

*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT TENTATIVE PLAN CASE NO.: REP24-05

APPLICATION NO.: 24-112322-PLN

NOTICE OF DECISION DATE: October 4, 2024

REQUEST: A replat to consolidate five existing lots (Lots 6-10 of Block 70 of the Salem plat) into one lot approximately 55,032 square feet in size. The subject property is zoned CB (Central Business District) and located at 280 Church Street NE (Marion County Assessor's Map and Tax Lot Number: 073W27AA02000).

APPLICANT: BRAND Land Use, on behalf of the owner, Statesman Storage OZ, LLC

LOCATION: 280 Church St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 205.025(d) – Replat Tentative Plan

FINDINGS: The findings are in the attached Decision dated October 4, 2024

DECISION: The **Planning Administrator APPROVED** Replat Tentative Plan Case No. REP24-05 subject to SRC Chapter 205 and the applicable standards of the Salem Revised Code.

The rights granted by the attached decision must be exercised, or an extension granted, by October 22, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>August 29, 2024</u>
Notice of Decision Mailing Date:	<u>October 4, 2024</u>
Decision Effective Date:	<u>October 22, 2024</u>
State Mandate Date:	<u>December 27, 2024</u>

Case Manager: Bryce Bishop, Planner III, bbishop@cityofsalem.net, 503-540-2399

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Monday, October 21, 2024. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 205. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem
AT YOUR SERVICE

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF THE APPROVAL OF) FINDINGS AND ORDER
REPLAT NO. CASE NO. 24-05;)
280 CHURCH ST NE) OCTOBER 4, 2024

REQUEST

A replat to consolidate five existing lots (Lots 6-10 of Block 70 of the Salem plat) into one lot approximately 55,032 square feet in size. The subject property is zoned CB (Central Business District) and located at 280 Church Street NE (Marion County Assessor’s Map and Tax Lot Number: 073W27AA02000).

PROCEDURAL FINDINGS

1. On June 6, 2024, an application for a replat was filed by BRAND Land Use on behalf of the applicant and property owner, Statesman Storage OZ, LLC, to consolidate five existing lots into one lot.
2. After additional requested information was provided by the applicant, the application was deemed complete for processing on August 29, 2024, and notice was provided pursuant to Salem Revised Code (SRC) requirements. The state-mandated 120-day local decision deadline for the application is December 27, 2024.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed replat seeks to consolidate five existing lots (*Lots 6-10 of Block 70 of the Salem plat*) into one lot approximately 55,032 square feet in size. The subject property is located at 280 Church Street NE (**Attachment A**).

2. Applicant’s Plans and Statement

Land use applications must include a statement addressing the applicable approval criteria and be supported by proof they conform to all applicable standards and criteria of the Salem Revised Code. The tentative plan of the proposed replat submitted by the applicant showing the size and configuration of the proposed consolidated lot is included as **Attachment B**.

3. Summary of Record

The following items are submitted to the record and are available: 1) All materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports; 2) Any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public; and 3) All documents referenced in this decision.

All application materials are available on the City’s online Permit Application Center at <https://permits.cityofsalem.net>. You can use the search function without registering and enter the permit number listed here: 24 112322.

4. Salem Area Comprehensive Plan (SACP)

The subject property is designated Central Business District on the Salem Area Comprehensive Plan map.

The Comprehensive Plan designations of surrounding properties include:

Comprehensive Plan Designation of Surrounding Properties	
North	Across Chemeketa Street NE, Central Business District
South	Across Court Street NE, Community Service Government
East	Across alley, Central Business District
West	Across Church Street NE, Central Business District

5. Zoning

The subject property is zoned CB (Central Business District). The zoning of surrounding properties is as follows:

Zoning of Surrounding Properties	
North	Across Chemeketa Street NE, CB (Central Business District)
South	Across Court Street NE, PS (Public Service)
East	Across alley, CB (Central Business District)
West	Across Church Street NE, CB (Central Business District)

6. City Infrastructure

Streets: The existing conditions of streets abutting the subject property are described in the following table:

Streets			
Street Name		Right-of-way Width	Improvement Width
Church Street NE <i>(Major Arterial)</i>	Standard	96 feet	68 feet
	Existing Condition	99 feet	56 feet
Court Street NE	Standard:	96 feet	68 feet

