

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

DECISION OF THE PLANNING ADMINISTRATOR

TENTATIVE PARTITION PLAN CASE NO.: PAR20-09

APPLICATION NO.: 20-105793-LD

NOTICE OF DECISION DATE: JULY 23, 2020

SUMMARY: A request partition plan to divide approximately 9.85 acres into two parcels, with Parcel 1 consisting of approximately 5.37 acres, and Parcel 2 consisting of approximately 4.48 acres.

REQUEST: A tentative partition plan to divide approximately 9.85 acres into two parcels, with Parcel 1 approximately 5.37 acres and proposed Parcel 2 approximately 4.48 acres in size, for property zoned PH (Public and Private Health Services), and located at 2561 Center Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W24CC / 04000).

APPLICANT: Alexander Nelson, Harper, Houf, Peterson, Righellis, Inc., and Alden Kasiewicz, Scott Edwards Architecture LLP, on behalf of Salem Hospital – Salem Health

LOCATION: 2561 Center Street NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 205.005(d) - Partition

FINDINGS: The findings are in the attached Decision dated July 23, 2020

DECISION: The **Planning Administrator APPROVED** Partition PAR20-09 subject to the following conditions of approval:

- Condition 1:** Extend an 8-inch water main from the terminus of the existing water main in Gear Street NE to the existing water main in D Street NE.
- Condition 2:** Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 2 and determine easement requirements.
- Condition 3:** Easements for existing and proposed utility infrastructure shall be shown on the final plat pursuant to PWDS.
- Condition 4:** Provide a 10-foot-wide public utility easement along the entire frontage of Center Street NE and 23rd Street NE.
- Condition 5:** Convey land for dedication of right-of-way equal to half-width of 48-feet on the development side of Center Street NE.

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

Condition 6: Convey land for dedication of right-of-way at the corner of 23rd Street NE and Center Street NE in accordance with SRC 803.035(g)(2).

Condition 7: Construct sidewalk along 23rd Street NE to connect Center Street NE to D Street NE in accordance with SRC Chapter 803 and PWDS.

The rights granted by the attached decision must be exercised, or an extension granted, by August 8, 2022 or this approval shall be null and void.

Application Deemed Complete:	June 9, 2020
Notice of Decision Mailing Date:	July 23, 2020
Decision Effective Date:	August 8, 2020
State Mandate Date:	October 7, 2020

Case Manager: Aaron Panko, APanko@cityofsalem.net, 503-540-2356

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 by 5:00 p.m., August 7, 2020 **PLEASE NOTE: Due to the COVID-19 pandemic, City of Salem Offices are closed to the public until further notice.** The notice of appeal can be submitted electronically at planning@cityofsalem.net. 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(s) 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, Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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. For access to case related documents during the closure of City Hall to the public because of the Covid-19 pandemic, please contact the Case Manager.

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

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(PARTITION PLAT NO. 20-09)**

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

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

IN THE MATTER OF THE TENTATIVE APPROVAL OF PARTITION PLAT CASE NO. PAR20-09 2561 CENTER STREET NE))))	FINDINGS AND ORDER JULY 23, 2020
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REQUEST

Summary: A request partition plan to divide approximately 9.85 acres into two parcels, with Parcel 1 consisting of approximately 5.37 acres, and Parcel 2 consisting of approximately 4.48 acres.

Request: A tentative partition plan to divide approximately 9.85 acres into two parcels, with Parcel 1 approximately 5.37 acres and proposed Parcel 2 approximately 4.48 acres in size, for property zoned PH (Public and Private Health Services), and located at 2561 Center Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W24CC / 04000).

DECISION

The Tentative Partition Plan is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following conditions prior to final plat approval, unless otherwise indicated:

- Condition 1:** Extend an 8-inch water main from the terminus of the existing water main in Gear Street NE to the existing water main in D Street NE.

- Condition 2:** Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 2 and determine easement requirements.

- Condition 3:** Easements for existing and proposed utility infrastructure shall be shown on the final plat pursuant to PWDS.

- Condition 4:** Provide a 10-foot-wide public utility easement along the entire frontage of Center Street NE and 23rd Street NE.

- Condition 5:** Convey land for dedication of right-of-way equal to half-width of 48-feet on the development side of Center Street NE.

- Condition 6:** Convey land for dedication of right-of-way at the corner of 23rd Street NE and Center Street NE in accordance with SRC 803.035(g)(2).

Condition 7: Construct sidewalk along 23rd Street NE to connect Center Street NE to D Street NE in accordance with SRC Chapter 803 and PWDS.

PROCEDURAL FINDINGS

1. On March 31, 2020, an application for tentative partition plan was filed by Alexander Nelson, HHPR, Inc. on behalf of the applicant and property owner, Salem Health, represented by Cheryl Nester-Wolfe, proposing to divide property located 2561 Center Street NE (**Attachment A**) into 2 parcels.
2. During completeness review, additional information was requested from the applicant to deem the application complete.
3. After receiving additional information, the application was deemed complete for processing on June 9, 2020 and notice to surrounding property owners and tenants was mailed, pursuant to Salem Revised Code (SRC) requirements. The state-mandated local decision deadline for this application is October 7, 2020.

SUBSTANTIVE FINDINGS

1. Proposal

The proposal submitted by the applicant requests tentative partition plan approval to divide property located at 2561 Center Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24CC / 04000) into two parcels approximately 233,940 and 194,975 square feet in size. No plans for future development have been submitted at this time.

The tentative partition plan submitted by the applicant showing the configuration of the proposed parcels is included as **Attachment B**. The applicant's written statement addressing the standards and approval criteria applicable to the proposal is included as **Attachment C**.

Parcel Configuration

As illustrated on the tentative plan, the size and dimensions of the proposed parcels are as follows:

Proposed Parcel Size & Dimensions			
Parcel No.	Area	Dimensions	
		Width	Depth
Parcel 1	233,940 ft. ²	226.4 ft.	1,080 ft.
Parcel 2	194,975 ft. ²	460.4 ft.	488.6 ft.

Access & Circulation

The subject property has frontage on Center Street NE, which is designated as a major arterial street under the Salem Transportation System Plan (TSP), 23rd Street NE, which is designated as a collector street, D Street NE which is designated as a minor arterial, and Grear Street NE which is designated as a local street. The subject property also has a private street, Medial Center Drive NE, which crosses through the property north to south. Driveway access to the subject property will be determined at the time of site plan review.

2. Existing Conditions

Site and Vicinity

The property subject to the proposed partition request is approximately 9.85 acres in size and is currently vacant. The property was formerly used by Salem Hospital, in 2016 demolition permits were approved for the removal of the Morse Building located at 755 Medical Center Drive NE and the Center Building located at 2561 Center Street NE.

The development pattern in the immediate vicinity of the subject is generally characterized by a mixture of residential and non-residential development. To the south of the subject property, across Center Street NE, is property currently operated by the Oregon State Hospital. To the east is property that was formerly known as the North Campus of the Oregon State Hospital, most of the old hospital buildings have been removed, and the site has received land use approvals for redevelopment of the property into a mix of uses. To the north across D Street NE is an established residential neighborhood, and to the west is the Lee Mission Cemetery and a mix of office and medical office buildings.

Salem Area Comprehensive Plan (SACP)

Urban Growth Policies: The subject property is located inside the Salem Urban Growth Boundary and the corporate city limits.

Comprehensive Plan Map: The subject property is designated “Community Services Health” on the Salem Area Comprehensive Plan (SACP) Map. The comprehensive plan map designations of surrounding properties are as follows:

Comprehensive Plan Map Designations of Surrounding Properties	
North	Community Services – Cemetery and Community Services – Health
South	Across Center Street NE, Community Services - Government
East	Across 23 rd Street NE, Community Services – Health and Mixed-Use
West	Community Services – Cemetery and Commercial

Zoning

The subject property is zoned PH (Public and Private Health Services). The zoning of surrounding properties is as follows:

Zoning of Surrounding Properties	
North	CO (Commercial Office)
South	Across Center Street NE, PH (Public and Private Health Services)
East	Across 23 rd Street NE, PH (Public and Private Health Services) and MU-I (Mixed-Use I)
West	PC (Public Cemetery) and CR (Retail Commercial)

Relationship to Urban Service Area

A portion of the subject property is located inside the City's Urban Service Area, however the majority of the property is located outside of the Urban Service Area. Pursuant to the Urban Growth Management requirements contained under SRC Chapter 200, when property is located inside the boundaries of the Urban Service Area an application for an Urban Growth Preliminary Declaration is required prior to subdivision plat approval or application for a building permit for any development where no subdivision is contemplated. Because the proposal is for a tentative partition, and no building permit application for development has been submitted at this time, an Urban Growth Preliminary Declaration is not required with this request.

Infrastructure

As identified in the comments provided from the Public Works Department (**Attachment D**), the subject property is currently served by the following existing City infrastructure:

Water: The subject property is located within the G-0 water service level. A 24-inch water public water main is located in 23rd Street NE, a 6-inch public water main is located in Gear Street NE.

Sewer: 8-inch sewer mains are located in Center Street NE, 23rd Street NE, and Gear Street NE.

Storm Drainage: A 12-inch storm main is located in Center Street NE.

Streets: *Center Street NE* abuts the southern boundary of the subject property and is designated as a Major Arterial street in the City's Salem Transportation System Plan (TSP).

- Standard: The standard for a Major Arterial street is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

This section of street is authorized as an Alternative Street standard pursuant to SRC 803.065(a)(2).

- Existing Conditions: This street has an approximate 44-foot improvement within a 78-foot-wide right-of-way abutting the subject property.
- Special Setback: The frontage of the property has a special setback equal to 48 feet from centerline of Center Street NE.

23rd Street NE abuts the eastern boundary of the subject property and is designated as a Collector street in the City's Salem Transportation System Plan (TSP).

- Standard: The standard for this street classification is a 34 to 40-foot-wide improvement within a 60-foot-wide right-of-way.
- Existing Conditions: This street has an approximate 36-foot improvement within a 66-foot-wide right-of-way abutting the subject property.

Gear Street NE abuts the subject property to the west and is designated as a Local street in the City's Salem Transportation System Plan (TSP).

- Standard: The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- Existing Conditions: This street abuts the subject property along the western boundary and has an approximate 34-foot improvement within a 60-foot-wide right-of-way.

D Street NE abuts the subject property to the north and is designated as a Minor Arterial street in the City's Salem Transportation System Plan (TSP).

- Standard: The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- Existing Conditions: This street has an approximate 34-foot improvement within a 66-foot-wide right-of-way. However, the half-width improvement and half-width right-of-way along the frontage are adequate for this classification of street.

Medical Center Drive NE (Private) crosses over the subject property and is a private street.

- Existing Conditions: This private street is located along the western boundary of the subject property and has an improvement width of approximately 30 feet.

3. Public and Private Agency Review

- A. The Building and Safety Division reviewed the proposal and indicated no concerns.
- B. The Fire Department reviewed the proposal and indicated no concerns with the partition. Items including Fire Department access and water supply will be required for future development.
- C. The Public Works Department reviewed the proposal and provided comments pertaining to required City infrastructure needed to serve the proposed development. Comments from the Public Works Department are included as **Attachment D**.
- D. Oregon Department of Transportation, Rail Division, has reviewed the proposal and indicated that based on the scope of the project and distance to the nearest rail crossing, they have no concerns.

4. Neighborhood Association and Public Comments

The subject property is located within the boundaries of Northeast Neighbors (NEN) and is adjacent to the Northeast Salem Community Association (NESCA). Notice of the application was provided 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 NEN or NESCA.

In addition to providing notice to the neighborhood association, notice was also provided, pursuant to SRC 300.520(b)(1)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. One public comment was received prior to the comment deadline, with questions about if there are any plans to change the zoning of the property, and expressing that future developers should be required to address drainage issues with the property.

Staff Response: The applicant is not requesting to change the current PH (Public and Private Health Services) zoning for the property. There are no current plans for developing the property, but if plans are received, any development of the property will be required to comply with all current stormwater and erosion control requirements.

5. TENTATIVE PARTITION PLAN APPROVAL CRITERIA

SRC Chapter 205.005(d) sets forth the following criteria that must be met before approval can be granted to a tentative partition plan. 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 approval criteria is grounds for denial of the tentative plan or for the issuance of conditions of approval to more fully satisfy the criteria.

SRC 205.005(d)(1): The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to the following:

- (A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines.***
- (B) City infrastructure standards; and***
- (C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.***

Finding: The Salem Revised Code (SRC), which includes the Unified Development Code (UDC), implements the Salem Area Comprehensive Plan land use goals, and governs development of property within the city limits. The subject property is zoned PH (Public and Private Health Services). The proposed tentative partition plan, as conditioned, complies with the applicable standards of the PH zone and all other applicable provisions of the UDC, as required by this approval criterion, as follows:

SRC Chapter 543 PH (Public and Private Health Services) Zone

Allowed Uses (SRC 543.005): Uses allowed within the PH zone are established under SRC 543.005, Table 543-1. The subject property is currently vacant. The purpose of the proposed partition is to divide the property into two parcels, no further plans for developing the property have been submitted at this time.

Lot Standards: Lot standards within the PH zone are established under SRC 543.010(a), Table 543-2. Within the PH zone the following lot standards for all uses are applicable to the proposed partition.

PH Zone Lot Standards		
Lot Area	Min. 10,000 sq. ft.	
Lot Width	Min. 50 ft.	
Lot Depth	Min. 80 ft.	
Street Frontage	Min. 16 ft.	

As shown on the tentative partition plan, the size and dimensions of the proposed parcels are as follows:

Proposed Parcel Size & Dimensions				
Parcel No.	Area	Dimensions		Street Frontage
		Width	Depth	
Parcel 1	233,940 ft. ²	226.5 ft.	1,080 ft.	Center St: 270 ft. Medical Center Dr: 1,280 ft. 23r Street NE: 1,030 ft.
Parcel 2	194,975 ft. ²	460.5 ft.	488.5 ft.	Medical Center Dr: 870 ft.

As identified above, each of the proposed parcels exceed minimum lot area, width, depth, and street frontage requirements.

Setbacks (SRC 543.010(b)): Minimum required setbacks for buildings and accessory structures within the PH zone are established under SRC 543.010(b), Table 543-3. The required setbacks applicable to the proposed development are as follows:

PH Zone Setbacks		
Abutting Street	Min. 20 ft.	Applicable to buildings not more than 35 ft. in height
	Min. 20 ft., plus 1' for each 1' bldg. ht over 35', max 50'	Applicable to buildings greater than 35 ft. in height
Interior Front	Zone to Zone Setback	Per Table 543-4
Interior Side	Zone to Zone Setback	Per Table 543-4
Interior Rear	Zone to Zone Setback	Per Table 543-4

Lot Coverage and Height (SRC 543.010(c)): Maximum lot coverage requirements are established within the PH zone under SRC 543.010(c), Tale 543-5. The PH zone lot coverage and height requirements applicable to the proposed development are as follows:

PH Zone Lot Coverage		
Lot Coverage	Max. 60%	Applicable to buildings and accessory structures.
Height	Max. 70 ft.	Applicable to buildings and accessory structures.

Landscaping (SRC 543.010(d)): Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807. Vehicle use areas shall be landscaped as provided under SRC Chapters 806 and 807.

Outdoor Storage (SRC 543.010(e)): Within the PH zone, outdoor storage shall be screened and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Development standards of the PH zone, including setbacks, lot coverage, maximum height, landscaping and outdoor storage will be verified at the time of Site Plan Review for future development proposals.

