to any issuance of Public Construction permits by the City of Keizer. All required fire hydrants shall be served by an 8-inch or larger water main.
- c) Any existing wells on the subject property shall be abandoned in accordance with the Oregon State Water Resources Department requirements. The Applicant shall provide evidence to the Public Works Department that any abandonment of existing wells has been completed in accordance with such requirements.
- d) Location of all water meters shall be approved by the Public Works Department.

Storm Drainage System:

- a) The existing 36-inch storm drain in Clear Lake Road NE may be used as the Overflow Route for the proposed storm drainage system serving the development. (Keizer Design Standards 400.2.C)
- b) Stormwater collection, conveyance, treatment, and retention facilities shall be designed to accommodate new impervious surfaces in the rights-of-way and

- future impervious surfaces on all proposed lots, in accordance with Keizer Design Standards Chapter 400.
- c) Provide pre-treatment for stormwater runoff from the private access and utility easement prior to entering the proposed Stormwater Quality Facility or public stormwater system.
 - d) The tract of land containing the Stormwater Quality Facility shall be dedicated to the City of Keizer, in a form acceptable to the City, prior to acceptance of the public improvements.
 - e) Public Works has reviewed the preliminary stormwater plans and report provided with this application. The information provided demonstrates reasonable conformance with the requirements of Chapter 400 of the Keizer Design Standards. The Applicant's engineer shall submit a final overall storm drainage plan and design calculations, demonstrating conformance to the Standards, for review and approval prior to the start of development.
 - f) A grading and drainage plan shall be developed for the subject property in conformance with the Keizer Design Standards. The plan shall include details of adequate stormwater conveyance from all contributing areas across the subject property and shall include existing elevations and proposed lot corner elevations. The plan shall be submitted to and approved by the Public Works Department prior to the issuance of any erosion control or construction permits for the development.

EXHIBIT 4



Business & Support Services
2450 Lancaster Drive NE • PO Box 12024 • Salem, Oregon 97309
503-399-3036 • FAX: 503-399-3407

Andrea Castañeda, Superintendent

March 25, 2024

Dina Horner, Planner
Keizer Community Development Department
P.O. Box 21000
Keizer, OR 97307-1000

RE: Land Use Activity Case No. Subdivision-Variance 2024-03, 1135 Clear Lake Rd NE

The City of Keizer issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Forest Ridge	Elementary	K thru 5
Whiteaker	Middle	6 thru 8
McNary	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Forest Ridge	Elementary	216	318	68%
Whiteaker	Middle	723	918	79%
McNary	High	2,018	2,200	92%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	20	SF	0.168	3
Middle			0.098	2
High			0.144	3

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Forest Ridge	Elem.	216	16	3	19	318	74%
Whiteaker	Mid.	723	12	2	14	918	80%
McNary	High	2,018	24	3	27	2,200	93%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Forest Ridge	Elementary	Walk Zone (Not eligible for transportation)
Whiteaker	Middle	Eligible for Transportation
McNary	High	Eligible for Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	3	\$83,655	\$250,965
Middle	2	\$101,069	\$202,138
High	3	\$118,482	\$355,446
TOTAL			\$808,549

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q4 2023”

Sincerely,

David Fridenmaker
Business and Support Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation



EXHIBIT 5

REQUEST FOR COMMENTS

DATE: March 15, 2024
CASE: Subdivision and Minor Variance 2024-03

The Planning Division is soliciting comments you may wish to have considered in the City’s review of the above land use case. Application materials are attached.

Comments must be submitted in writing and received in our office by 5:00 pm on March 29, 2024. If we do not receive a response by the end of the comment period, we will assume you have no concerns.