<i>(Major Arterial)</i>	Existing Condition:	99 feet	56 feet
Chemeketa Street NE <i>(Collector)</i>	Standard:	60 feet	46 feet
	Existing Condition:	99 feet	56 feet
Unnamed Alley	Standard:	10 feet to 20 feet	10 feet to 20 feet
	Existing Condition:	16 feet	16 feet

City Utilities: The existing conditions of city utilities available to serve the subject property are described in the following table:

Utilities	
Type	Existing Conditions
Water	12-inch water main is located in Church Street NE and Court Street NE.
	An 8-inch water main is located in Chemeketa Street NE.
Sanitary Sewer	A 24-inch sanitary sewer main is located in Church Street NE.
	8-inch sanitary sewer mains are located in the unnamed alley adjacent to the eastern property boundary.
Storm Drainage	10-inch storm mains are located in Church Street NE, Chemeketa Street NE, and the unnamed alley adjacent to the eastern property boundary.

7. Existing Conditions

The subject property consists of five existing lots (*Lots 6-10 of Block 70 of the Salem plat*) and totals approximately 1.26 acres in size.

The subject property has frontage on three streets – Chemeketa Street NE to the north, Church Street NE to the west, and Court Street NE to the south; and abuts an alley to the east. Both Church Street and Court Street are designated as Major Arterial streets under the Salem Transportation System Plan (TSP) and Chemeketa Street is designated as a Collector street.

The subject property is currently developed with existing buildings, and off-street parking and loading that is located behind the buildings and accessed from the abutting alley.

8. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Central Area Neighborhood Development Organization (CAN-DO) Neighborhood Association.

Applicant Neighborhood Association Contact.

SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), Replat applications do not require neighborhood association contact.

Neighborhood Association Comments

Notice of the application was provided to the Central Area Neighborhood Development Organization Neighborhood Association pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. No comments were received from the neighborhood association.

Homeowners' Association:

Pursuant to SRC 300.520(b)(1)(B)(iv), notice is required to be provided to any active and duly incorporated Homeowners' Association (HOA) involving property subject to a Type II land use application. According to application materials submitted by the applicant, the subject property is not located within a Homeowners' Association (HOA); therefore, HOA notice is not applicable.

Public Comments

In addition to providing notice to the neighborhood association, notice was also provided, pursuant to SRC 300.520(b)(1)(B)(ii), (iii), (vi), & (vii), to property owners and tenants within 250 feet of the subject property. No public comments were received.

9. City Department Comments

- A. The City of Salem Building and Safety Division reviewed the proposal and identified no objections.
- B. The City of Salem Fire Department reviewed the proposal and identified no objections.
- C. The City of Salem Development Services Division reviewed the proposal and provided comments pertaining to City infrastructure serving the property. Comments from the Development Services Division are included as **Attachment C**.

10. Public Agency Comments

No comments were received from any public or private agencies.

DECISION CRITERIA FINDINGS

11. Analysis of Replat Approval Criteria

Pursuant to SRC 205.025(a), a replat is required to reconfigure lots or parcels and public easements in a recorded partition or subdivision plat, to increase or decrease the number of lots in a subdivision, or where multiple property line adjustments require a replat.

SRC 205.025(d) establishes the approval criteria which must be met in order for a replat to be approved. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings of fact evaluating the proposal for conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the replat or for the issuance of conditions of approval to satisfy the criteria.

SRC 205.025(d)(1): The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Finding: The purpose of the proposed replat is to consolidate the five existing lots which make up the subject property (*Lots 6-10 of Block 70 of the Salem plat*) into one lot approximately 55,032 square feet in size.

The replat does not propose to vacate any of the public streets that abut the property or any recorded covenants or restrictions. This approval criterion is met.

SRC 205.025(d)(2): The tentative replat will not create non-conforming units of land or non-conforming development, or increase the degree of non-conformity in existing units of land or development.

Finding: The subject property is zoned CB (Central Business District). The minimum lot size and dimension requirements applicable to the subject property based on its zoning are included under SRC 524.010(a), Table 524-2. A summary of the applicable minimum lot size and dimension requirements is provided in the following table:

CB Zone Lot Size & Dimension Standards	
Lot Area	None
Lot Width	None
Lot Depth	None
Street Frontage	Min. 16 ft. (<i>applicable to all uses except for Single Family</i>)

As shown on the replat tentative plan, the consolidated lot resulting from the proposed replat is approximately 55,032 square feet in size. The proposed consolidated lot exceeds the minimum lot area, dimension, and street frontage requirements of the CB zone and does not result in the creation of a non-conforming units of land.