SRC Chapter 200 (Urban Growth Management)

The City's Urban Growth Management Program under SRC Chapter 200 requires an Urban Growth Preliminary Declaration to be obtained prior to development of property located outside the Salem Urban Service Area. A portion of the subject property is located inside the City's Urban Service Area, however the majority of the property is located outside of the Urban Service Area. Pursuant to the Urban Growth Management requirements contained under SRC Chapter 200, when property is located inside the boundaries of the Urban Service Area an application for an Urban Growth Preliminary Declaration is required prior to subdivision plat approval or application for a building permit for any development where no subdivision is contemplated. Because the proposal is for a tentative partition, and no building permit application for development has been submitted at this time, an Urban Growth Preliminary Declaration is not required with this request.

SRC Chapter 205 (Land Division and Reconfiguration)

The intent of SRC Chapter 205 is to provide for orderly development through the application of appropriate development standards and regulations. The partition process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan (TSP), and the Water, Sewer, and Storm Drain System Master Plans. A second review occurs for the created parcels at the time of site plan review/building permit review to assure compliance with the UDC. Compliance with conditions of approval to satisfy the UDC is checked prior to city staff signing the final partition plat.

The applicant has met all application submittal requirements necessary for adequate review of the proposed partition. The proposed partition, as conditioned, conforms to the applicable requirements of SRC Chapter 205.

SRC Chapter 802 (Public Improvements)

The Public Works Department reviewed the proposed partition and determined that the streets, water, sewer, and storm infrastructure are all available and appear to be adequate to serve the proposed parcels. Specifications for required public improvements are summarized in the Public Works Department comments included as **Attachment D**.

SRC Chapter 601 (Floodplain Overlay)

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and determined that no floodplain or floodway areas exist on the subject property. SRC Chapter 601 is therefore not applicable to the proposed partition.

SRC Chapter 808 (Preservation of Trees and Vegetation)

The City's tree preservation ordinance (SRC Chapter 808) establishes requirements for the preservation of heritage trees, significant trees (*Oregon white oaks 24 inches or more in diameter*), trees and native vegetation within riparian corridors, and trees on lots or parcels 20,000 square feet or greater in size. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

Pursuant to SRC 808.035(a), tree conservation plans are required in conjunction with development proposals involving the creation of lots or parcels to be used for the construction of single-family or duplex dwelling units, if the development proposal will result in the removal of trees. Because the proposed partition does not involve creation of parcels to be used for construction of one-two family uses, a tree conservation plan is not required.

The applicant indicates that the proposed partition does not include the removal of any trees or mature vegetation.

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.

The City's wetlands ordinance, SRC Chapter 809, establishes requirements for notification to the Oregon Department of State Lands 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 Wetland Inventory (LWI) the subject property does not contain any wetland areas.

SRC Chapter 810 (Landslide Hazards)

The City's landslide hazard ordinance, SRC Chapter 810, establishes standards and requirements for the use of land within areas of landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, the subject property may be located within a landslide hazard area. The applicant's engineer submitted findings demonstrating that the proposed development is a low landslide hazard risk based on SRC Chapter 810.

SRC 205.005(d)(2): The tentative partition plan does not impede the future use or development of the property or adjacent land.

Finding: The proposed partition divides the approximately 9.85-acre property into two parcels with no remainder. There are currently no applications to further develop the subject property, however the proposed configuration of the parcels allows for the future development of the subject property by uses permitted in the PH zone. The proposed partition will not impede the future use or development of any portion of the property, and adjoining properties are developed and have access to public streets. This criterion is met.

SRC 205.005(d)(3): Development within the tentative partition plan can be adequately served by City infrastructure.

Finding: Water and sewer infrastructure is available along the perimeter of the site to serve the property as shown on the applicant's preliminary partition plan. The applicant shall extend an 8-inch water main from the terminus of the existing water main in Gear Street NE to the existing water main in D Street NE.

Condition 1: Extend an 8-inch water main from the terminus of the existing water main in Gear Street NE to the existing water main in D Street NE.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval.

Condition 2: Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 2 and determine easement requirements.

Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(7)(B). Easements for existing and proposed utility infrastructure shall be shown on the final plat pursuant to PWDS.

Condition 3: Easements for existing and proposed utility infrastructure shall be shown on the final plat pursuant to PWDS.

Condition 4: Provide a 10-foot-wide public utility easement along the entire frontage of Center Street NE and 23rd Street NE.

SRC 205.005(d)(4): The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan.

Finding: Center Street NE abuts the subject property and does not meet the current standard for a Major Arterial street. The street is fully improved to a Minor Arterial standard, and a Major Arterial improvement provides no additional benefit to the transportation system at this time. This street improvement is authorized as an Alternative Street standard pursuant to SRC 803.065(a)(2) because the street was developed to standards in place at the time of original construction. As identified in the conditions of approval, the applicant is required to convey land for dedication of right-of-way to equal a half-width of 48 feet on the development side of Center Street NE and at the corner of 23rd Street NE and Center Street NE in accordance with SRC 803.035(g)(2).

Condition 5: Convey land for dedication of right-of-way equal to half-width of 48-feet on the development side of Center Street NE.

Condition 6: Convey land for dedication of right-of-way at the corner of 23rd Street NE and Center Street NE in accordance with SRC 803.035(g)(2).

23rd Street NE exceeds the right-of-way width and pavement width standards for a Collector street pursuant to the Salem TSP. However, this frontage is lacking street trees and sidewalks. The applicant shall provide street trees to the maximum extent feasible pursuant to SRC 86.015(e). No special setback is required along 23rd Street NE because the existing right-of-way meets or exceeds the standard for a Collector street.

Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(l)(2)(A)); however, conflict with existing street trees would occur if the sidewalk were constructed where indicated by the street standards. Therefore, the existing sidewalk along Center Street NE may continue to be located along the curb line, and the new sidewalk along 23rd Street NE may be constructed in an alternate location, to reduce conflicts with existing street trees pursuant to SRC 803.035(l)(2)(B).

SRC 205.005(d)(5): The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

Finding: The Salem TSP shows that a pedestrian connection is needed from Center Street NE to D Street NE. Pursuant to SRC Chapter 803 and to comply with this criterion, the applicant shall construct sidewalk along 23rd Street NE to provide pedestrian connectivity.

Condition 7: Construct sidewalk along 23rd Street NE to connect Center Street NE to D Street NE in accordance with SRC Chapter 803 and PWDS.

The creation of a public street through the partition is not warranted because SRC 803.030(b)(4) states, "Strict application of the spacing requirements would result in a street network that is no more beneficial to vehicular, pedestrian, or bicycle traffic than the proposed street network, and the proposed street network will accommodate necessary emergency access." The existing street system is adequate to serve the proposed and adjacent developments.

SRC 205.005(d)(6): The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.

Finding: The subject property does not contain any natural hazards or have any unique topographic restraints that would need to be taken into consideration with the proposed layout for this partition request. There are mature trees scattered throughout the site, and the applicant explains that the partition request does not result in the need to remove trees from the site. Future development of the parcels will be subject to the development standards of the UDC, including tree preservation requirements, and will be verified through the Site Plan Review application process. This criterion is met.

SRC 205.005(d)(7): The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of site, topography, and vegetation will occur from the reasonable development of the parcels.

Finding: The topography of the site is relatively flat and there are no special considerations associated with the land, such as waterways, wetlands, steep slopes or heritage trees. No variances have been requested with the partition request. Future development of the subject property will be subject to current development standards. This criterion is met.

SRC 200.005(d)(8): When the tentative partition plan is for property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer:

- (A) The property is zoned residential;***
- (B) The property has received a favorable site evaluation from the county sanitarian for the installation of an on-site sewage disposal system; and***
- (C) The proposed parcels are at least 5 acres in size and, except for flag lots, have no dimension that is less than 100 feet.***

Finding: As identified in the comments from the Public Works Department, City infrastructure, including water and sewer, is available to serve the property. Because City water and sewer is available, and because the subject property is not zoned residential, this approval criterion is not applicable to the proposed partition.

6. Conclusion

Based upon review of SRC 205.005, the findings contained above, and the comments described, the Tentative Partition Plan complies with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

IT IS HEREBY ORDERED

That Tentative Partition Plan Case No. PAR20-09, for property located at 2561 Center Street NE, is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the conditions of approval listed below, which must be completed prior to final plat approval, unless otherwise indicated:

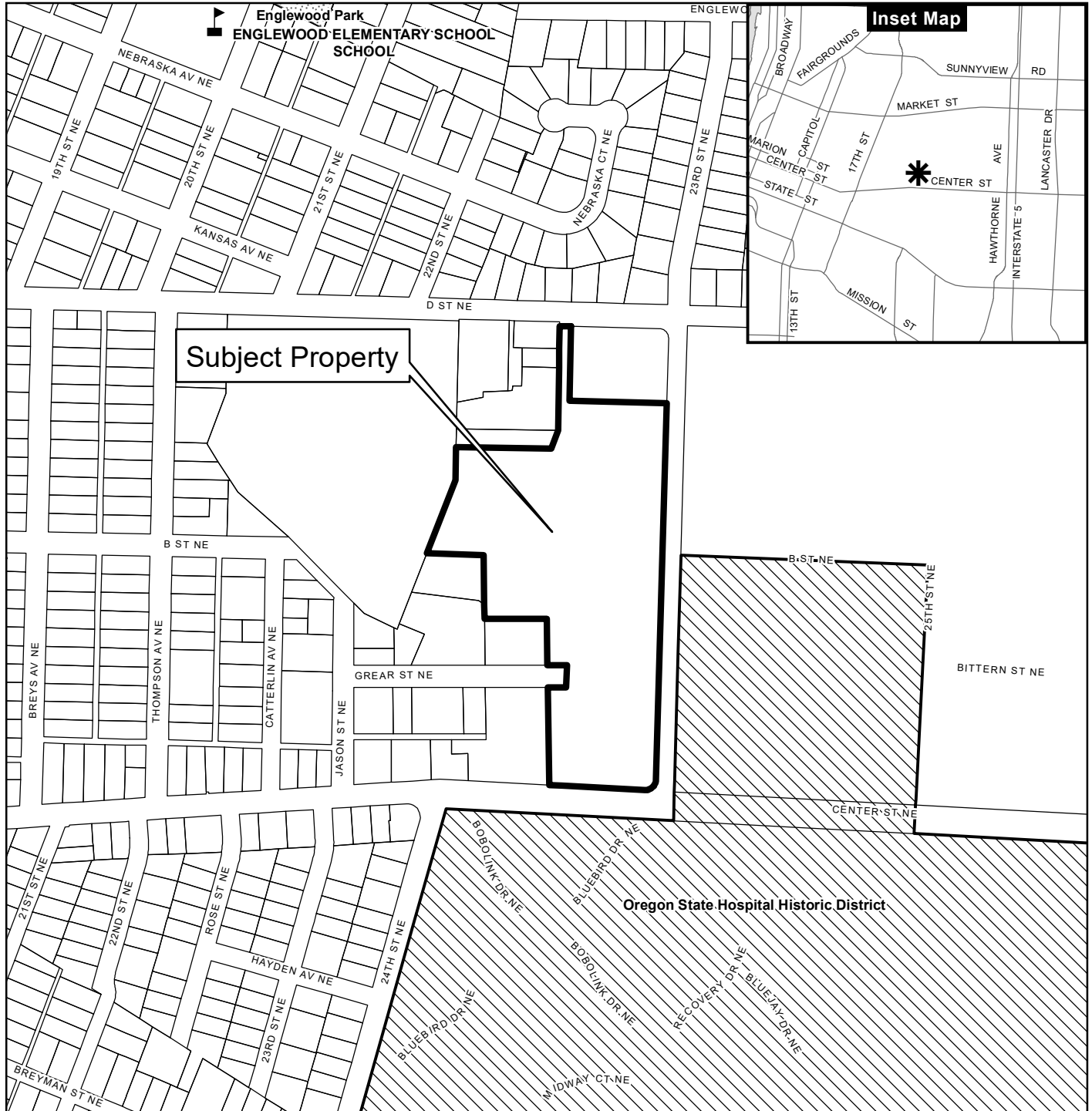
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Aaron Panko, Planner III, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

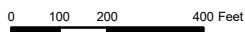
- Attachments:
- A. Vicinity Map
 - B. Applicant's Tentative Partition Plan
 - C. Applicant's Written Statement
 - D. City of Salem Public Works Department Comments

Vicinity Map 2561 Center Street NE



Legend

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



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LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON

FIELD WORK DATES: 10/16/2019 - 10/18/2019

HORIZONTAL DATUM

HORIZONTAL COORDINATES ARE LOCAL DATUM PLANE GROUND COORDINATES BASED ON THE OREGON STATE PLANE NORTH ZONE NAD83 DATUM PER OPUS SOLUTION.

VERTICAL DATUM:

ELEVATION DATUM: CITY OF SALEM NGVD 29 BENCHMARK: 470230- A 2" ALUMINUM CAP LOCATION: SE CORNER OF BRIDGE ON 17TH STREET OVER MILL CREEK. ELEVATION: 173.530'

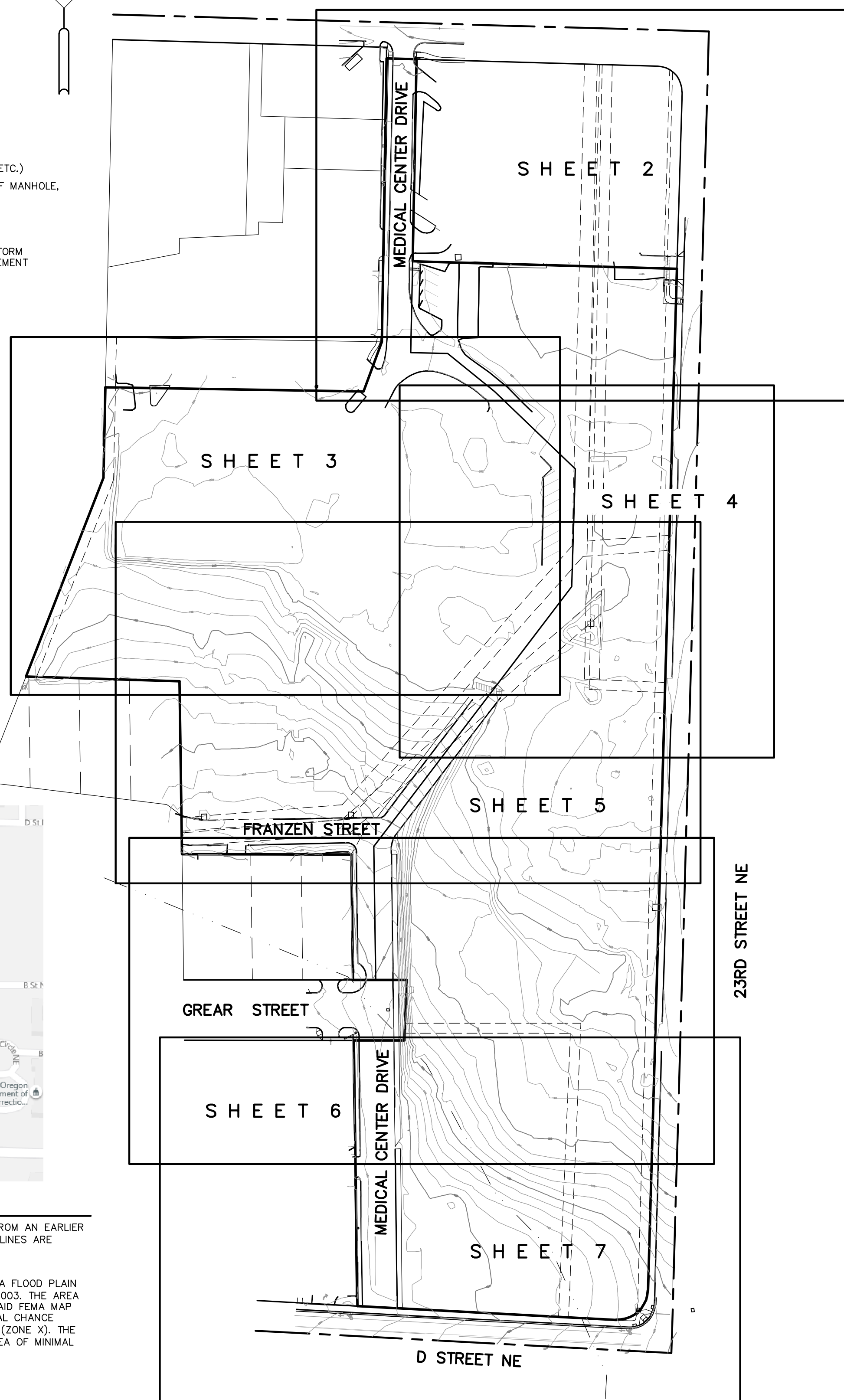
ABBREVIATIONS:

- MTL = METAL PIPE
CONC = CONCRETE
IE = INVERT ELEVATION
PVC = PLASTIC PVC PIPE
STL = STEEL PIPE
?? = UNABLE TO DETERMINE TYPE OF PIPE (TOO DEEP, ETC.)
±###.## = APPROXIMATE ELEVATION DUE TO CONSTRUCTION OF MANHOLE, ETC.