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

REQUEST: The applicant is requesting to divide a 1.70-acre parcel into 20 townhouse parcels ranging in size from 1,692 square feet to 2,819 square feet and one 4,327 square foot lot for a stormwater quality facility. The property is zoned Urban Transition (UT) and Low Density Residential on the Comprehensive Plan Map. Proposed lots 1-16 will have frontage and direct access along newly extended Barbara Av NE and lots 17-20 will have access from a private access easement extended from newly extended Mykala Road NE.

A minor variance to required lot width is also requested for 10 lots. Section 2.102.05.A of the Keizer Development code requires a minimum lot width of 20’ for a townhouse lot. The applicant is requesting a 20% reduction to 18’.

APPLICANT: Trademark Enterprises
ZONE: Urban Transition (UT)

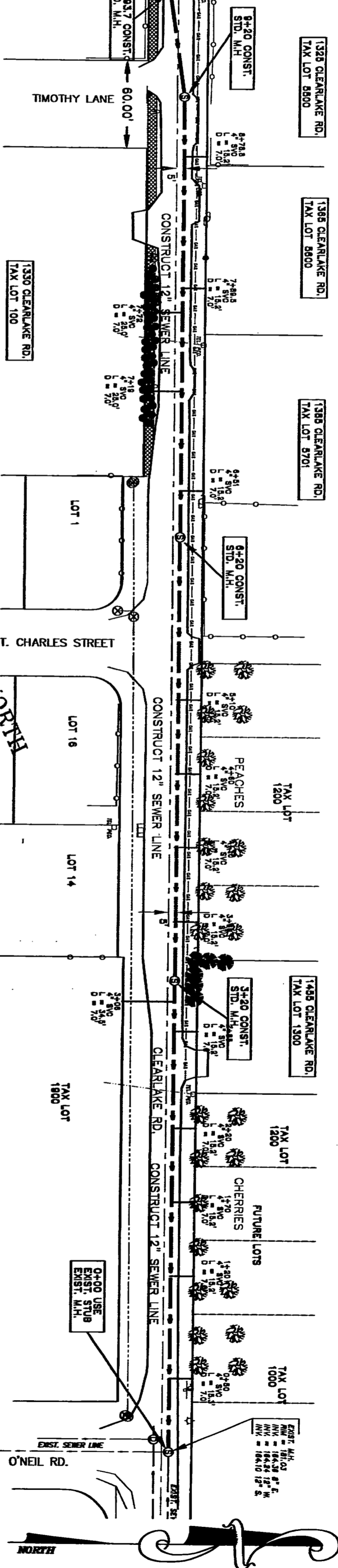
PLEASE CHECK THE APPROPRIATE ITEMS:

- Our agency reviewed the proposal and determined we have no comment.
- Our agency would like to receive a copy of the staff decision/report and notice of any public hearings in this case.
- Our comments are in the attached letter.
- Our Agency's comments are: _____

Any connections to or extensions of City of Salem Sewer mains, located in Clear Lake Road NE, will require construction permits in accordance with the City of Salem Revised Code, the City of Salem Public Works Design Standards, and City of Salem Standard Construction Specifications. Permits will not be issued by the City of Salem until all construction plans have been approved by the Public Works Department. Construction Drawings can be submitted by email to Developmentservices@cityofsalem.net. An as-built for the existing sanitary sewer main in Clear Lake Road NE is attached.

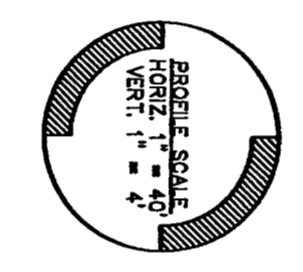
Name: Laurel Christian, Infrastructure Planner II
Agency: City of Salem, Community Planning and Development Department
Phone: 503-584-4632
Email: Lchristian@cityofsalem.net
Address: 555 Liberty Street SE, Salem OR 97301
Date: March 27, 2024