Setback and lot coverage requirements applicable to the subject property based on its zoning are included under SRC 524.010(c) and (d) (*CB Zone setbacks and lot coverage standards*). Within the CB zone there is a 0 ft. / maximum 10 ft. setback required for buildings abutting a street and there are no minimum building setbacks required abutting interior side or rear property lines (*including property lines abutting an alley*). There is also no maximum lot coverage requirement for buildings and accessory structures in the zone.

As shown on the existing conditions plan (**Attachment D**), there are existing buildings located on the subject property. These buildings are intended to remain. The proposed replat eliminates the interior property lines which run through the property and consolidates the existing five lots into one large lot. The existing buildings are located contiguous to the existing property lines abutting Church Street, Chemeketa Street, and Court Street in conformance with the setback requirements of the CB zone.

The proposed replat will not result in either the creation of non-conforming units of land or non-conforming development; and will not increase the degree of non-conformity in existing units of land or development. This approval criterion is met.

SRC 205.025(d)(3): The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.

Finding: The Unified Development Code (UDC) implements the Salem Area Comprehensive Plan land use goals and governs the development of property within the City limits. The proposed replat meets all applicable provisions of the UDC as detailed below.

SRC Chapter 200 – Urban Growth Management

SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration prior to development of property located outside the City's Urban Service Area. Because the subject property is located within the City's Urban Service Area, and because the proposal is for a replat, an Urban Growth Preliminary Declaration is not required for the development pursuant to SRC 200.020.

SRC Chapter 205 – Land Division and Reconfiguration

The intent of SRC Chapter 205 is to provide for orderly development through the application of appropriate standards and regulations. The replat process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan, and the Water, Sewer, and Storm Drain System Master Plans. The applicant has met all application submittal requirements necessary for adequate review of the proposed replat. The proposed replat conforms to the applicable requirements of SRC Chapter 205.

SRC Chapter 524 – Central Business District Zone

The subject property is zoned CB (Central Business District). The proposed replat seeks to consolidate the five existing lots which currently make up the subject property into one large lot approximately 55,032 square feet in size.

The lot area and dimensions of the proposed replatted lot exceed the minimum lot size, dimension, and street frontage requirements of the CB zone and the lot is of a size and configuration that is suitable for its development in conformance with the applicable requirements of the CB zone.

SRC Chapter 601 – Floodplain

Development in the floodplain is regulated to preserve and maintain the capability of the floodplain to convey flood water discharges and to minimize danger to life and property.

The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC Chapter 802 – Public Improvements

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

The Development Services Division has reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of water, sewer, and storm drainage facilities and determined that such facilities are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802.

SRC Chapter 803 – Street and Right-of-way Improvements

Pursuant to SRC Chapter 803.040, replat applications do not trigger boundary street improvements or right-of-way dedications. The Development Services Division has reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of streets and determined that such facilities are available and appear to be adequate to serve the subject property in conformance with SRC Chapter 803 (Streets and Right-of-Way Improvements).

SRC Chapter 808 – Preservation of Trees and Vegetation

The City's tree preservation ordinance (SRC Chapter 808) protects:

- 1) Heritage Trees;
- 2) Significant Trees (*including Oregon White Oaks with diameter-at-breast-height (dbh) of 20 inches or greater and any other tree with a dbh of 30 inches or greater, with the exception of tree of heaven, empress tree, black cottonwood, and black locust*);
- 3) Trees and native vegetation in riparian corridors; and
- 4) Trees on lots or parcels 20,000 square feet or greater.

In addition, tree conservation plans are required in conjunction with any development proposal involving the creation of lots or parcels to be used for the construction of single family dwelling units or middle housing.

As shown on the existing conditions plan (**Attachment D**), there are no existing trees on the subject property. The tree preservation requirements of SRC Chapter 808 are therefore not applicable.

SRC Chapter 809 – Wetlands

Grading and construction activities within jurisdictional waters of the state are regulated by the Oregon Department of State Lands (DSL) and U.S. Army Corps of Engineers. State and federal wetlands laws are also administered by DSL and the Army Corps of Engineers, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways. The subject property also does not contain any hydric or wetlands-type soils.

