

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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT CASE NO.: REP18-02

APPLICATION NO. : 18-107879-LD

NOTICE OF DECISION DATE: May 29, 2018

Summary: An application to replat Tract A of West Meadows Estates No. 3 approximately 9,727 square feet in size in order to accommodate future development of a single family dwelling.

Request: A replat Tract A of West Meadows Estates No. 3. The subject property totals approximately 9,727 square feet in size, is zoned RS(Single Family Residential), and located at 1715 West Meadows Drive NW, near the intersection of West Meadows Drive NW and Pear Grove Court NW (Polk County Assessor Map and Tax Lot Numbers: 073W17CC07700).

APPLICANT: Richard Schwentner

LOCATION: 1715 West Meadows Drive NW / 97304

CRITERIA: Salem Revised Code 210.035(b)(4)

FINDINGS: The Findings are in the attached Order dated May 29, 2018.

DECISION: The Planning Administrator **APPROVED** Replat REP18-02 subject to the following conditions of approval:

Condition 1: Construct sewer services that are proposed in the public right-of-way.

Condition 2: Obtain permits for installation of water service to serve the Parcel.

The rights granted by the attached decision must be exercised, or an extension granted, by **June 14, 2020** or this approval shall be null and void.

Application Deemed Complete:	<u>April 27, 2018</u>
Notice of Decision Mailing Date:	<u>May 29, 2018</u>
Decision Effective Date:	<u>June 14, 2018</u>
State Mandate Date:	<u>September 21, 2018</u>

Case Manager: Olivia Glantz, Oglantz@cityofsalem.net

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., June 13, 2018.** 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) 210. The appeal must be

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

filed in duplicate with the City of Salem Planning Division. 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 Salem Planning Commission will review the appeal at a public hearing. After the hearing, the Salem 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 at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(CASE NO. REP18-02)**

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173
<http://www.cityofsalem.net/planning>*

IN THE MATTER OF THE APPROVAL OF) REPLAT NO. 18-02;) 1715 WEST MEADOW DRIVE NW)	FINDINGS AND ORDER May 29, 2018
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REQUEST

An application to Replat Tract A of West Meadows Estates No. 3 approximately 9,727 square feet in size in order to accommodate future development of a single family dwelling.

A Replat Tract A of West Meadows Estates No. 3. The subject property totals approximately 9,727 square feet in size, is zoned RS(Single Family Residential) , and located at 1715 West Meadows Drive NW, near the intersection of West Meadows Drive NW and Pear Grove Court NW (Polk County Assessor Map and Tax Lot Numbers: 073W17CC07700).

DECISION

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

Condition 1: Construct sewer services that are proposed in the public right-of-way.

Condition 2: Obtain permits for installation of water service to serve the Parcel.

PROCEDURAL FINDINGS

1. On April 5, 2018, an application for a Replat was filed by Richard Schwentner for property located at 1715 West Meadows Drive NW (Attachment A).
2. The application was deemed complete for processing on April 27, 2018. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on April 27, 2018. After the applicant submitted a request for a 30 days extension, the state-mandated local decision deadline for the subject case is September 21, 2018.

SUBSTANTIVE FINDINGS

1. Proposal

An application to Replat Tract A of West Meadows Estates No. 3 approximately 9,727 square feet in size in order to accommodate future development of a single family dwelling.

A Replat Tract A of West Meadows Estates No. 3. The subject property totals approximately 9,727 square feet in size, is zoned RS(Single Family Residential) , and located at 1715 West Meadows Drive NW, near the intersection of West Meadows Drive NW and Pear Grove Court NW (Polk County Assessor Map and Tax Lot Numbers: 073W17CC07700).

2. Existing Conditions

Site and Vicinity

The subject property consists of one tax lot is approximately 9,727 square feet in size, which comprises the following units of land; Tract A of the “West Meadows Estates No. 3”. The development site has frontage on West Meadows Drive NW on the east, which is designated a local road in the Salem Transportation System Plan (TSP).