MATCH LINE SHEET 3
STA 10+00



9+93.7 CONST. STD. M.H.
RM = 489.55 - 182.18
INV = 489.55 IN W. 187.50
INV = 487.67 - OUT E. 187.70

9+20 CONST. STD. M.H.
RM = 489.59 - 182.15
INV = 487.72 IN S. 8\"/>

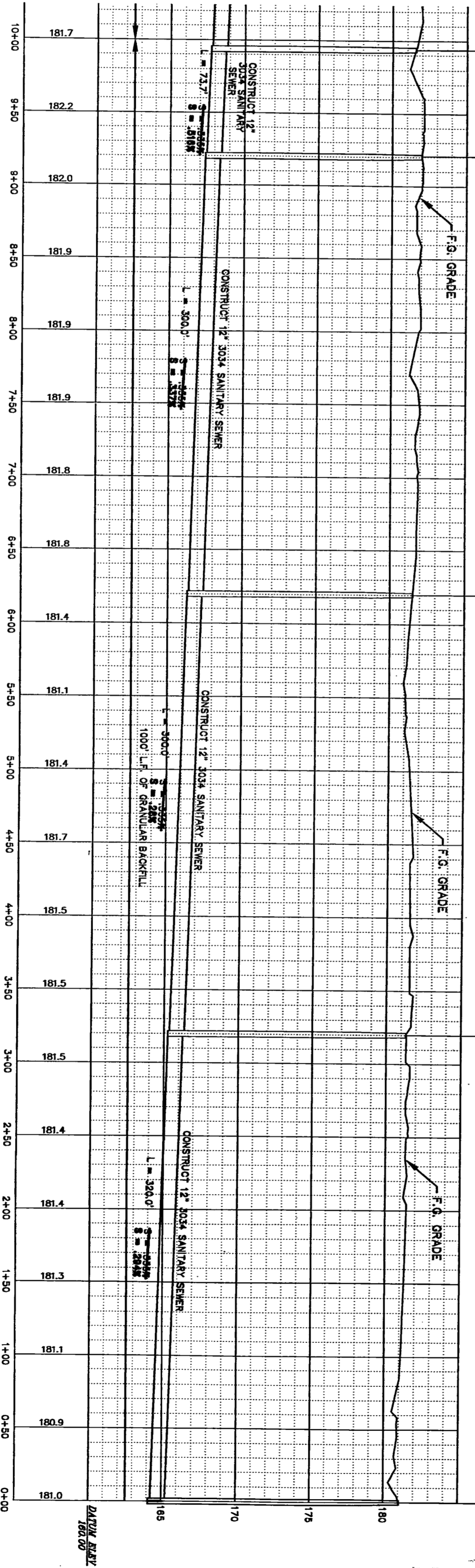


6+20 CONST. STD. M.H.
RM = 489.53 - 181.54
INV = 486.62 IN W. 188.22
INV = 486.12 OUT E. 188.12

3+20 CONST. STD. M.H.
RM = 489.52 - 181.83
INV = 486.59 IN W. 188.28
INV = 486.53 - OUT E. 188.18

0+00 EXIST. M.H.
RM = 181.03
INV = 184.24 IN W. EXIST. STUB
INV = 184.10 OUT E.

MATCH TO SHEET 3



AS CONSTRUCTED

SCALE: 1" = 40'

WILLIAM I. PETERSON
ENGINEERING CONSULTANTS INC.
4280 ORIENT AVE. N.E.
KEIZER, OR. 97303
(503) 582-7458 FAX # 582-7481



CITY OF KEIZER
P.O. BOX 21000 KEIZER, OR. 97303
503-582-3123



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DATE OF RECORD - DATE

Design: W.I.P.
Drawn: B.D.H.
Checked: W.I.P.
Date: 7/01
Scale: 1" = 40'
As-Built:

CLEARLAKE ROAD SANITARY
SEWER IMPROVEMENTS

SANITARY SEWER
IMPROVEMENTS

Drawing Number
0730
Sheet Number
2 of 3

AS-BUILT
JUAN BENAVIDEZ
INSPECTOR
JUN 03 2002

701730

4.	REVISION AS PER CITY OF SALEM	08/18/08
3.	REVISION	08/12/08
2.	REVISION	08/12/08
1.	REVISION	02/26/08

June 25, 2002

24X



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

RECEIVED
CITY OF KEIZER

MAR 26 2024

PLANNING DEPARTMENT

TO: Neighboring Property Owner of 1135 Clear Lake
DATE: March 14, 2024
CASE: Subdivision and Minor Variance 2024-03

The Planning Division is soliciting comments you may wish to have considered in the City's review of the above land use case. Application materials are attached. **Additional application materials can be found at: <https://www.keizer.org/maps/Subdivisions>**

Comments must be submitted in writing and received in our office by 5:00 pm on March 29, 2024.

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

REQUEST: The applicant is requesting to divide a 1.70-acre parcel into 20 townhouse parcels ranging in size from 1,692 square feet to 2,819 square feet and one 4,327 square foot lot for a stormwater quality facility. The property is zoned Urban Transition (UT) and Low Density Residential on the Comprehensive Plan Map. Proposed lots 1-16 will have frontage and direct access along newly extended Barbara Av NE and lots 17-20 will have access from a private access easement extended from newly extended Mykala Road NE.

A minor variance to required lot width is also requested for 10 lots. Section 2.102.05.A of the Keizer Development code requires a minimum lot width of 20' for a townhouse lot. The applicant is requesting a 20% reduction to 18'. The property is located at 1135 Clear Lake (063W23AC05300).

APPLICANT & PROPERTY OWNER:: Trademark Enterprises
ZONE: Urban Transition (UT)

PLEASE CHECK THE APPROPRIATE ITEMS:

_____ I/We reviewed the proposal and determined I/we have no comment.

_____ My/Our comments are in the attached letter.

My/Our comments are: *There is no extension to Barbara Ave NE and a very few of us have on this street have paid the expenses and labor to keep it drivable. Another 16+ access is ridiculous on this one-lane road.*

Name: *MAVIS MAKI and Greg Maki*
Phone & Email: *541.968.4257 mavis.maki16@gmail.com.*
Address: *1105 Barbara Ave NE, KEIZER 97303*
Date: *03.22.2024*



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

RECEIVED
CITY OF KEIZER

MAR 28 2024

PLANNING DEPARTMENT

TO: Neighboring Property Owner of 1135 Clear Lake
DATE: March 14, 2024
CASE: Subdivision and Minor Variance 2024-03

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APPLICANT & PROPERTY OWNER:: Trademark Enterprises
ZONE: Urban Transition (UT)

PLEASE CHECK THE APPROPRIATE ITEMS:

- I/We reviewed the proposal and determined I/we have no comment.
- My/Our comments are in the attached letter.
- My/Our comments are: TOWN HOUSE DWELLINGS ARE
MULTI-FAMILY HOUSING. THAT AREA IS ZONED FOR SINGLE FAMILY
DWELLINGS. WE ARE ADIMATELY AGAINST THIS PROPOSED DEVELOPMENT.

Name: Daryl Miller
Phone & Email: 503-393-6726
Address: 1267 Jays Dr. NE. Keizer, OR 97303
Date: March 25, 2024

EXHIBIT 8

RECEIVED
CITY OF KEIZER

MAR 28 2024



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

PLANNING DEPARTMENT

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 1135 Clear Lake
DATE: March 14, 2024
CASE: Subdivision and Minor Variance 2024-03

My comments on **NOT BUILDING** developing 20 Townhouses:

Barbara Ave. NE already has flooding issues as it is. My home was established on Barbara Ave. NE before Contractor brought in the other 10 homes. Bringing in "dirt fill" for those homes, making mine, "lower on the down slope". But the whole street of Barbara Ave. NE is lower than Property in mention.