SRC Chapter 810 – Landslide Hazards

The topography of the subject property is flat. According to the City's adopted landslide hazard susceptibility maps, the subject property does not contain any areas of mapped landslide hazard susceptibility points. Pursuant to the City's landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with the proposal.

As identified above, the proposed replat complies with the standards of SRC Chapter 205 and with all applicable provisions of the UDC. This approval criterion is met.

SRC 205.025(d)(4): The tentative replat complies with all applicable provisions of ORS Chapter 92.

ORS 92.185 establishes standards for replatting, including standards for reconfiguration of lots or parcels and public easements, vacation, notice, and utility easements. The proposed replat meets all applicable provisions of ORS 92.185 as detailed below:

ORS 92.185(1): A replat, as defined in ORS 92.010, shall only apply to a recorded plat.

Finding: The land subject to the proposed replat consists of Lots 6-10 of Block 70 of the Salem plat. The proposal complies with this requirement.

ORS 92.185(2): Notice shall be provided as described in ORS 92.225(4) when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.

Finding: Streets and infrastructure have been constructed to serve the platted subdivision lots which are subject to the proposed replat. The existing subdivision is therefore defined as a "developed" subdivision pursuant to ORS 92.225 and this requirement is not applicable to the proposal.

ORS 92.185(3): Notice, consistent with the governing body of a city or county approval of a tentative plan of a subdivision plat, shall be provided by the governing body to the owners of property contiguous to the proposed replat.

Finding: As described in the procedural findings included in this decision, notice was provided to owners of property, including any contiguous property, located within 250 feet of the subject property. The public notice provided for replats is the same type of notice provided for subdivisions and other Type II land use applications under SRC 300.520. The proposal therefore satisfies this requirement.

ORS 92.185(4): When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of the property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the governing body within 14 days of the mailing or other service of the notice.

Finding: In addition to providing notice to owners of property located within 250 feet of the subject property, notice of the proposed replat was also provided to public and private utility providers serving the subject property. The replat does not propose to realign, reduce in width, or omit any utility easements. The proposal therefore satisfies this requirement.

ORS 92.185(5): A replat shall not serve to vacate any public street or road.

Finding: The proposed replat does not vacate any public street or road. The public streets abutting the property will remain in place. The proposal therefore satisfies this requirement.

ORS 92.185(6): A replat shall comply with all subdivision provisions of this chapter and all applicable ordinances and regulations adopted under this chapter.

Finding: Staff has reviewed the proposed replat for compliance with the applicable provisions of ORS Chapter 92 and the Salem Revised Code. As described in the findings in this decision regarding conformance with the approval criteria under SRC 205.025(d), the proposed replat complies with all applicable subdivision standards, including lot size and dimensions, access and circulation, and availability of public and private utility infrastructure. The proposal therefore satisfies this requirement. The proposal complies with the requirements of ORS Chapter 92.

SRC 205.025(d)(5): The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.

Finding: There are no past land use decisions, or conditions of approval associated with any past land use decisions, affecting the subject property that prohibit the proposed replat. This approval criterion is met.

SRC 205.025(d)(6): The tentative replat does not adversely affect the availability of,

or access to, City infrastructure or public or private utilities or streets.

Finding: The Development Services Division reviewed the proposal and indicated, as specified in **Attachment C**, that water, sewer, and storm infrastructure are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements), and public streets abutting the subject property are available to provide adequate street access to the property in conformance with SRC Chapter 803 and the Salem Transportation System Plan (TSP).

The tentative replat to consolidate multiple properties into one does not adversely affect the availability of, or access to, City infrastructure or public utilities and streets abutting the property. This approval criterion is met.

12. CONCLUSION

Based upon review of SRC 205.025(d), the findings contained under Section 11 above, and the comments described, the tentative replat complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