SHEET INDEX:

- SHEET 1: COVER SHEET, VICINITY MAP, DATUMS, NOTES, STORM AND SEWER NOTES, TOPO LEGEND, UTILITY STATEMENT
SHEET 2: PRELIMINARY PLAT, EXCEPTIONS
SHEET 3-8: EXISTING CONDITIONS

SHEET LAYOUT (NO SCALE)



SANITARY SEWER NOTES

- 5000 SANITARY MANHOLE RIM=200.14' IE 6" CONC(E)=191.44' IE 6" CONC(W)=191.41' BOTTOM=191.44'
5250 SANITARY MANHOLE RIM=200.88' IE 6" PVC(S)=192.73' IE 6" PVC(N)=192.73' IE 6" PVC(N)=192.68' IE 6" PVC(N)=192.68' BOTTOM=192.73'
6280 SANITARY MANHOLE RIM=178.66' IE 6" PVC(N)=174.36' IE 8" CONC(E)=174.16' IE 8" CONC(S)=173.91' BOTTOM=174.06'
6327 SANITARY VAULT RIM=184.08' IE 8" CONC(E)=181.55' IE 8" CONC(W)=181.43' BOTTOM=181.48'
6480 SANITARY CLEAN-OUT RIM=194.11' IE 4" PVC(W)=±188.8'
6481 SANITARY CLEAN-OUT RIM=194.16' IE 4" PVC(E)=±188.8'
6482 SANITARY CLEAN-OUT RIM=193.12' IE 4" PVC(SW)=±188.5'
7052 SANITARY MANHOLE RIM=195.59' IE 6" CONC(E)=185.86' IE 6" CONC(N)=185.84' IE 6" CONC(S)=185.76' BOTTOM=185.81'

STORM SEWER NOTES

- 1347 STORM MANHOLE RIM=200.42' IE 18" CONC(E)=197.52' IE 18" CONC(N)=188.82' IE 10" CONC(E)=188.67' IE 18" CONC(SW)=188.52' BOTTOM=188.72'
1466 AREA DRAIN RIM=199.04' IE 6" CONC(N)=197.44' BOTTOM=196.64'
1477 AREA DRAIN RIM=199.08' IE 6" CONC=197.33' BOTTOM=196.38'
1527 AREA DRAIN RIM=200.11' IE 4" CONC(SE)=198.97'
1528 AREA DRAIN RIM=200.24' IE 4" CONC(NW)=199.10' IE 6" CONC(E)=199.06' BOTTOM=199.04'
1699 AREA DRAIN RIM=200.97' IE 6" CONC(W)=199.77' BOTTOM=198.52'
1708 AREA DRAIN RIM=200.97' IE 6" CONC(NW)=198.30' IE 6" CONC(SE)=198.27' BOTTOM=198.22'
1709 AREA DRAIN RIM=200.20' IE 6" CONC(SE)=196.92' IE 6" CONC(NW)=196.42' BOTTOM=196.40'
1896 CATCH BASIN RIM=200.56' IE 8" PVC(SE)=199.06' BOTTOM=198.51'
1958 CATCH BASIN RIM=198.98' IE 6" PVC(E)=196.83' BOTTOM=194.88'
1970 CLEAN-OUT RIM=199.85'
2026 STORM MANHOLE RIM=199.22' IE 15" CONC(S)=191.02' IE 6" CONC(N)=190.72' IE 12" CONC(W)=190.42' (ABANDONED PER PAINT) IE 12" CONC(E)=189.92' BOTTOM=189.97'
2119 CATCH BASIN RIM=199.87' IE 8" CONC(NE)=198.42' BOTTOM=198.42'
2414 AREA DRAIN RIM=202.03' IE 6" CONC(NW)=200.68' BOTTOM=200.68'
2681 AREA DRAIN RIM=195.39' IE 4" MTL(W)=194.59' BOTTOM=194.34'
3054 AREA DRAIN RIM=196.20' IE 3" MTL(S)=195.70'
3325 AREA DRAIN RIM=196.13' IE 4" PVC(SE)=195.53' BOTTOM=195.53'
3358 CATCH BASIN RIM=197.85' IE 4" PVC(NW)=196.35' IE 4" PVC(SW)=196.32' IE 4" PVC(SW)=194.87' IE 8" PVC(SE)=194.45' IE 6" PVC(NE)=194.38' IE 4" PVC(NW)=194.25' BOTTOM=194.12'
3718 CATCH BASIN RIM=201.14' IE 8" PVC(SE)=199.04' BOTTOM=198.34'
3947 CATCH BASIN RIM=200.19' IE 8" CONC(NE)=198.64' BOTTOM=198.59'
3982 STORM MANHOLE RIM=188.41' IE 18" CONC(NE)=180.71' IE 18" CONC(N)=180.71' IE 18" CONC(SW)=180.51' BOTTOM=180.66'
3983 CATCH BASIN RIM=188.07' NO VISIBLE PIPES BOTTOM=185.92'

STORM SEWER NOTES

- 3984 CATCH BASIN RIM=202.30' IE 8" CONC(SW)=197.00' IE 8" CONC(SW)=195.50' IE 8" CONC(E)=192.75' IE ??(S)=191.55' IE 12" CONC(E)=190.47' IE 18" CONC(W)=190.42' BOTTOM=190.50'
4273 AREA DRAIN RIM=191.67' 3" MTL PIPE DOWN=188.57'(TO BEND)
4372 STORM MANHOLE RIM=191.48' IE 6" CONC(N)=188.08' IE 6" CONC(S)=187.68' BOTTOM=187.33'
4444 AREA DRAIN RIM=193.52' BOTTOM=191.52'
4637 CATCH BASIN RIM=186.67' IE 8" CONC(NE)=184.47' BOTTOM=183.47'
5496 CLEAN-OUT RIM=200.66'
5515 CATCH BASIN-ROUND RIM=200.09' IE 6" MTL(S)=197.39' IE 6" MTL(N)=197.29' BOTTOM=196.94'
5809 CLEAN-OUT RIM=193.53'
5889 CURB INLET RIM=188.55' IE 10" MTL(NE)=185.95' IE 10" MTL(SE)=185.50' BOTTOM=185.45'
5914 CURB INLET RIM=189.44' IE 12" CONC(E)=185.59' IE 10" PVC(SW)=186.54' BOTTOM=186.29'
5922 STORM MANHOLE RIM=188.44' IE 8" PVC(E)=184.19' IE 8" PVC(N)=184.14' IE 10" PVC(W)=183.64' BOTTOM=184.09'
5933 CURB INLET RIM=190.27' IE 10" MTL(SE)=187.17' IE 12" CONC(NW)=187.07' BOTTOM=186.72'
6113 CLEAN-OUT RIM=191.70'
6120 CLEAN-OUT RIM=193.56'
6121 CLEAN-OUT RIM=192.72'
6144 CLEAN-OUT RIM=196.05'
6918 CATCH BASIN RIM=200.62' IE 5" MTL(N)=199.27' BOTTOM=198.32'
7073 CATCH BASIN RIM=186.74' IE 6" PVC(N)=185.44' IE 8" CONC(SW)=184.29' IE 8" CONC(N)=181.09' BOTTOM=180.49'
9004 STORM MANHOLE RIM=72.03' IE 18" CONC(NE)=168.03' IE 18" CONC(SE)=167.63' IE 18" CONC(NW)=167.53' BOTTOM=167.68'

TOPOGRAPHIC LEGEND:



NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONGST ITEMS SHOWN BY THE SAME SYMBOL.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE (IF SHOWN, AND NOT MEASURED). PAINTED SIZE INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE (IF SHOWN, AND NOT MEASURED). IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS MUST BE VERIFIED BY THE STATE UTILITY NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

UTILITY LOCATES WERE REQUESTED [10/02/19] UNDER TICKET NUMBERS: [19274689, 19274695, 19274708, 19274714, 19274719, 19274725, 19274735]

- FOLLOWING IS A LIST OF UTILITY PROVIDERS NOTIFIED:
CMCST02 COMCAST CABLE COMM. MNGMT, LLC (800)778-9140 (800)934-6489 (503)617-1212
*WNW01 NW NATURAL (503)220-2415 (503)220-2415 (800)882-3377
PGE04 PORTLAND GENERAL ELECTRIC (503)255-4634 (800)544-1793 (503)464-7777
QLNOR01 CT.LQ.-CENTURYLINK (800)778-9140 (800)283-4237 (800)573-1311
SALEM01 CITY OF SALEM (503)589-2190 (503)588-6311 (503)588-6311
SDGSO3 OR DEPT OF ADMN SRVC-SDC (503)654-2637 (503)378-5273 (503)378-5273

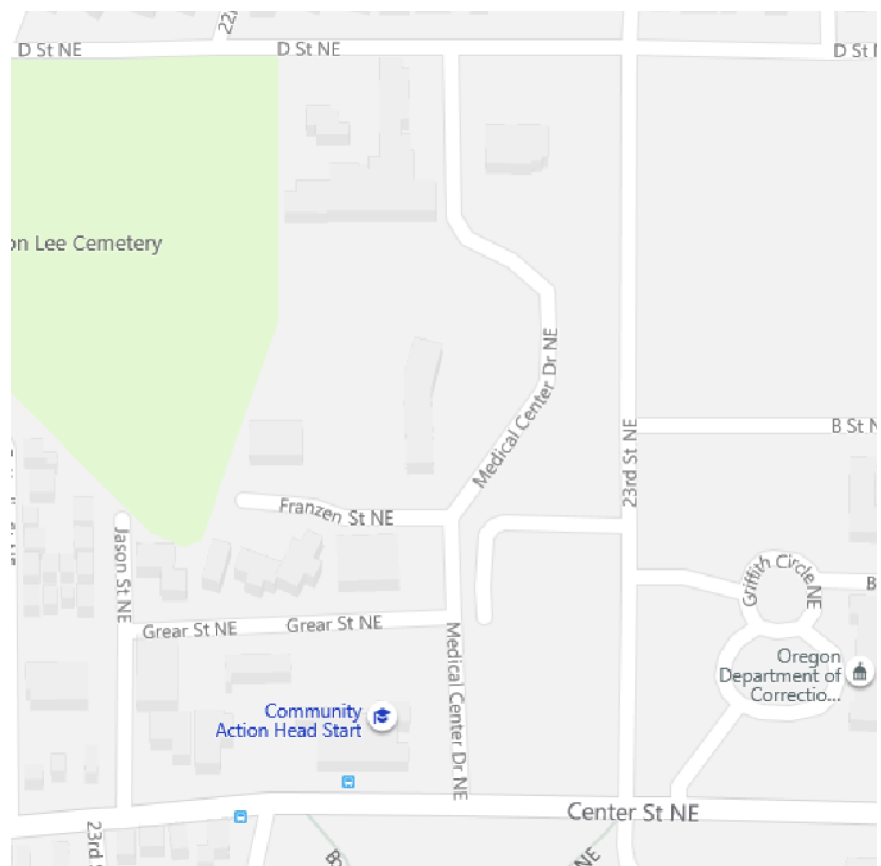
* - DENOTES ASBUILT MAPS RECEIVED

MANHOLE LOCATION INFORMATION:

DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS COMPANY POLICY TO NOT SEND OUR FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION (PIPE SIZES AND DEPTHS ARE OBTAINED THROUGH ABOVE GROUND METHODS). THEREFORE, ANY MANHOLE ELEVATION INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY OF PLUS OR MINUS 0.1' OR GREATER (DEPENDENT ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLE). MANHOLE PIPE SIZES ARE ALSO SUBJECT TO AN UNCERTAINTY OF TWO INCHES OR MORE (DEPENDENT ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLE). IF A HIGHER ACCURACY IS NEEDED, ADDITIONAL TIME, EQUIPMENT, AND PERSONNEL WILL BE REQUIRED TO ENTER THE MANHOLE AND RETRIEVE SAID INFORMATION.

MANHOLE LOCATIONS SHOWN ARE TO CENTER OF LID, NOT CENTER OF STRUCTURE.

VICINITY MAP (NO SCALE)



NOTES:

- 1. CONTOUR DATA AND OTHER TOPOGRAPHIC DATA SHOWN IS FROM AN EARLIER TOPOGRAPHIC SURVEY DATED 08/25/2016 BY HHRP. CONTOUR LINES ARE SHOWN FOR REFERENCE.
2. THE FLOOD PLAIN LINE SHOWN HAS BEEN SCALED FROM FEMA FLOOD PLAIN MAP COMMUNITY PANEL 41047C0334H EFFECTIVE DATE 01/02/2003. THE AREA SOUTHWESTERLY OF THE FLOOD PLAIN LINE IS DESCRIBED ON SAID FEMA MAP AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE SQUARE MILE (ZONE X). THE AREA NORTHEASTERLY OF SAID LINE IS SHOWN AS ZONE X (AREA OF MINIMAL FLOOD HAZARD).

TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
SALEM, OREGON

Harper Houf Peterson Righellis Inc. ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street Suite 200 Portland, OR 97202
phone: 503.221.1131 www.hhrp.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY

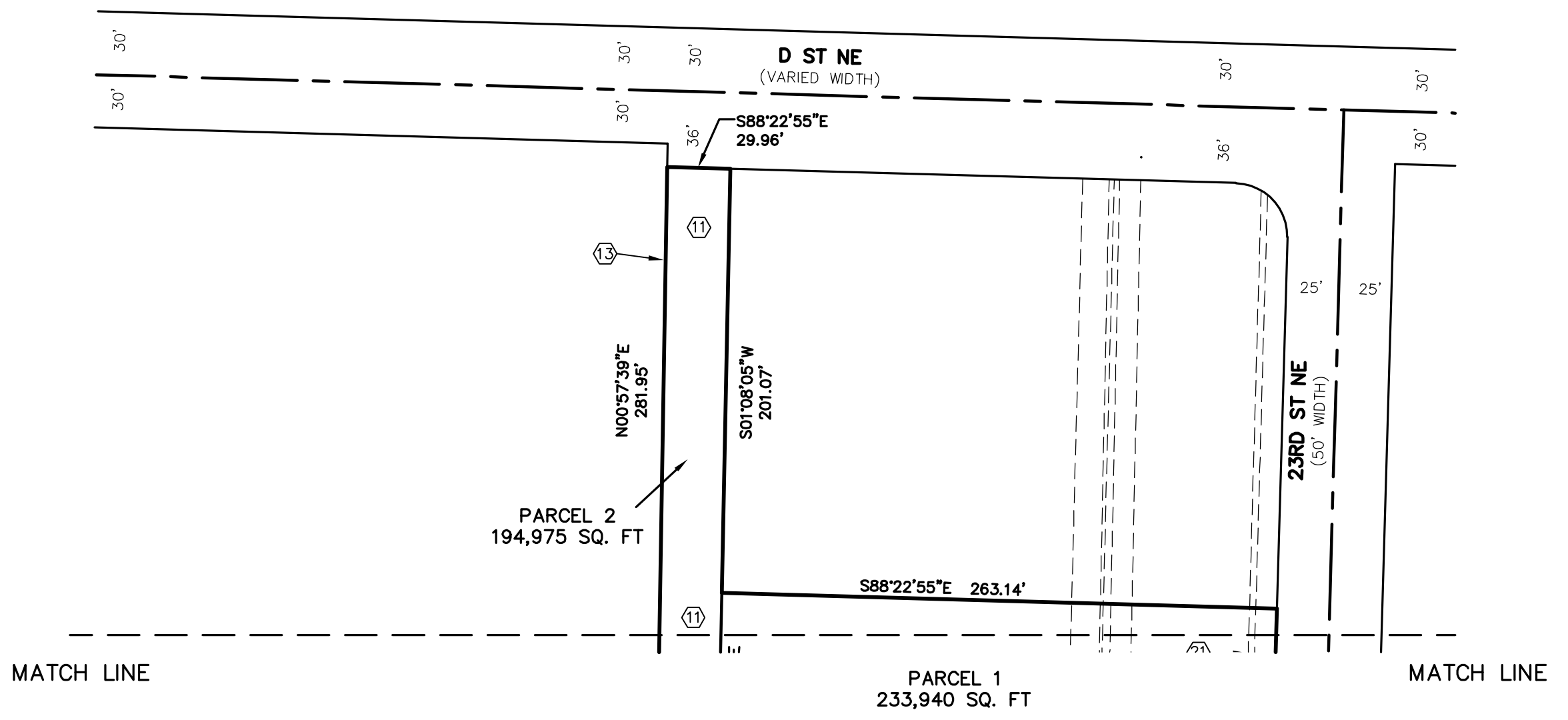
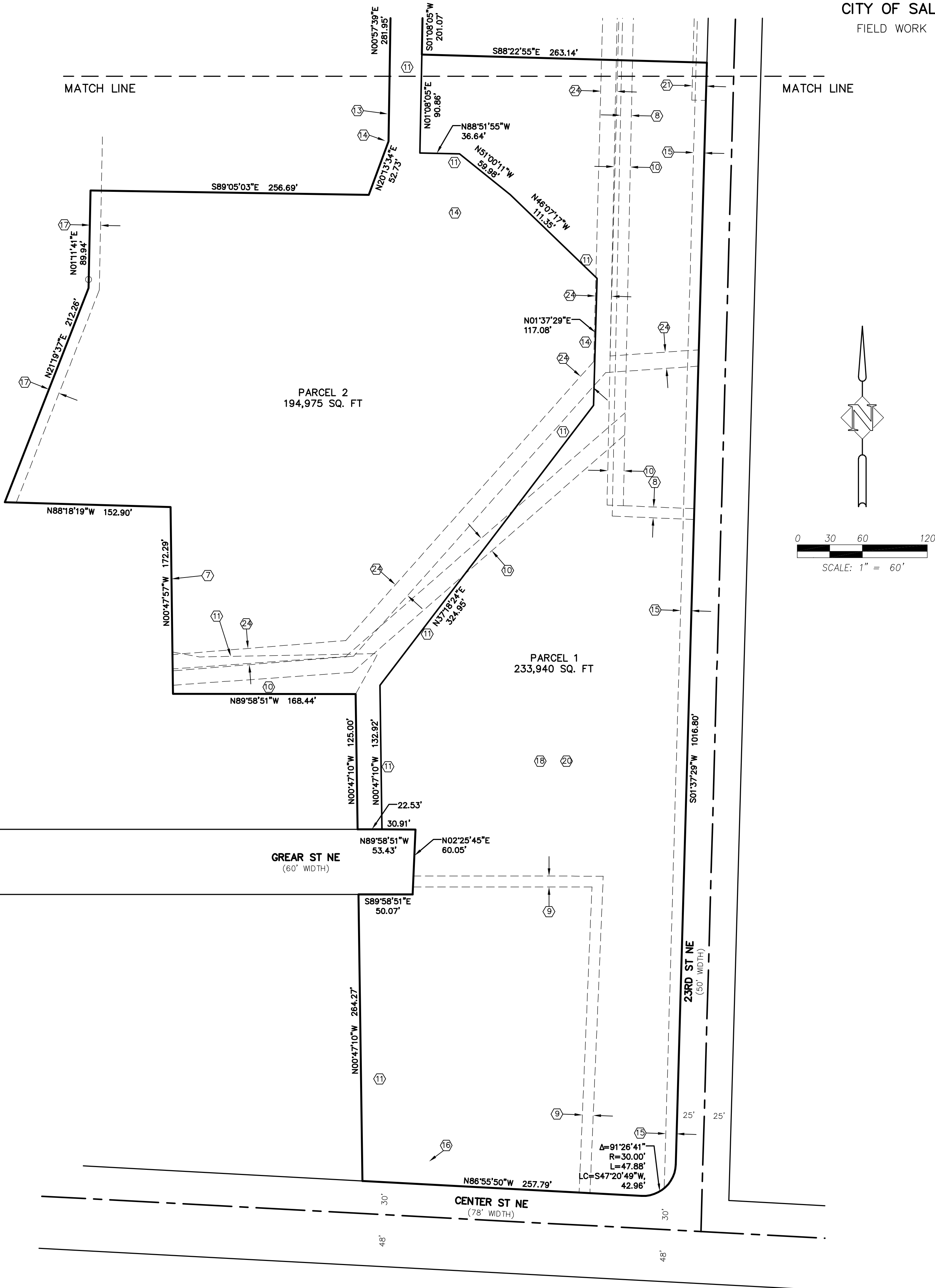
OREGON JULY 15, 2003
JOHN T. CAMPBELL 60073
RENEWALS: 12-31-2019

Table with columns: DESIGNED, DRAWN, CHECKED, DATE, NO., DESCRIPTION, DATE, NO., DESCRIPTION, DATE, NO., DESCRIPTION. Includes entries for GMM, JTC, and 10/30/2018.

SHEET NO. 1 OF 8
JOB NO. SEA-114

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON

FIELD WORK DATES: 10/16/2019 - 10/18/2019



- EXCEPTIONS:** PER STATUS OF RECORD TITLE NUMBER 328850AM DATED OCTOBER 11, 2019
 NOTES IN BRACKETS [] BELOW ARE SURVEYOR'S NOTES. ALL OTHER TEXT IS FROM TITLE REPORT.
- (6) EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF VACATED ALLEY, NOW VACATED, IF ANY SUCH EXIST.
 - (7) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: PORTLAND GENERAL ELECTRIC COMPANY
 RECORDED: JUNE 21, 1948
 INSTRUMENT NO.: VOLUME: 391 PAGE: 61
 - (8) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: THE CITY OF SALEM
 RECORDED: DECEMBER 30, 1948
 INSTRUMENT NO.: VOLUME: 399 PAGE: 78
 - (9) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: THE CITY OF SALEM
 RECORDED: JUNE 23, 1949
 INSTRUMENT NO.: VOLUME: 405 PAGE: 437
 - (10) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: THE CITY OF SALEM
 INSTRUMENT NO.: BOOK: 430 PAGE: 427
 - (11) AGREEMENT FOR EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
 RECORDED: AUGUST 23, 1956
 INSTRUMENT NO.: VOLUME: 491 PAGE: 426
 - (12) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
 RECORDED: SEPTEMBER 8, 1959
 INSTRUMENT NO.: VOLUME: 526 PAGE: 350 [EXACT LOCATION NOT FIXED OR STATED]
 - (13) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: PORTLAND GENERAL ELECTRIC COMPANY
 RECORDED: DECEMBER 2, 1959
 INSTRUMENT NO.: MF VOLUME: 529 PAGE: 34
 - (14) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: HOWARD KURTZ AND FLORENCE E. KURTZ, HUSBAND AND WIFE
 RECORDED: DECEMBER 4, 1959
 INSTRUMENT NO.: VOLUME: 529 PAGE: 136
 - (15) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: NW NATURAL GAS COMPANY
 RECORDED: AUGUST 14, 1968
 INSTRUMENT NO.: VOLUME: 652 PAGE: 94
 - (16) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
 RECORDED: JUNE 11, 1970
 INSTRUMENT NO.: MF VOLUME: 685 PAGE: 43
 - (17) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: NW NATURAL GAS COMPANY
 RECORDED: AUGUST 8, 1973
 INSTRUMENT NO.: MF VOLUME: 758 PAGE: 316
 - (18) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF,
 LESSOR: SALEM HOSPITAL, A MUNICIPAL CORPORATION
 LESSEE: CRICKET OREGON PROPERTY COMPANY, A DELAWARE CORPORATION
 DISCLOSED BY: MEMORANDUM OF ROOF TOP SITE LEASE AGREEMENT
 DATE: SEPTEMBER 24, 2001
 RECORDED: DECEMBER 10, 2001
 INSTRUMENT NO.: REEL: 1873 PAGE: 123
[BUILDING HAS BEEN REMOVED, APPROXIMATE LOCATION SHOWN]
 - (19) [EASEMENT PER REEL: 2214 PAGE: 79; LIES ON PARCEL 1 OF PARTITION PLAT 2009-3; DOES NOT ENCUMBER SUBJECT TRACT.]
 - (20) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF,
 LESSOR: SALEM HOSPITAL, AN OREGON CORPORATION
 LESSEE: SPRINT SPECTRUM, L.P., A DELAWARE LIMITED LIABILITY COMPANY
 DISCLOSED BY: MEMORANDUM OF ROOFTOP SITE LEASE AGREEMENT
 DATE: JANUARY 9, 2004
 RECORDED: JANUARY 9, 2004
 INSTRUMENT NO.: REEL: 2259 PAGE: 401
[BUILDING HAS BEEN REMOVED; APPROXIMATE LOCATION SHOWN]

- (21) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
 GRANTED TO: THE CITY OF SALEM
 RECORDED: JUNE 14, 2005
 INSTRUMENT NO.: REEL: 2491 PAGE: 36
- (22) COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
 RECORDED: NOVEMBER 20, 2007
 INSTRUMENT NO.: REEL: 2891 PAGE: 213
- (23) COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
 RECORDED: NOVEMBER 20, 2008
 INSTRUMENT NO.: REEL: 3013 PAGE: 336
- (24) EASEMENTS AS SHOWN ON THE PARTITION PLAT NO. 2009-003.
[INCLUDES A 15' STORM DRAIN EASEMENT FOR THE BENEFIT OF THE CITY OF SALEM]
- (25) RESTRICTIONS AS SHOWN ON THE OFFICIAL PLAT OF SAID LAND.

TENTATIVE PLAN - REPLAT
 SALEM HOSPITAL - 891 23RD ST NE
 SALEM, OREGON

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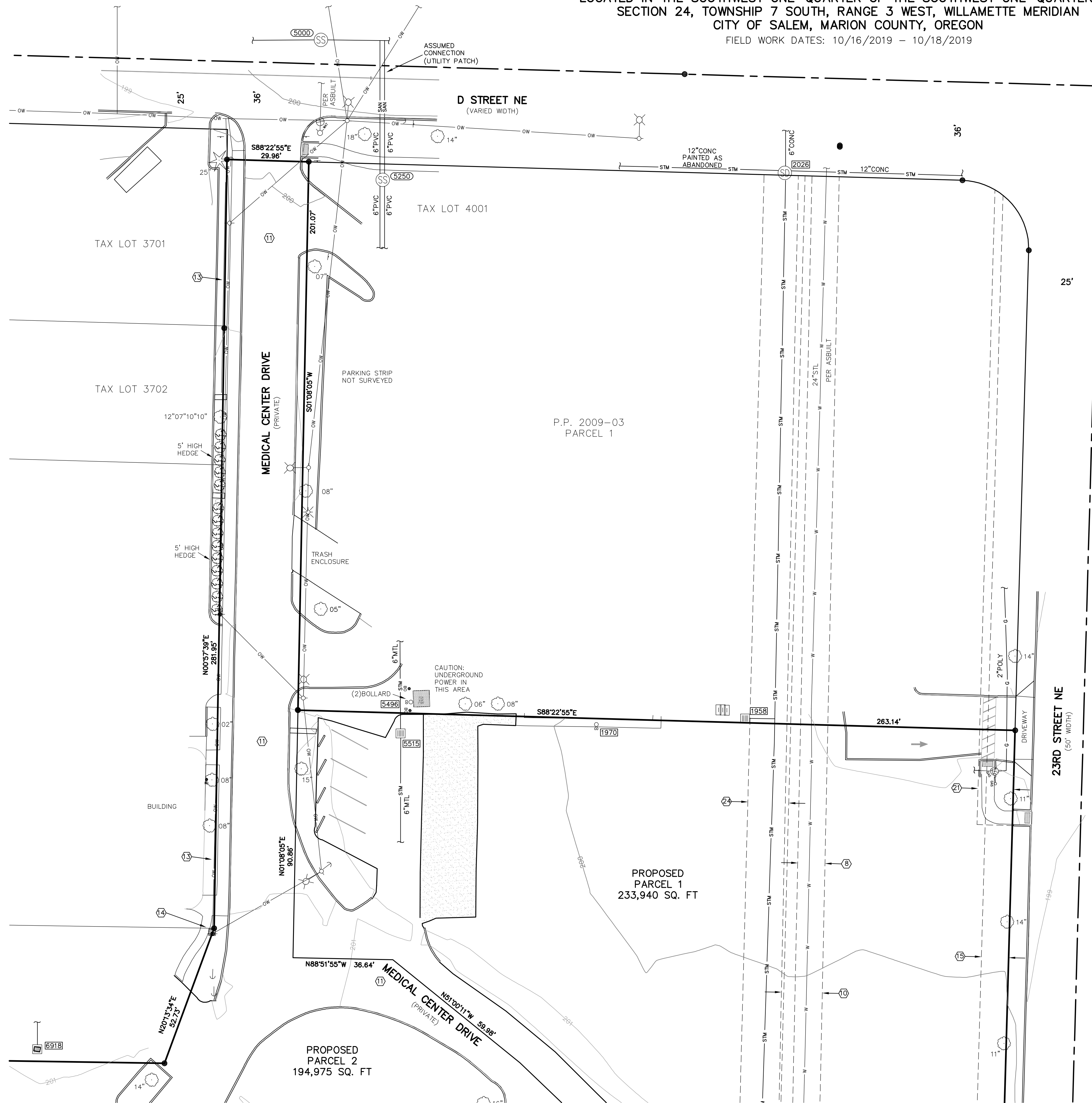
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 15, 2003
 JOHN T. CAMPBELL
 60073
 RENEWS: 12-31-2019