The only thing that saves not flooding, is the fact that the Property in mention is Ground (grass & dirt). With the rains Oregon has, the rain soaks into the Ground and stops the run-off!!!! By putting in 20 Townhouses (concrete slabs) and putting in Parking & Roads (concrete/blacktop). Rain water will run to Lowest.....right down our Street !!!!

Comment #2 We're Rural families, peaceful Private Rd. Bringing in 20 Townhouses (40 families) is "trouble" !! Will bring **Theft, Noise, and Trespassing** into our area !!!!! Not to mention the Rural Roads. Clear Lake Rd. NE is already a Traffic Accident problem at Mykala Rd. NE. Then to add a cross Road, will surely bring Confusion of more vehicles in a hurry to PULL OUT onto Clear Lake. The last Contractor's never came back to Make Clear Lake Rd. "proper" after running wires, plumbing, etc. after Building the South Housing on Clear Lake Rd. NE. "Took 5yrs. before Who/Contractor's made it "properly" Re-done and with "fog lines". (I know, because I've been driving that road for 23years. In the Winter, the Rain, the Fog, without "fog lines"). Contractor's say Their going to do this and that, BUT DON'T. I even called City of Keizer and They told Me to "call the Contractor and badger Them to do It", "see Contractors are there for the MONEY".

Comment #3 I don't want some "Money Hungry Contractor" to DROP **Trouble, Theft, Country Eye-Sores** in a Country Setting, and then Contractor goes to His "gated community", leaving our Land to the Worst. This is Farmland, Nursery, Hopes Land, Apple Orchards, etc. "Where is the Green" "Keep us in the Green".

Our property will not be Desirable !!!! At the moment when We look up the lane, to the East. We see Trees and a Nursery (which Oregon is Proud and Known). If this goes through, We're going to see Our Clear Lake School over crowded, Children walking across a dangerous Clear Lake Rd., to enter on the Buses. Clear Lake Rd. "torn up". Requiring to detour to Wheatland Rd. South, then to River Rd. South (and wait until those Two Large Yellow Apartment Complex's open-up, there near 7eleven).

If there were going to be 3homes being built, in that same location?? I'd be more likely to a Yes. Still be a Rural Community. Still be Ground un-covered. No need for Variance Request.

Name:	James Ashton	
Phone & Email:	(503)393-7205	Dartsmarts@AOL.Com
Address:	1090 Barbara Ave. NE	Keizer, Oregon 97303
Date:	March 27, 2024	



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 1135 Clear Lake
DATE: March 14, 2024
CASE: Subdivision and Minor Variance 2024-03

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Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

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APPLICANT & PROPERTY OWNER:: Trademark Enterprises
ZONE: Urban Transition (UT)

PLEASE CHECK THE APPROPRIATE ITEMS:

_____ I/We reviewed the proposal and determined I/we have no comment.

_____ My/Our comments are in the attached letter.

My/Our comments are: Town houses are not in keeping with the neighboring houses. Single ^{dwellings} houses would be more in keeping with those around it. The plans showed a future to push the road through to Barbara Ave. Barbara →

Name: Don & Leah Hendrickson
Phone & Email: 503-819-6961 & dhendric@gmail.com
Address: 1107 Barbara Ave, N.E., Keizer, OR
Date: 28 March 2024

Ave. is now a private lane, we don't need the additional traffic or the expense to property owners. Most of those on Barbara Ave. are retired (fixed) income and widows.

We're opposed to the change in zoning. We checked the zoning when we moved in. This feels like a bait and switch.

in future to park the road through to Barbara Ave. rather than to keep it with those around it. The plans showed the neighborhood houses. Single (small) houses would be better than the townhouses we have now. We're not in keeping with the neighborhood.