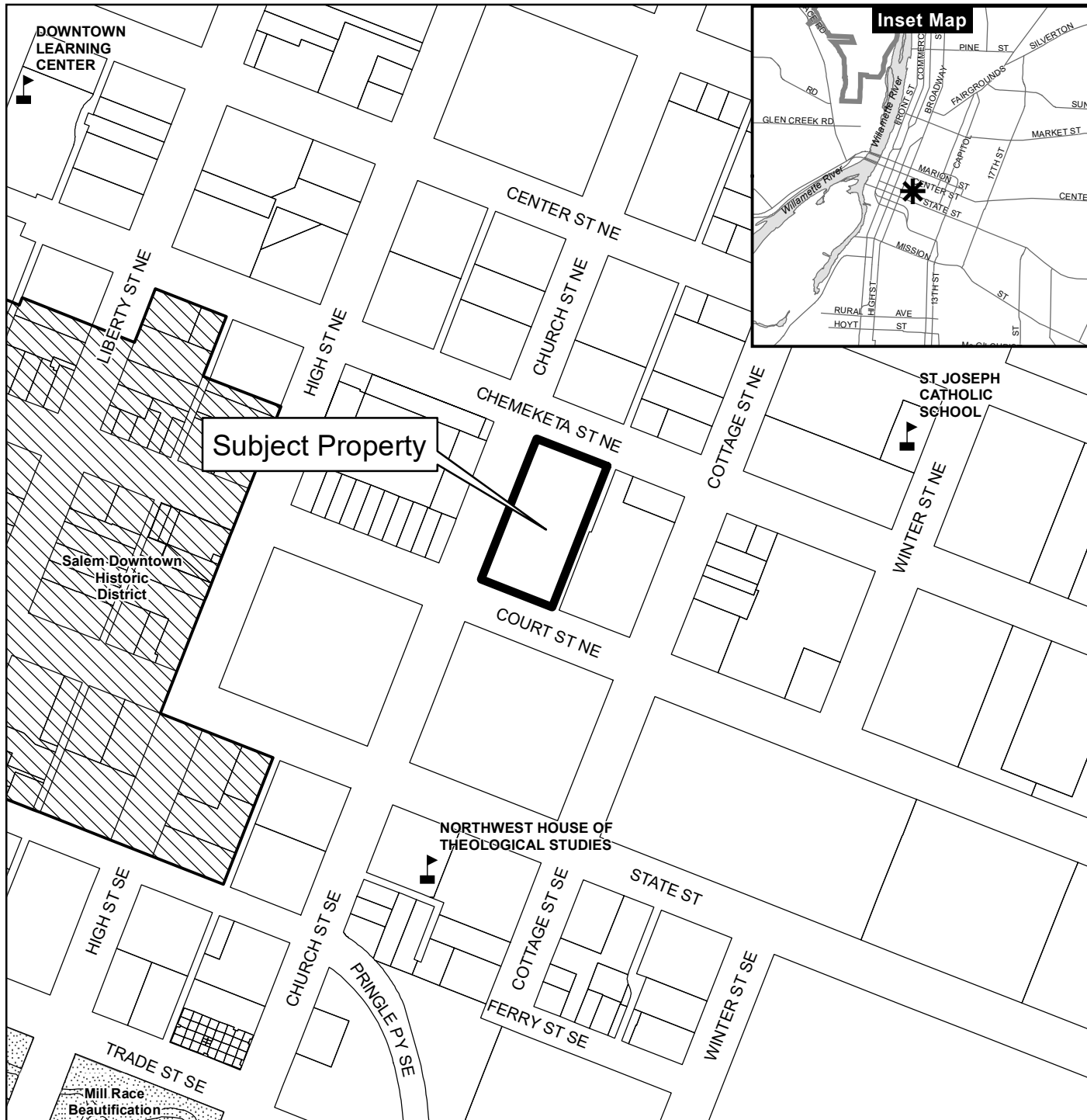
Replat Case No. REP24-05 is hereby **APPROVED** subject to SRC Chapter 205 and the applicable standards of the Salem Revised Code.










Bryce Bishop, Planner III, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments:
- A. Vicinity Map
 - B. Replat Tentative Plan
 - C. City of Salem Development Services Division Comments
 - D. Existing Conditions Plan

Vicinity Map 280 Church Street NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet

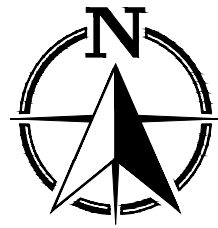


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

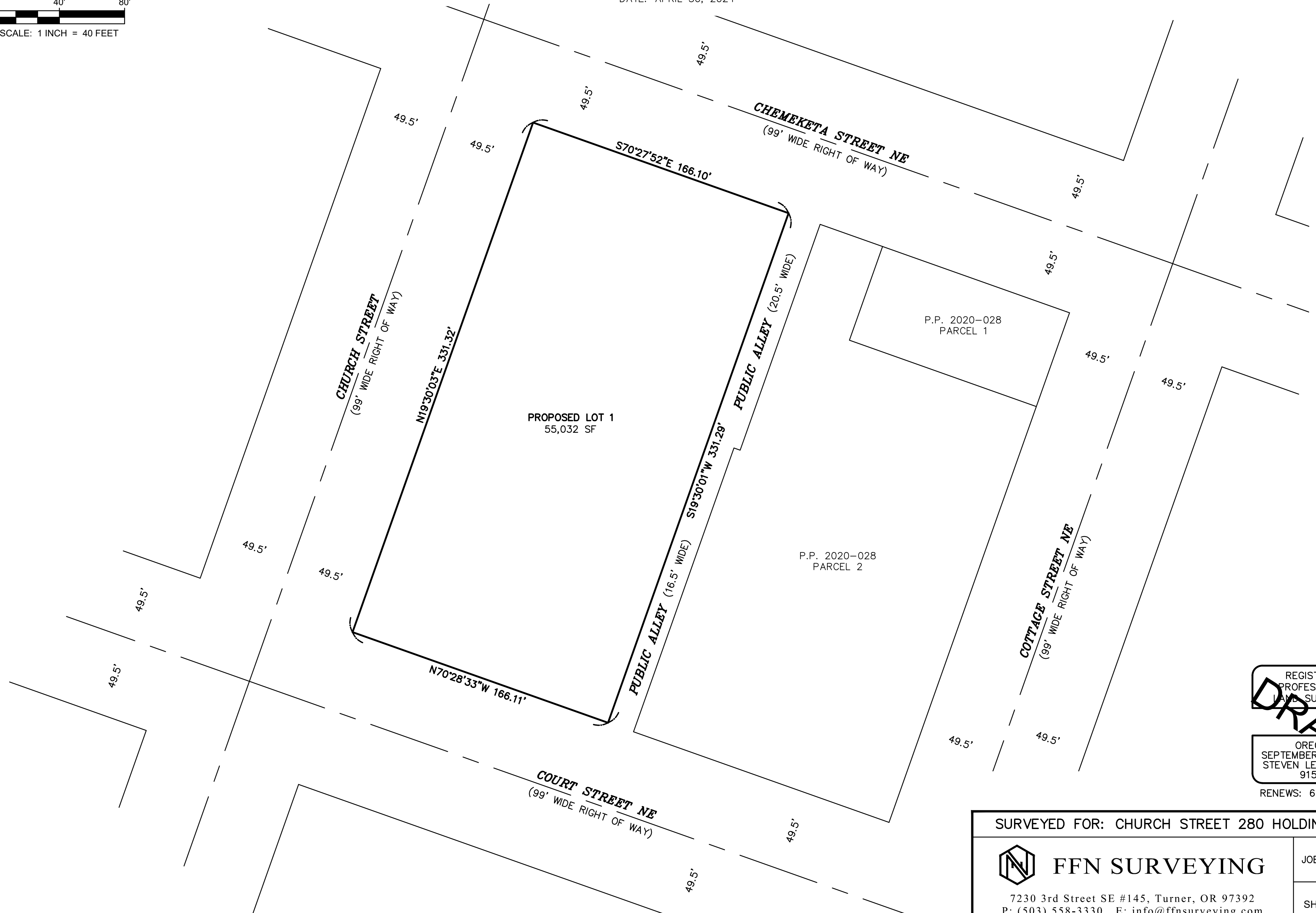
PROPOSED SUBDIVISION PLAT

A REPLAT OF LOTS 6-10, BLOCK 70, "SALEM"
IN THE NE 1/4 OF SECTION 27, T.7S., R.3W., W.M.
MARION COUNTY, OREGON

DATE: APRIL 30, 2024



0' 40' 80'
SCALE: 1 INCH = 40 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: CHURCH STREET 280 HOLDINGS, LLC



FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24-502

SHEET 1/1



MEMO

TO: Bryce Bishop, Planner III
Community Planning and Development Department

FROM: Laurel Christian, Infrastructure Planner III
Community Planning and Development Department

DATE: October 3, 2024

SUBJECT: **Infrastructure Memo**
REP24-05 (24-112322-PLN)
280 Church Street NE
Replat of Five Lots

PROPOSAL

A replat to consolidate five existing lots (Lots 6-10 of Block 70 of the Salem plat) into one lot approximately 55,032 square feet in size. The subject property is zoned CB (Central Business District) and located at 280 Church Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AA02000).