DESIGNED:	GMW	JTC
DRAWN:		
CHECKED:		
DATE:	10/30/2019	

SHEET NO. 2 OF 8
 JOB NO. SEA-114

S:\SEA\Scott Edwards Architecture\SEA-114 (Salem Health Partition)\SEA114-DWG\SCD\SEA114-BASE-SUR.dwg

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON
FIELD WORK DATES: 10/16/2019 - 10/18/2019



S:\SEA (Scott Edwards Architecture)\SEA-114 (Salem Health Partition)\SEA114-DWG\SCSD\SEA114-TOPO-APPLICATION.dwg

TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
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REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON JULY 15, 2003
JOHN T. CAMPBELL
60073
RENEWS: 12-31-2019

DESIGNED:	JTC
DRAWN:	GMW
CHECKED:	JTC
DATE:	10/30/2019

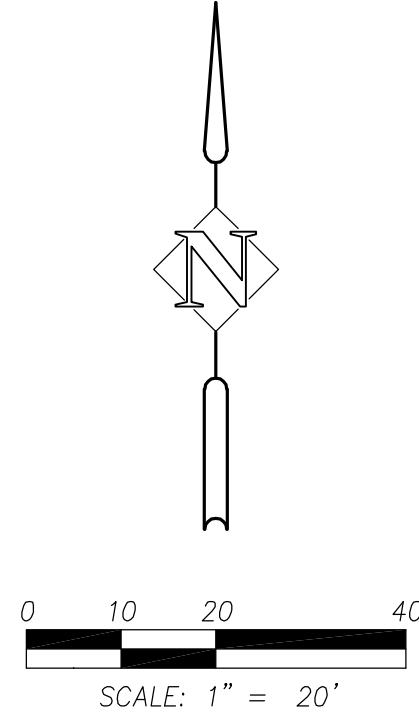
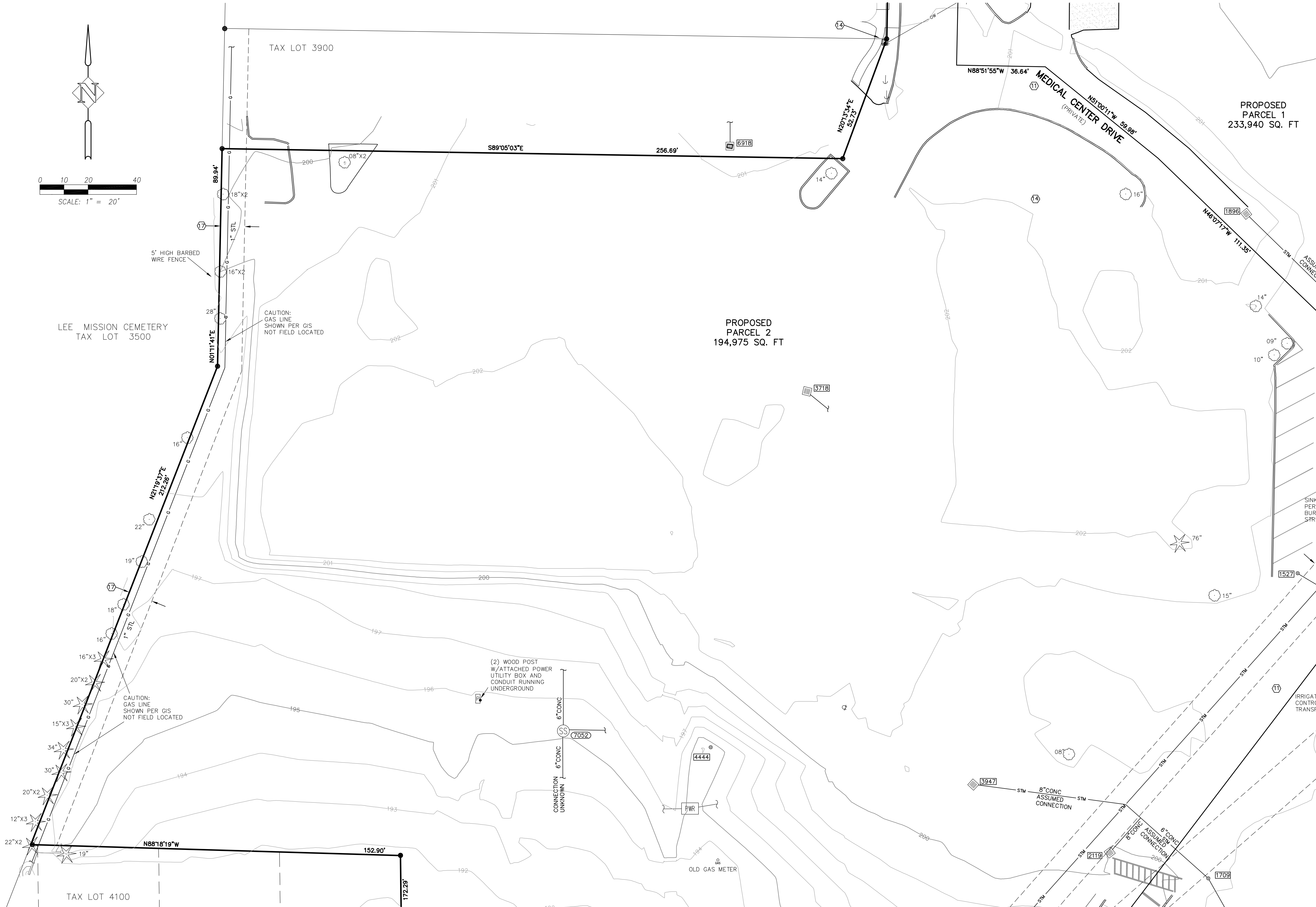
R E V I S I O N S

NO.	DATE	DESCRIPTION

SHEET NO. **3** OF **8**
JOB NO. SEA-114

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
CITY OF SALEM, MARION COUNTY, OREGON

FIELD WORK DATES: 10/16/2019 - 10/18/2019



TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
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REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60073
RENEWS: 12-31-2019

DESIGNED:	JTC
DRAWN:	GMM
CHECKED:	JTC
DATE:	10/30/2019

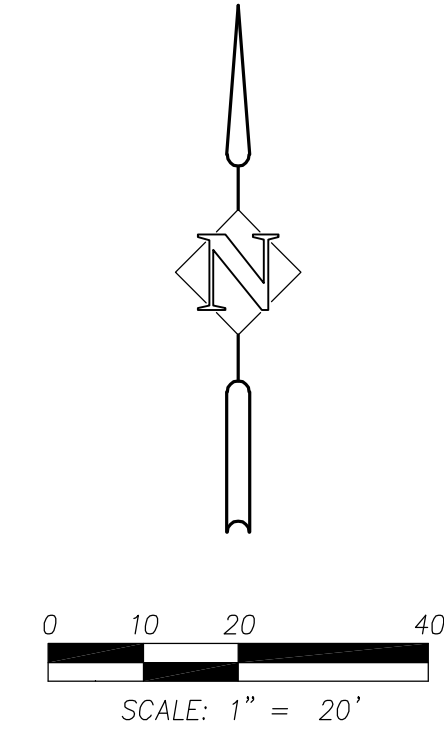
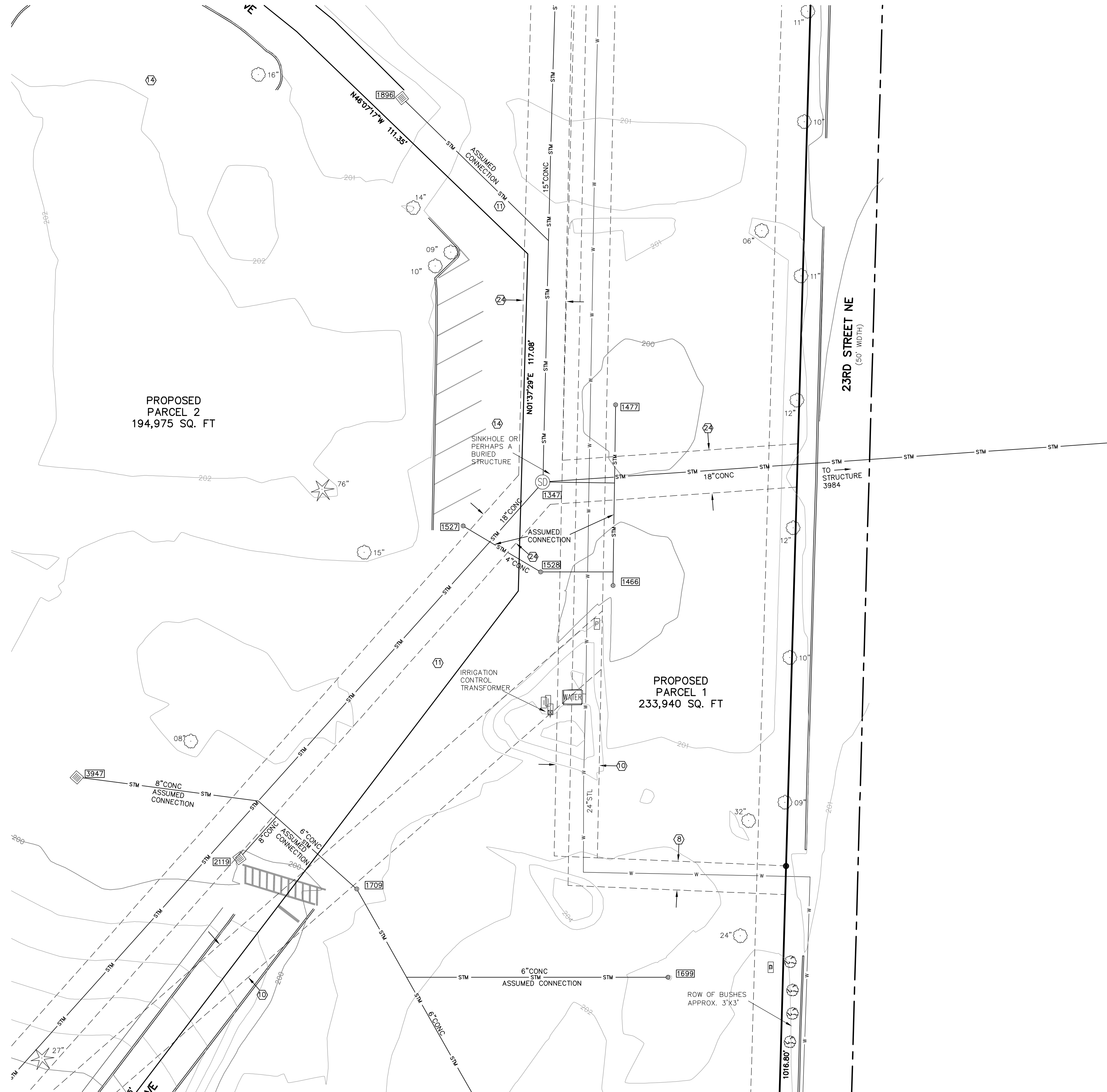
DATE	NO.	DESCRIPTION

SHEET NO. **4** OF **8**
JOB NO. SEA-114

S:\SEA (Scott Edwards Architecture)\SEA-114 (Salem Health Partition)\SEA-114-DWG\CS.D\SEA-114-TOPO-APPLICATION.dwg

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON

FIELD WORK DATES: 10/16/2019 - 10/18/2019



TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
 SALEM, OREGON

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street Suite 200 Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JULY 15, 2003
JOHN T. CAMPBELL
 60073
 RENEWS: 12-31-2019

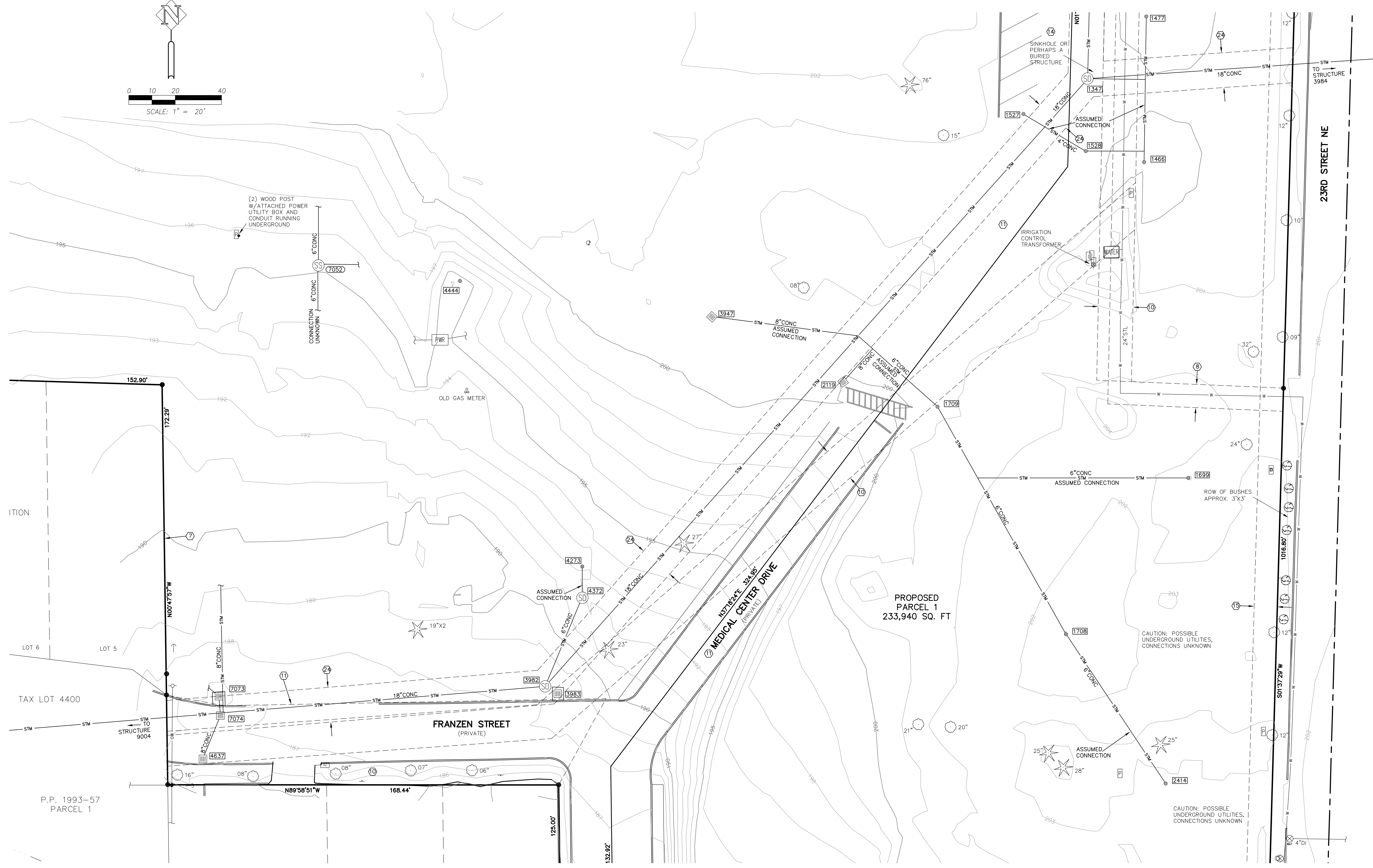
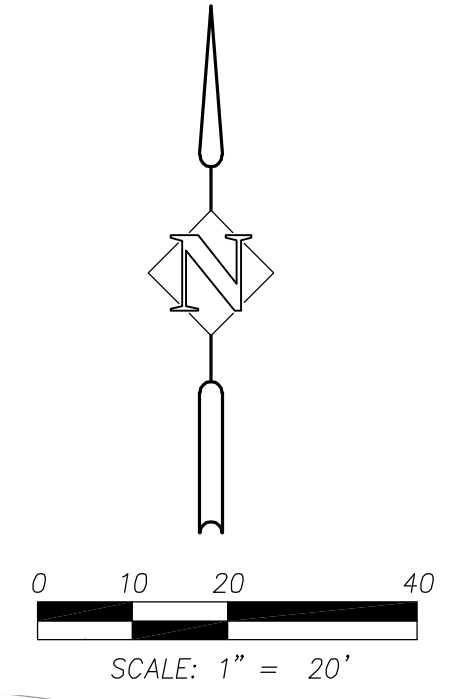
DESIGNED:	JTC
DRAWN:	GMM
CHECKED:	JTC
DATE:	10/30/2019