Don & Leah Henderson
202-819-6841
101 Barbara Ave. N.E., Lakewood, OR
58 March 2024

Date: _____
Address: _____
Phone & Email: _____
Name: _____



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 1135 Clear Lake
DATE: March 14, 2024
CASE: Subdivision and Minor Variance 2024-03

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Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

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APPLICANT & PROPERTY OWNER:: Trademark Enterprises
ZONE: Urban Transition (UT)

PLEASE CHECK THE APPROPRIATE ITEMS:

_____ I/We reviewed the proposal and determined I/we have no comment.

_____ My/Our comments are in the attached letter.

My/Our comments are: I am not in favor of this
at all. It will add even more traffic that
Clear Lake already has. One of the reasons I love
living where I do is the country feel with that nice field
right across from Mykala St.

Name: Jessica Sathalamachia
Phone & Email: 503-559-4573
Address: 7987 Mykala St. NE
Date: 3-29-24

EXHIBIT 11

March 29, 2024

To: City of Keizer Planning Division
930 Chemawa Rd NE
Keizer, OR 97303

RECEIVED
CITY OF KEIZER
MAR 29 2024
PLANNING DEPARTMENT

ATTN: Dina Horner, Assistant Planner

RE: Subdivision/Variance 2024-3

As current owners of property on the existing Barbara Ave NE we have the following concerns and comments regarding the above-mentioned land use change:

1. Allowing the City of Keizer to change the current zoning from Low Density Residential to High Density is **NOT** something we are in favor of because by adding 20 very large Townhouses onto this small parcel of land it will negatively impact our quiet, rural neighborhood, and traffic will greatly increase on nearby roads and streets. Plus, parking will be an issue on such narrow streets.
2. From the published application, it sounds like these 20 Townhouse's will have to be built at least three (3) stories high to accommodate the proposed square footage of each unit. This will severely limit our view toward the East and is unacceptable to us because it will take away the rural feeling of our area.
3. Allowing a Variance to the lot width is not a sound business decision for the City of Keizer or our neighborhood.
4. We and most of our neighbors on existing Barbara Ave NE are not in favor of the proposed changes to our rural neighborhood.

Thank you for your time.

Roger & Gayle Holderby
1100 Barbara Ave NE
Keizer, OR 97303
503-580-0951

APR 01 2024

PLANNING DEPARTMENT

Comments about the subdivision
of 1135 Clearlake Rd. N.E.

JACK & SHARON EVANS
1155 CLEARLAKE RD. N.E.

We are the property next to the
subdivision you are proposing.

We have lived on our property for
41 years. Clearlake Rd. has always
been a "country looking street and
neighborhood.

On the other side of our property
we have a blueberry field, a horse
pasture, and a house with a
fenced yard, where their children
can play with their dog.

That is what a "country looking"
street looks like. Not townhouses
and pavement.

Our concerns about the subdivision
are: All the traffic that is going to be
running next to our house and bedroom
where the street is going to be.

All traffic from 20 townhouses will be tunneled down Mykala Rd., because Barbara Ave is not available. So that means at least 40 cars everyday.

We will keep our arborvitae hedge, and would appreciate the help with other sound barrier items you can install.

We would like to see a fence all the way down the property.

Have you considered the impact on schools

Please reconsider your plans and go for houses with yards for children to play in, and keep the "country look" for Clearlake Road, and the people who live in this neighborhood.

Thank you for listening to our concerns about your subdivision you are proposing.

Todd S.
Sharon Evans



City of Keizer

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930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

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Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

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APPLICANT & PROPERTY OWNER:: Trademark Enterprises
ZONE: Urban Transition (UT)

PLEASE CHECK THE APPROPRIATE ITEMS:

- I/We reviewed the proposal and determined I/we have no comment.
- My/Our comments are in the attached letter.
- My/Our comments are: do not want - new subdivision here. Thank you

Name: Letitia Villaneda
 Phone & Email: 503-932-9613 - Royalpumpco@msu-coa
 Address: 1102 - Barbara Ave NE
 Date: 3-28-24