SUMMARY OF FINDINGS

The proposed replat meets the criteria applicable to Development Services Review. No conditions of approval are recommended.

EXISTING CONDITIONS – INFRASTRUCTURE

The existing conditions of streets abutting the subject property are described in the following table:

Streets			
Street Name		Right-of-way Width	Improvement Width
Church St NE (Major Arterial)	Standard:	96-feet	68-feet
	Existing Condition:	99-feet	56-feet
Court St NE (Major Arterial)	Standard:	96-feet	68-feet
	Existing Condition:	99-feet	56-feet
Chemeketa St NE (Collector)	Standard:	60-feet	46-feet
	Existing Condition:	99-feet	56-feet
Unnamed Alley	Standard:	10-to-20-feet	10-to-20-feet
	Existing Condition:	16-feet	16-feet

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); and *Salem Transportation System Plan* (Salem TSP).

The existing conditions of public infrastructure available to serve the subject property are described in the following table:

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level:
	12-inch water main is located in Church Street NE and Court Street NE.
	An 8-inch water main is located in Chemeketa Street NE.
Sanitary Sewer	A 24-inch sanitary sewer main is located in Church Street NE.
	8-inch sanitary sewer mains are located in the Unnamed Alley adjacent to the eastern property boundary.
Storm Drainage	10-inch storm mains are located in Church Street NE, Chemeketa Street NE, and the Unnamed Alley adjacent to the eastern property boundary.

DECISION CRITERIA

SRC 205.025(d) indicates the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

SRC 205.025(d)(1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Findings—The replat does not propose to vacate any of the public streets or alleys that abut the property or any recorded covenants or restrictions. This criterion is met.

SRC 205.025(d)(3) The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.

Finding: As proposed and conditioned in the findings within the memo, the development meets all the applicable standards in the UDC as follows:

SRC Chapter 200 - Urban Growth Management:

SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area.

Finding: The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

SRC Chapter 601 - Floodplain:

Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC Chapter 802 – Public Improvements:

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

Finding: Development Services has reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of water, sewer, and storm drainage facilities and determined that such facilities are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements).

SRC Chapter 803 – Street and Right-of-way Improvements: Pursuant to SRC Chapter 803.040, replat applications do not trigger boundary street improvements or right-of-way dedications. Development Services has reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of streets and determined that such facilities are available and appear to be adequate to serve the subject property in conformance with SRC Chapter 803 (Streets and Right-of-Way Improvements).

SRC Chapter 809 – Wetlands:

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

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

SRC Chapter 810 – Landslide Hazards:

The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: According to the City’s adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property. Pursuant to the City’s landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with this request.

SRC 205.025(d)(4)—The tentative replat complies with all applicable provisions of ORS Chapter 92.

Findings— The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and pursuant to SRC 205.035, the approval of the replat plat by the City Surveyor may be delayed or denied based on the non-compliant violation. The City Surveyor will confirm ORS 92 compliance as part of the final plat mylar review. This criterion is met.