SHEET NO.
5 OF **8**
 JOB NO. SEA-114

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LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON

FIELD WORK DATES: 10/16/2019 - 10/18/2019



TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
 SALEM, OREGON

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 RENEWS: 12-31-2019

DESIGNED:	JTC
DRAWN:	GMW
CHECKED:	JTC
DATE:	10/30/2019

SHEET NO.
6 OF **8**
 JOB NO. SEA-114

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LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON
FIELD WORK DATES: 10/16/2019 – 10/18/2019

PROPOSED PARCEL 2
194,975 SQ. FT

PROPOSED PARCEL 1
233,940 SQ. FT

P.P. 1993-57
PARCEL 1

TAX LOT 4300

GLEN OAK ADDITION
BLOCK 1

LOT 4

LOT 3

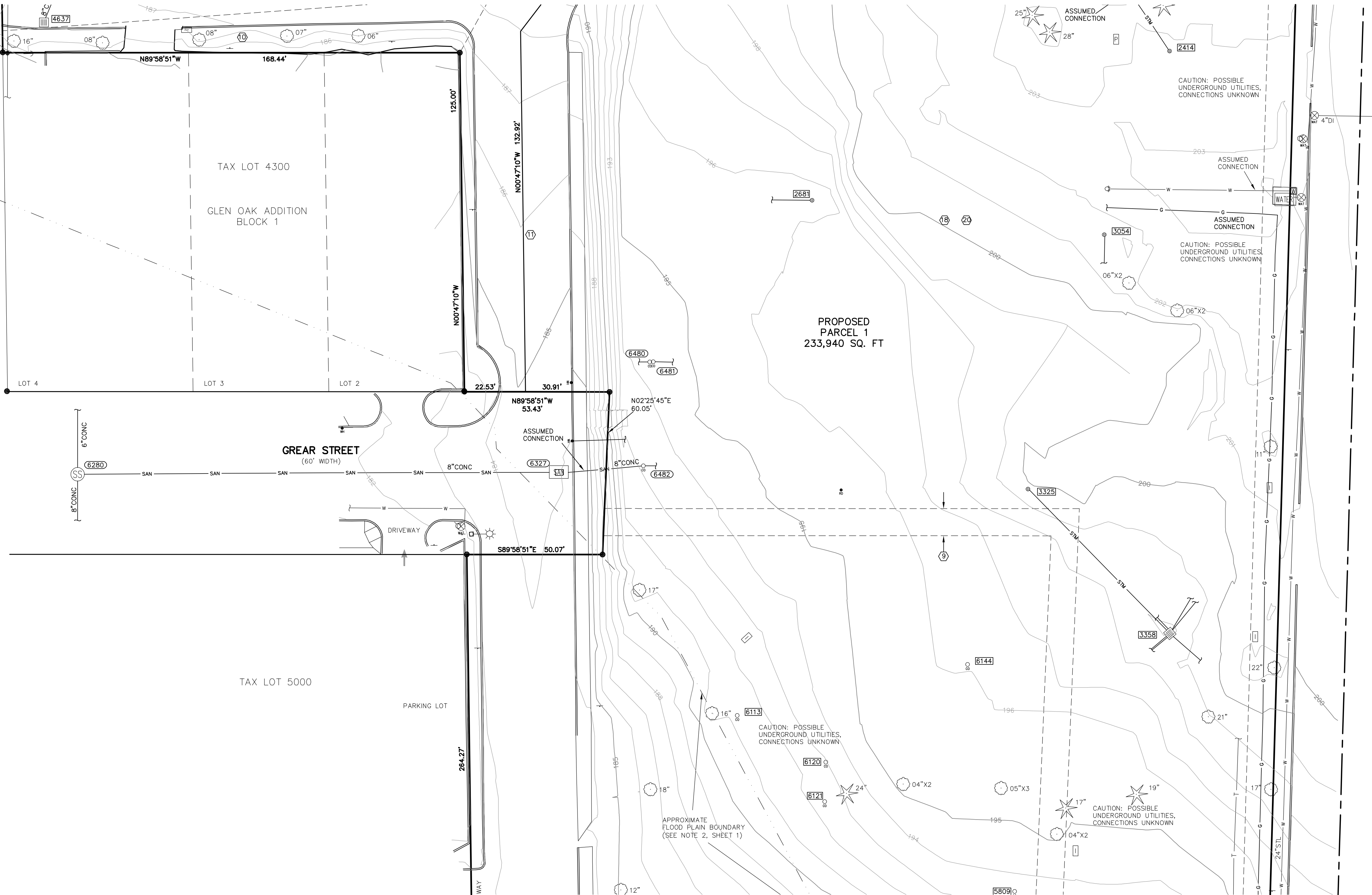
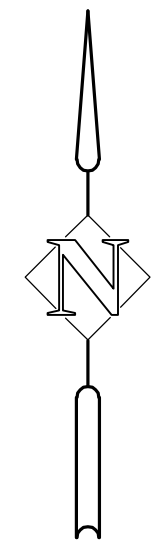
LOT 2

GREAR STREET
(60' WIDTH)

TAX LOT 5000

PARKING LOT

SCALE: 1" = 20'



TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
SALEM, OREGON

Harper Houf Peterson
Righellis Inc.
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LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street Suite 200 Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON JULY 15, 2003
JOHN T. CAMPBELL
60073
RENEWALS: 12-31-2019

DESIGNED:	JTC
DRAWN:	GMW
CHECKED:	JTC
DATE:	10/30/2019

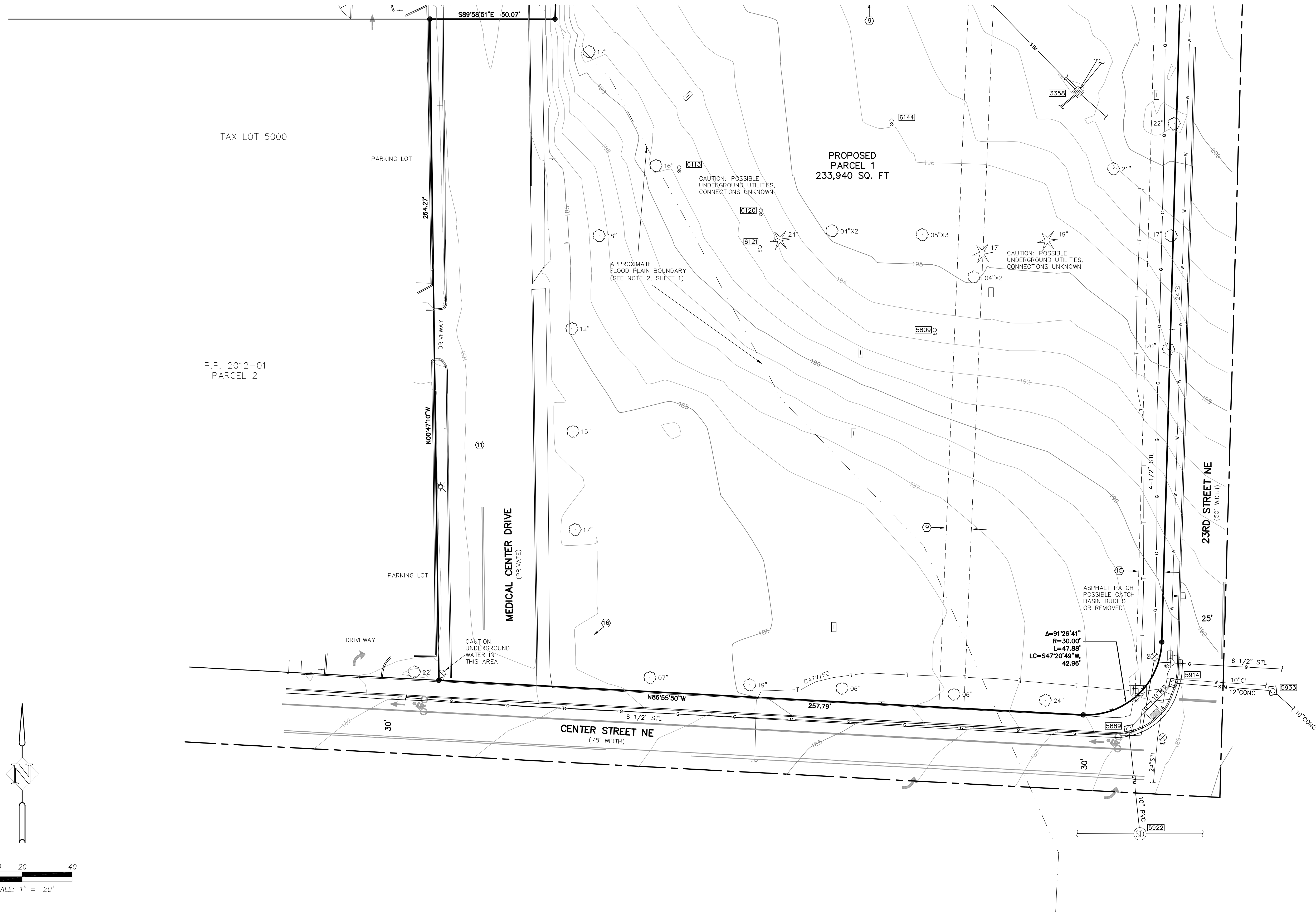
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SHEET NO. **7** OF **8**
JOB NO. SEA-114

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LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON

FIELD WORK DATES: 10/16/2019 - 10/18/2019



TAX LOT 5000

P.P. 2012-01
PARCEL 2

S:\SEA\Scott Edwards Architecture\SEA-114 (Salem Health Partition)\SEA-114-DWG\SCSD\SEA-114-TOPO-APPLICATION.dwg

TENTATIVE PLAN - REPLAT
SALEM HOSPITAL - 891 23RD ST NE
SALEM, OREGON

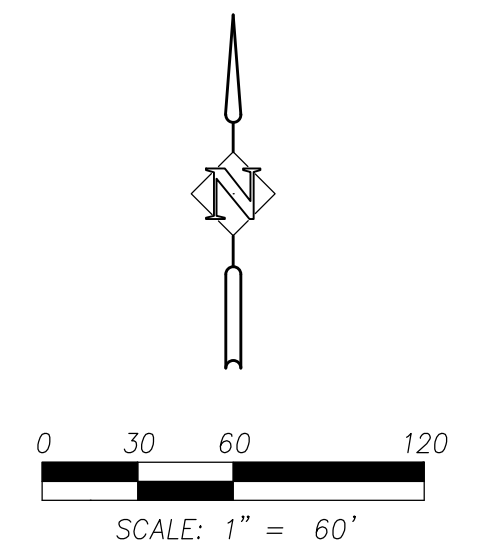
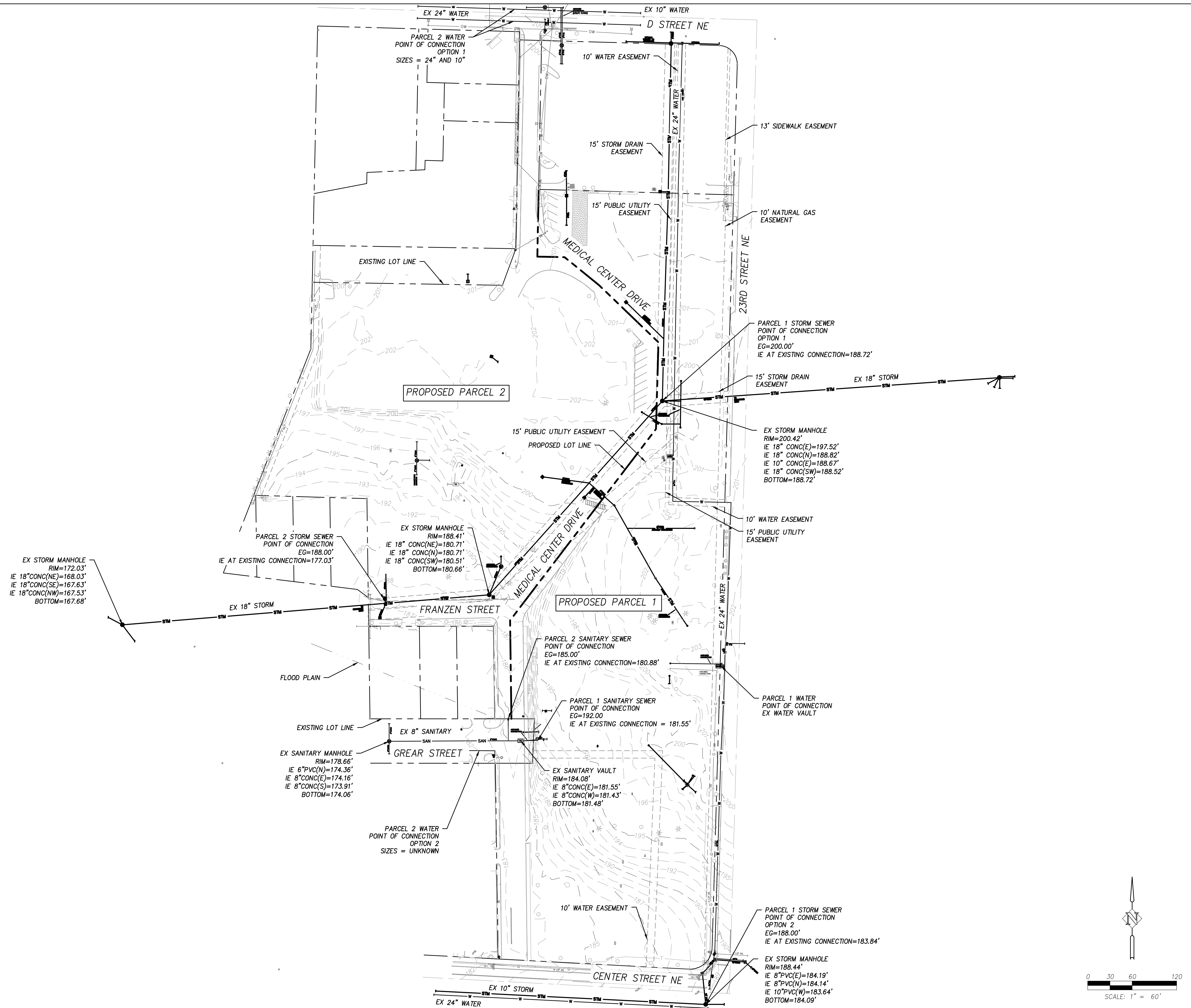
Harper Houf Peterson Righellis Inc.
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205 SE Spokane Street Suite 200 Portland, OR 97202
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REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60073
RENEWS: 12-31-2019

DESIGNED:	DRAWN:	CHECKED:	DATE:
	GMW	JTC	10/30/2019

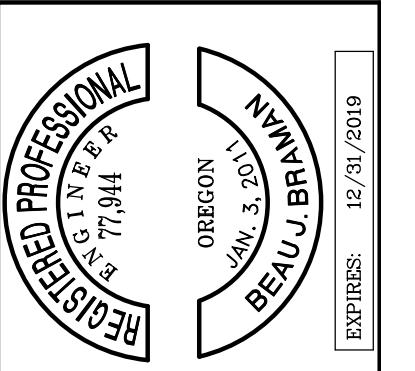
SHEET NO.
08 OF **08**
JOB NO.
SEA-114

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SCHEMATIC UTILITY PLAN
SALEM HOSPITAL - 891 23RD ST NE
 SALEM, OREGON

Harper Houf Peterson Righellis Inc.
 ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS
 205 SE Spokane Street - Suite 200 - Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



DESIGNED:	BUB	SSM	BUB	NOV 2019
DRAWN:				
CHECKED:				
DATE:				
R E V I S I O N S				
NO.		DESCRIPTION		
DATE				

SHEET NO. **C100**
 JOB NO. SEA-114

Salem Health Lot Partition – 891 23rd Street NE

Owner: Cheryl Nester-Wolfe, CEO
Salem Health
PO Box 14001
Salem, OR 97039

Consultants: Harper Houf Peterson Righellis, Inc.
205 SE Spokane St, Suite 200
Portland, OR 97202
(503) 221-1131

Planner
Alexander Nelson, Assistant Planner
AlexanderN@hhpr.com

Surveyor
Gordon Wilson, PLS
GordonW@hhpr.com

Engineer
Beau Braman, PE
BeauB@hhpr.com

Site Location: 891 23rd St NE, Salem, OR 97301

Tax Lot: 073W24CC04000

Parcel Size: 9.85 acres

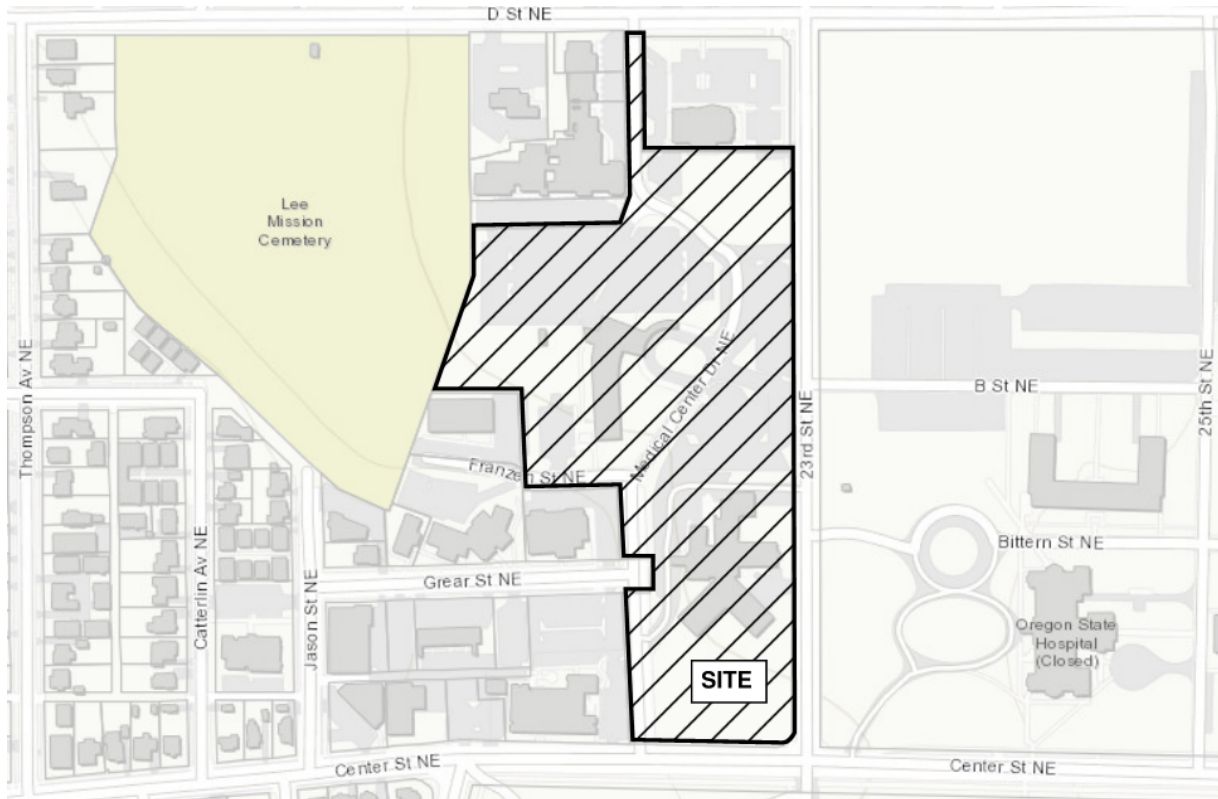
Zoning: PH (Public and Private Health Services)

Summary of Request: Salem Health is proposing to partition its site into two (2) parcels. Proposed Parcel 1 is 5.37 acres in size, and proposed Parcel 2 is 4.48 acres in size. No development is proposed at this time.

Date: May 26, 2020



Vicinity Map.



Attachments.

Attachment #1 – Title report

Attachment #2 – Copy of email contact with Neighborhood Associations

Attachment #3 – Stormwater Management Report

Attachment #4 – Tree inventory

Attachment #5 – Expedited land division form

Attachment #6 – Trip generation estimate form

Attachment #7 – Geotechnical analysis memorandum



SUMMARY OF PROPOSAL AND REQUEST

Summary. The applicant, Salem Health, is proposing to partition its existing lot, tax lot 073W24CC04000, into two (2) separate parcels. Proposed Parcel 1 is 5.37 acres in size, and proposed Parcel 2 is 4.48 acres in size. No development is proposed at this time; the purpose of this application is simply to partition the existing lot into two (2) separate parcels so that they can be marketed and developed separately.

As demonstrated throughout this narrative and supporting documentation, the applicant is requesting approval of a Type II Tentative Partition Plan. The applicant acknowledges that this Type II application is subject to the submittal requirements and review processes outlined in SRC Chapter 300.

Existing Conditions. The subject site is located at the northwest corner of Center Street NE and 23rd Street NE. The site is zoned PH (Public and Private Health Services) and has a Comprehensive Plan designation of CSH (Community Service Hospital). Respective to the subject site, the surrounding zoning is as follows:

- North: RS (Single Family Residential)
- South: PH (Public Health)
- East: PH (Public Health)
- West: CR (Retail Commercial); PC (Public/Private Cemetery); CO (Commercial Office)

The subject site is flat with existing vegetation (grass, shrubs, coniferous trees, and deciduous trees), and it is not currently developed with a trip-generating use. A private street, Medical Center Drive NE, which takes access from D Street NE to the north, Gear Street NE to the southwest, and Center Street NE to the south, currently bisects the site.

Proposal. The applicant is proposing to partition its existing lot into two (2) parcels. The proposed property line separating the two new parcels will follow the center line of the existing private street, Medical Center Drive NE. The southern, eastern, and northern property lines will remain in their current configuration. Parcel 1 will become a corner lot with double frontage along Medical Center Drive NE and 23rd Street NE. Parcel 2 will become a flag lot by utilizing the existing flag lot accessway from D Street NE with frontage along Medical Center Drive NE.

RESPONSES TO APPLICABLE APPROVAL CRITERIA

Salem Revised Code (SRC) Section 205.005 – Partition tentative plan.

(a) Applicability. Except as provided in ORS 92.010(9), no land shall be divided into three or fewer parcels within a calendar year without receiving tentative partition plan approval as set forth in this section.

Response: The subject site has not been divided within the last calendar year as of this application submittal, and the applicant is proposing to divide the subject site into only two (2) parcels. Therefore, the partition tentative plan process as set forth in SRC 205.005 applies to this proposed partition.

(b) Procedure type. A tentative partition plan is processed as a Type II procedure under SRC chapter 300.



Response: The applicant acknowledges the Type II review procedure as established in SRC chapter 300 and has submitted the applicable submittal requirements as established in SRC chapter 300.

(c) Submittal requirements. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for tentative partition plan shall include the information required in SRC 205.030.

Response: The Type II land use application submittal requirements outlined in SRC chapter 300 are addressed below, followed by the submittal requirements established for tentative partition plans.

SRC 300.210

(a) Land use applications shall be submitted on forms prescribed by the Planning Administrator. A land use application shall not be accepted in partial submittals. All of the following must be submitted to initiate completeness review under SRC 300.220. All information supplied on the application form and accompanying the application shall be complete and correct as to the applicable facts.

Response: All forms used in this land use application are prescribed by the Planning Administrator and provided by the City for applicants' use. Further, as demonstrated in the responses to SRC 300.210(a)(1) – (11) below, all of the applicable required supplemental materials are included in this application submittal.

(1) A completed application form. The application form shall contain, at a minimum, the following information:

- (A) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;*
- (B) The address or location of the subject property and its assessor's map and tax lot number;*
- (C) The size of the subject property;*
- (D) The comprehensive plan designation and zoning of the subject property;*
- (E) The type of application(s);*
- (F) A brief description of the proposal; and*
- (G) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).*

Response: A completed application form provided by the City of Salem is included with this land use application. It includes a project description, the application type, the site's zoning, and size of the subject site. The application has been signed by Cheryl Nester-Wolfe, the CEO of Salem Health who is acting as the property owner's representative for the purposes of this application.

(2) Recorded deed/land sales contract with legal description;

Response: A recorded deed indicating Salem Health as the property owner is included as Attachment #1.



(3) Any information that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application;

Response: There are no known actual or potential conflicts of interest under state or local ethics laws between this application and the Review Authority.

(4) Pre-application conference written summary, if a pre-application conference was required under SRC 300.310(a) and Table 300-2; or copy of the approved pre-application conference waiver, if such approval was granted pursuant to SRC 300.310(b);

Response: Per Table 300-2, this Type II Lot Partition application does not require a pre-application conference. Therefore, no pre-application conference written summary or pre-application conference waiver is included with this application.

(5) A statement as to whether any City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact and who it was with (e.g., phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

(6) For applications requiring neighborhood association contact under SRC 300.310, a copy of the required e-mail or letter to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent;

Response: Per Table 300-2, this Type II Tentative Partition Plan application does require contact with the subject neighborhood association, Northeast Neighbors (NEN). This contact was provided via email to the chair and co-land use chairs of the neighborhood association on November 14, 2019 and December 5, 2019. A copy of this notice is included as Attachment #2. This attachment also includes the contact information of those contacted.

(7) For applications requiring an open house under SRC 300.320: [...]

Response: Per Table 300-2, this Type II Lot Partition application does not require an open house. Therefore, neither a copy of a sign-in sheet nor a summary of the meeting are provided with this application.

(8) A statement as to whether the Salem-Keizer Transit District was contacted in advance of filing the application; and if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact, who it was with, and the result;

Response: As indicated on the application form, the applicant did not contact the Salem-Keizer Transit District prior to submitting this application. Therefore, no meeting summary is included with this application.

(9) A written statement addressing each applicable approval criterion and standard;

Response: This written statement addresses the applicable approval criteria and development standards.

(10) For Type II, Type III, and applicant initiated Type IV applications involving property subject to an active and duly incorporated Homeowner's Association (HOA) registered with the Oregon



Secretary of State which includes an identified registered agent, the HOA name and mailing address for the registered agent.

Response: The site is not subject to an HOA; this standard does not apply.

(11) For applications for affordable multiple family housing where a 100-day state mandated decision date is sought, a draft copy of the covenant required under ORS 197.311 restricting the owner, and each successive owner, of the development or a residential unit within the development from selling or renting any of the identified affordable residential units as housing that is not affordable housing for a period of 60 years from the date of the certificate of occupancy.

Response: This application is not for affordable multiple family housing. This standard does not apply.

(b) The Planning Administrator may waive any submittal requirement if the Planning Administrator determines that the specific requirement would not provide evidence needed to satisfy any of the applicable criteria.

Response: Acknowledged by the applicant.

(c) Each application, when received, shall be date-stamped with the date the application was received, and designated with a receipt number and a notation of the staff person who received the application.

Response: Acknowledged by the applicant.

SRC 205.030

Applications to subdivide, partition, or replat land shall include, in addition to the submittal requirements under SRC chapter 300, the following:

(a) A tentative plan map, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:

- (1) A title block on each sheet indicating the proposed subdivision or phased subdivision name, or, if available, the partition number; the names and addresses of the landowner; the names and addresses of the professional engineers or surveyors responsible for preparing the plan; date; and township, range and section of the subject property;*
- (2) Scale and north arrow;*
- (3) The location of all property lines within 50 feet of the perimeter of the subject property;*
- (4) The boundaries, dimensions, and area of each proposed lot or parcel;*
- (5) The location, width, and names of all existing streets, flag lot accessways, and public accessways abutting the perimeter of the subject property;*
- (6) The location, width, curve radius, grade, and names of all proposed streets, flag lot accessway, and public accessways;*
- (7) The location of all existing and proposed easements;*



(8) *The location, dimensions, and use of all existing and proposed public areas, including, but not limited to, stormwater management facilities and detention facilities;*

(9) *The location, dimensions, and use of any existing buildings and structures on the subject property, indicating which will remain and which will be removed;*

(10) *The location of any canals, ditches, waterways, detention facilities, sewage disposal systems, and wells on the subject property, indicating which will remain and which will be removed or decommissioned;*

(11) *The location of any natural topographic features on the subject property, including, but not limited to, creeks, drainage ways as shown on the most recent USGS maps, wetlands as shown on the Local Wetland Inventory, and floodplains; and*

(12) *For subdivisions and phased subdivisions, site topography shown at five-foot contour intervals, or two-foot contour intervals for areas within a floodplain;*

Response: The applicant has included a proposed partition plan as sheet 2 of 8 in the tentative partition plan set. This plan illustrates the proposed lot line, existing easements, and existing public right-of-way surrounding the site. Further, the plan set includes a schematic utility plan (sheet C100) which illustrates the existing utilities surrounding the site.

(b) A current title report for the property;

Response: A current title report establishing Salem Health as the owner of the subject site is included as Attachment #1.

(c) A completed tree inventory on a form as provided by the Director and, if required under SRC chapter 808, a tree conservation plan;

Response: A tree inventory for the site has been prepared by a licensed Arborist with Morgan Holen & Associates, LLC. This inventory is included as Attachment #4. The tree inventory lists the common name of the tree; the species name; and each tree's DBH, crown radius, condition, and any significant notes about the tree.