SRC 205.025(d)(6)—The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

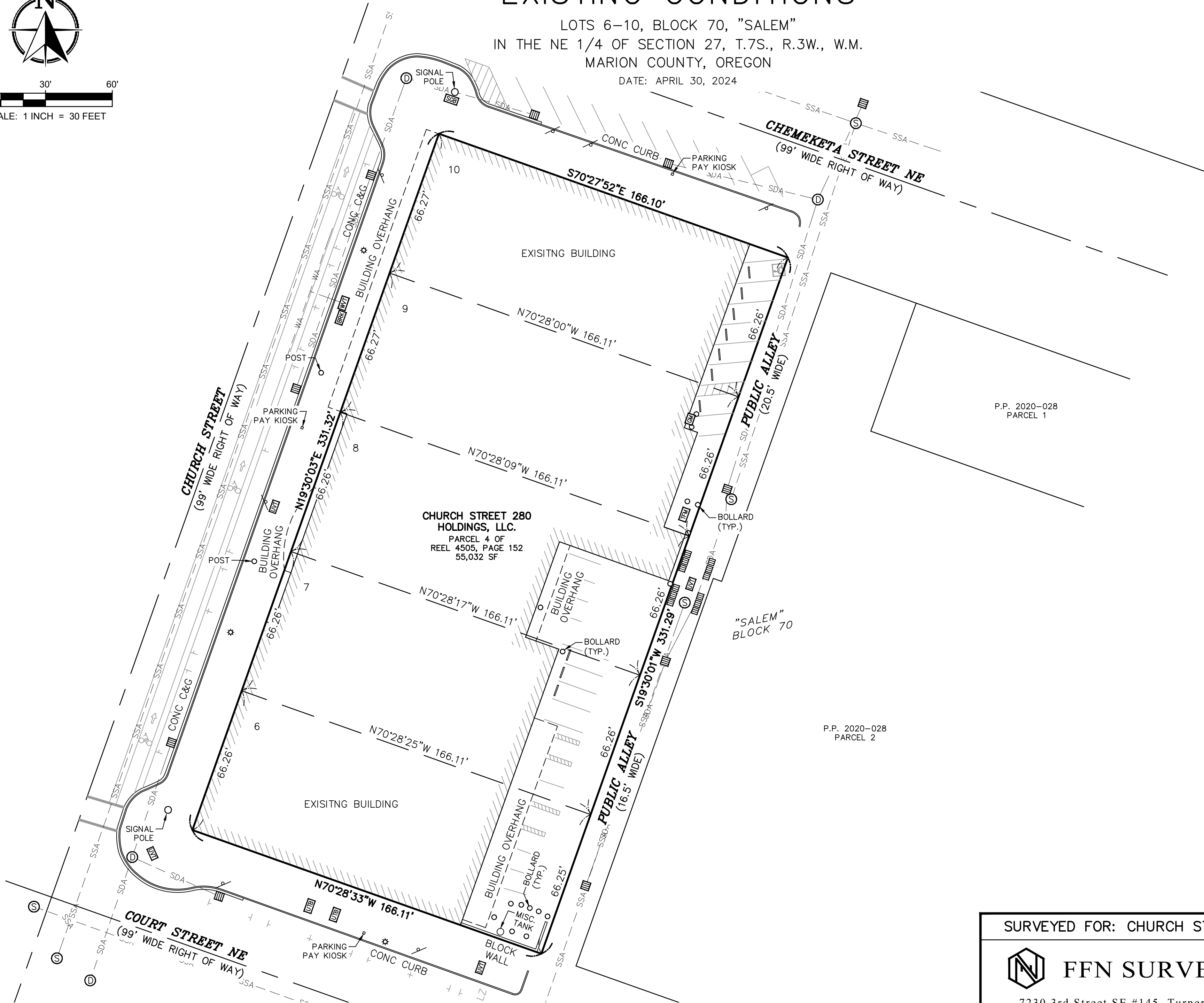
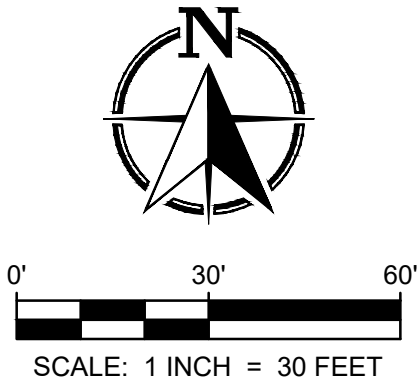
Findings—Development Services has reviewed the applicant’s preliminary plan for this site. The water, sewer, and storm infrastructure are existing, and appear to be adequate to serve the proposed replat. Public streets abutting the subject property are available to provide adequate street access. The tentative plat to consolidate multiple properties into one does not adversely affect the availability, or access to, City infrastructure or public utilities and streets abutting the property. This criterion is met.

Prepared by: Laurel Christian, Infrastructure Planner III
cc: File

EXISTING CONDITIONS

LOTS 6-10, BLOCK 70, "SALEM"
IN THE NE 1/4 OF SECTION 27, T.7S., R.3W., W.M.
MARION COUNTY, OREGON

DATE: APRIL 30, 2024




P.P. 2020-028
PARCEL 1

"SALEM"
BLOCK 70

P.P. 2020-028
PARCEL 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DRAFT
OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569
RENEWS: 6-30-2025

SURVEYED FOR: CHURCH STREET 280 HOLDINGS, LLC	
 FFN SURVEYING 7230 3rd Street SE #145, Turner, OR 97392 P: (503) 558-3330 E: info@ffnsurveying.com	JOB NO. 24-502
	SHEET 1/1