SRC 808.035(a) establishes the requirements for a tree conservation plan, stating that a tree conservation plan is required in conjunction with any development proposal for the creation of lots or parcels to be used for single family or two family uses, if the development proposal will result in the removal of trees. There is no development on the site proposed with this application, nor is the subject site residentially-zoned or intended for residential use. As such, this application does not include a tree conservation plan.

(d) A geological assessment or geotechnical report, if required by SRC chapter 810;

Response: GeoEngineers prepared a preliminary geotechnical assessment memorandum, included as Attachment #7. The memorandum states that "further investigation (a geological assessment or landslide-hazard geotechnical report) as specified in SRC 810.030(b) is not applicable for this project. We recommend that a geotechnical design report be prepared as part of site development." For further information regarding the geological conditions of the subject site, please refer to Attachment #7.

(e) A description of the proposed stormwater management system, including pre- and post-construction conditions, prepared in accordance with the Public Works Design Standards;



Response: A licensed Professional Engineer has prepared a Stormwater Management Report, included as Attachment #3, indicating the potential future opportunities for stormwater management on the site. The report discusses stormwater infiltration, water quality, flow control, and conveyance.

(f) A schematic plan showing the location of existing and proposed city infrastructure;

Response: A licensed Professional Engineer has prepared a schematic utility plan (sheet C100) that shows all of the existing infrastructure in and around the site. SRC 111.001 defines “city infrastructure” as *public infrastructure providing vehicular and pedestrian transportation, City utilities, and parks*. The utility plan shows the surrounding public streets (Center Street NE, 23rd Street NE, D Street NE, and Gear Street NE) that provide vehicular transportation to, from, and around the site. Where installed, this plan also shows the existing sidewalks along these streets which provide pedestrian transportation to, from, and around the site.

The utility plan also shows the existing public utilities serving the site. There is existing sanitary sewer service from Gear Street NE, storm sewer service from north and east of the subject site, and water service from north and east of the site.

There are no City parks directly adjacent to the site.

(g) A preliminary grading plan, for partitions, subdivisions, and phased subdivisions, when grading of the subject property will be necessary to accommodate the proposed development;

Response: At this time, there is no development proposed on the site. Therefore, no grading plan has been provided with this application.

(h) For residentially zoned property, where the partition or subdivision will result in a lot or parcel that is one-half acre or larger, a plan for the lot or parcel showing the location of lot or parcel lines and other details of layout, and demonstrating that future further division of the lot or parcel may readily be made without violating the development standards of the UDC and without interfering with the orderly extension and connection of adjacent streets.

Response: The property is not zoned residential. This standard does not apply.

(i) For partitions of property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer, a plan showing:

Response: The site is located within 300 feet from an available sewer main. The applicant is proposing to connect any proposed utilities to the existing City mains adjacent to the site.

(j) For subdivisions and phased subdivisions: [...]

Response: This application proposes a lot partition, not a subdivision or phased subdivision. This standard does not apply.

(d) Criteria. A tentative partition plan shall be approved if all of the following criteria are met:

(1) The tentative partition plan complies with the standards of this chapter and with all applicable provisions of the UDC, including, but not limited to the following:

(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;



<i>Table 543-2: PH Lot Standards</i>	
<i>Lot Area</i>	<i>Minimum 10,000 square feet</i>
<i>Lot Width</i>	<i>Minimum 50 feet</i>
<i>Lot Depth</i>	<i>Minimum 80 feet</i>
<i>Street Frontage</i>	<i>Minimum 16 feet</i>

Response: Below are findings speaking to the lot standards for both parcels individually.

Parcel 1	
Lot Area	The lot area is 233,940 square feet (5.37 acres).
Lot Width	The lot width is approximately 226'-5". The lot width was measured from each midpoint of the lot lines along Medical Center Drive NE and 23 rd Street NE.
Lot Depth	The lot depth is 1,080'-0". The lot depth was measured from the midpoint of the lot line adjacent to Center Street NE to midpoint of the rear lot line.
Street Frontage	Parcel 1 is a double frontage corner lot with frontage along Center Street NE, Medical Center Drive NE, and 23 rd Street NE. The frontages are as follows: <ul style="list-style-type: none"> - Center Street NE: 270'-0" - Medical Center Drive NE: 1,280'-0" - 23rd Street NE: 1,030'-0"

Parcel 2	
Lot Area	The lot area is 195,975 square feet (4.48 acres).
Lot Width	The lot width is 460'-5". The lot width was measured from the midpoints of the two side lot lines perpendicular to Medical Center Drive NE.
Lot Depth	The lot depth is 488'-7". The lot depth was measured from the midpoint of the front lot line adjacent to Medical Center Drive NE to the midpoint of the rear lot line opposite the front lot line.
Street Frontage	Parcel 2 has frontage along Medical Center Drive NE which measures to approximately 870'-0".

As demonstrated in the two tables above, both parcels satisfy the minimum lot standards established for the PH zone.

(B) City infrastructure standards; and

Response: The proposed City infrastructure improvements associated with this application consist of the utility extensions to the new parcel. Potential utility connection points were analyzed and designed by a licensed Professional Engineer to comply with the City of Salem's infrastructure standards established by the Public Works department.



(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

Response: The southwesternmost corner of the subject site is located within the 500-year floodplain. However, because no development is proposed, SRC chapter 601 is not addressed in this application. Further, the proposed partition does not warrant a geological assessment or geotechnical analysis.

(2) The tentative partition plan does not impede the future use or development of the property or adjacent land.

Response: The proposed partition will not impede the future use or development of the property. Both parcels created as a result of the proposed partition will maintain their existing accessways, and potential utility connection points have been analyzed to ensure that they would support any future utility infrastructure. Further, both parcels satisfy the minimum dimensional requirements for the PH zone while maintaining the potential to be partitioned further for development purposes in the future if necessary.

The proposed partition also does not impede the future development potential of the surrounding properties. The surrounding properties are developed and utilize their own accesses and public utilities. The proposed partition does not place any additional strain on the existing City infrastructure also serving the surrounding properties because there is no development proposed on the site with this application. Any future development will be analyzed for potential effects to adjacent land and utility capacity, at which point necessary development-specific mitigation measures will be implemented.

(3) Development within the tentative partition plan can be adequately served by city infrastructure.

Response: The site is currently served by city infrastructure and will continue to be served by city infrastructure after the proposed partition. City streets (Gear Street NE and D Street NE) provide access to the site, and there is existing public utility infrastructure surrounding the site that is able to support the partition. As illustrated on the attached schematic utility plan (sheet C100), the applicant has identified potential connection points to the existing system for any future utility extensions into the site.

(4) The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan.

Response: There are no changes to the existing street system in or adjacent to the proposed partition. The existing street network was designed to conform to the applicable Salem Transportation System Plan at the time of installation. Further, the current Salem Transportation System Plan does not include any road extensions, low-, medium-, or high-priority projects within the subject area of this proposed partition plat.

(5) The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

Response: The partition plan does not propose any changes to the street system because no development is proposed on the development site at this time. While the TSP does not include any roadway extension or improvement projects for the subject area, is anticipated that any necessary changes determined by the City of Salem will occur at the time of future development.



The subject site is currently surrounded by an adjacent street system that provides safe and orderly circulation into, through, and out of the subject site. The proposed partition will not alter the existing transportation system, including the private street, Medical Center Drive NE, which currently bisects the lot. Medical Center Drive NE will continue to provide access to both parcels, as it creates a direct connection between the following facilities:

- The flag lot accessway serving Parcel 2 from D Street NE (a minor arterial);
- Gear Street NE (a neighborhood street), a public street connecting to the adjacent residential area via Jason Street NE; and
- Center Street NE (a major arterial), a public street to the south of the subject site.

In addition to these streets for vehicular and bicycle access, there are sidewalks along portions of Medical Center Drive NE, 23rd Street NE, and Center Street NE to facilitate pedestrian access into, through, and out of the proposed parcels.

(6) The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.

(7) The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.

Response: The proposed partition has been designed to incorporate the site's existing vegetation and topography. The majority of the site is not formally landscaped; there is sparse natural groundcover, and mature trees are scattered throughout the site. The proposed partition does not include the removal of any trees or mature vegetation, and there are no topographical anomalies to be considered while designing the partition; the site is flat and does not include any sensitive natural areas, such as waterways, wetlands, steep slopes, or heritage trees. Due to the lack of sensitive natural areas, the applicant is not requesting any variances to the standards and criteria established for the lot partition.

(8) When the tentative partition plan is for property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer [...]

Response: The subject site is located within 300 feet of an available sewer main in Gear Street, as shown on Sheet C100. Therefore, this criterion does not apply.

ALTERNATIVE STREET STANDARDS

Salem Revised Code (SRC) Section 803.065 – Alternative street standards.

(a) The Director may authorize the use of one or more alternative street standards:

(1) Where existing development or physical constraints make compliance with the standards set forth in this chapter impracticable;

(2) Where the development site is served by fully developed streets that met the standards in effect at the time the streets were originally constructed; or

(3) Where topography or other conditions make the construction that conforms to the standards impossible or undesirable.

Response: The applicant is requesting approval of alternative street standards for Medical Center Drive NE due to its designation as a private street and because there is no development proposed



with this application. As demonstrated in the response to SRC 205.005(d)(4), the subject site is currently served by fully developed streets that facilitate traffic into, through, and out of the subject site. All of the streets bisecting or adjacent to the subject site (Medical Center Drive NE, Center Street NE, 23rd Street NE, and D Street NE) met the standards in effect at the time of their construction. Therefore, criterion (2), above, is satisfied.

The applicant fully recognizes that street improvements may be necessary for future development, but those improvements are contingent upon the proposed future development. Thus, they will be discussed with City staff at the time of future development and are not applicable to this proposed partition plat.

(b) Authorization of an alternative street standard may require additional or alternative right-of-way width, easements, and improvements to accommodate the design and construction using the alternative standard.

Response: Acknowledged by the applicant.

CONCLUSION


This written statement and the accompanying supporting documents demonstrate compliance with the applicable approval criteria for a Type II Tentative Partition Plan established in SRC 205.005(d). Therefore, the applicant respectfully requests that the City of Salem approve the application.





MEMO

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: July 22, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
PAR20-09 (20-105793)
2561 CENTER STREET NE
TWO-PARCEL PARTITION**

PROPOSAL

To divide approximately 9.85 acres into 2 parcels in a PH (Public and Private Health Services) zone at 2561 Center Street NE- 97301 (Marion County Assessor Map and Tax Lot Number: 073W24CC / 04000).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Convey land for dedication of right-of-way to equal a half-width of 48 feet on the development side of Center Street NE.
2. Convey right-of-way at the corner of 23rd Street NE and Center Street NE in accordance with SRC 803.035(g)(2).
3. Construct sidewalk along 23rd Street NE to connect Center Street NE to D Street NE in accordance with SRC Chapter 803 and PWDS.
4. Extend an 8-inch water main from the terminus of the existing water main in Gear Street NE to the existing water main in D Street NE.
5. Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 2 and determine easement requirements.
6. Easements for existing and proposed utility infrastructure shall be shown on the final plat pursuant to PWDS.
7. Provide a 10-foot-wide public utility easement along the entire frontage of Center Street NE and 23rd Street NE.

FACTS

1. Center Street NE

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way. This section of street is authorized as an Alternative Street standard pursuant to SRC 803.065(a)(2). See findings below.
- b. Existing Conditions—This street has an approximate 44-foot improvement within a 78-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 48 feet from centerline of Center Street NE.

2. 23rd Street NE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34- to 40-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 36-foot improvement within a 66-foot-wide right-of-way abutting the subject property.

3. Grear Street NE

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street abuts the subject property along the western boundary and has an approximate 34-foot improvement within a 60-foot-wide right-of-way.

4. D Street NE

- a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 34-foot improvement within a 66-foot-wide right-of-way. However, the half-width improvement and half-width right-of-way along the frontage are adequate for this classification of street.

5. Medical Center Drive NE (private)

- a. Existing Conditions—This private street is located along the western boundary of the subject property and has an improvement width of approximately 30 feet.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in Center Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 24-inch public water main is located in 23rd Street NE.
- c. A 6-inch public water main is located in Gear Street NE.

Sanitary Sewer

1. Existing Sewer

- a. 8-inch sewer mains are located in Center Street NE, 23rd Street NE, and Gear Street NE.

CRITERIA AND FINDINGS

SRC 205.005(d) indicates the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

SRC 205.005(d)(1)—The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the Unified Development Code, including, but not limited to the following:

(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;

(B) City infrastructure standards; and

(C) Any special development standards, including, but not limited to floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

Findings—The applicant shall provide the required field survey and partition plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the partition plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

A 10-foot-wide public utility easement is required along the entire frontages of Center Street NE and 23rd Street NE pursuant to SRC 803.035(n).

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

City records show that the subject property may be located within a landslide hazard area. The applicant's engineer submitted findings demonstrating that the proposed development is a low landslide hazard risk based on SRC Chapter 810.

SRC 205.005(d)(3)—Development within the tentative partition plan can be adequately served by City infrastructure.

Findings—Water and sewer infrastructure are available along the perimeter of the site to serve the property as shown on the applicant's preliminary partition plan. The applicant shall extend an 8-inch water main from the terminus of the existing water main in Gear Street NE to the existing water main in D Street NE.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval.

Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(7)(B). Easements for existing and proposed utility infrastructure shall be shown on the final plat pursuant to PWDS.

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

Finding—Center Street NE abuts the subject property and does not meet the current standard for a Major Arterial street. The street is fully improved to a Minor Arterial standard, and a Major Arterial improvement provides no additional benefit to the transportation system at this time. This street improvement is authorized as an Alternative Street standard pursuant to SRC 803.065(a)(2) because the street was developed to standards in place at the time of original construction. As identified in the conditions of approval, the applicant is required to convey land for dedication of right-of-way to equal a half-width of 48 feet on the development side of Center Street NE, and at the corner of 23rd Street NE and Center Street NE in accordance with SRC 803.035(g)(2).

23rd Street NE exceeds the right-of-way width and pavement width standards for a Collector street pursuant to the Salem TSP. However, this frontage is lacking street trees and sidewalks. The applicant shall provide street trees to the maximum extent feasible pursuant to SRC 86.015(e). No special setback is required along 23rd Street NE because the existing right-of-way meets or exceeds the standard for a Collector street.

Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(l)(2)(A)); however, conflict with existing street trees would occur if the sidewalk were constructed where indicated by the street standards. Therefore, the existing sidewalk along Center Street NE may continue to be located along the curb line, and the new sidewalk along 23rd Street NE may be constructed in an alternate location, to reduce conflicts with existing street trees pursuant to SRC 803.035(l)(2)(B).

The Salem TSP shows that a pedestrian connection is needed from Center Street NE to D Street NE. Pursuant to SRC Chapter 803 and to comply with this criterion, the applicant shall construct sidewalk along 23rd Street NE to provide pedestrian connectivity.

The creation of a public street through the partition is not warranted because SRC 803.030(b)(4) states, "Strict application of the spacing requirements would result in a street network that is no more beneficial to vehicular, pedestrian, or bicycle traffic than the proposed street network, and the proposed street network will accommodate necessary emergency access." The existing street system is adequate to serve the proposed and adjacent developments.

Prepared by: Jennifer Scott, Program Manager
cc: File