Salem Area Comprehensive Plan (SACP) Designation

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

Comprehensive Plan Map: The subject property is designated “Single Family Residential” on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: Single Family Residential

South: Single Family Residential

East: (Across West Meadows Drive NW) Single Family Residential

West: Single Family Residential

Zoning and Surrounding Land Use

The subject property is zoned RS (Single Family Residential) and has remained vacant. The surrounding properties are zoned and used as follows:

North: RS (Single Family Residential); existing single family dwelling

South: RS (Single Family Residential); existing single family dwelling

East: (Across West Meadows Drive NW); RS (Single Family Residential); existing single family dwelling

West: RS (Single Family Residential); existing single family dwelling

Relationship to Urban Service Area

The subject property is located inside the City's Urban Service Area. Pursuant to the Urban Growth Management requirements contained under SRC Chapter 200, an Urban Growth Preliminary Declaration is not required when property is located inside the boundaries of the Urban Service Area.

3. Land Use History

- **Subdivision (SUB03-03):** A subdivision to divide 102.37 into 392 lot with concurrent variances to decrease the average lot depth for double frontage lots to less than 120 feet deep and permit the grade of certain portions of streets to be greater than 12 percent.

4. Public and Private Agency Review

Public Works Department - The City of Salem Public Works Department, Development Services Section, reviewed the proposal and has provided their comments and recommendation for plat approval. Their memorandum is included as Attachment D.

Fire Department - The Salem Fire Department submitted comments indicating no issues with the replat proposal. The comments also indicate that fire access and water supply will be reviewed for future development at the time of building permit application.

5. Neighborhood Association Comments

The subject property is within the West Salem Neighborhood Association. Notice of the application was provided to the neighborhood association, pursuant to SRC 300.620(b)(2)(B)(iii), which requires public notice to be sent to "any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property." West Salem commented with no objection to the proposed Replat (Attachment C).

6. Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposed subdivision. One comment was received from an adjacent property owner indicating no objections to the proposal.

7. Criteria for Granting a Replat

Salem Revised Code (SRC) 205.025(d) sets forth the following criteria that must be met before approval can be granted to a tentative replat. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the tentative replat for conformance with the criteria. Lack of compliance with the following

criteria is grounds for denial of the tentative plan or for the issuance of certain conditions necessary to more fully satisfy the criteria.

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

Finding: The replat does not propose to vacate this public street, or any recorded covenants or restrictions.

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

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

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

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

SRC Chapter 511 (Single Family Residential): The proposed replat, as conditioned, would result in a single parcel of approximately 3.68 acres. Compliance with development standards within the RS zone are addressed in the following findings:

SRC 524.010(a) – Lot Standards: The minimum lot area requirement is 4,000 square feet, minimum width of a lot is 40-feet and depth of a lot is 70-feet in the RS zone. The minimum street frontage requirement is 40 feet. The proposed replat would result in a single lot of approximately 9,727 square feet, with a lot width of approximately 103 feet and lot depth of 140 feet. The lot will have approximately 204 feet of frontage along West Meadows Drive NW.

SRC 511.010(b) – Setbacks: Setbacks within the RS zone shall be provided as set forth in Tables 511-3.

Abutting Street:

- *East:* The subject property is adjacent to West Meadows Drive NW, a local street, to the east. There is a minimum 12-foot setback adjacent to a street for a single family dwelling and 20-feet to the garage abutting a street.

Interior Front, Side, and Rear:

- *North:* The side yard setback standard for new dwellings is 5-feet.
- *South:* The side yard setback standard for new dwellings is 5-feet.
- *West:* The side yard setback standard for new dwellings is 5-feet.
- *Rear Lot line of a triangular property:* The northwest corner of the property would be the drawn between the lot lines and located parallel to the front lot line. The setback to the rear lot line is 14-feet for a single story dwelling or 20-feet for

The proposed replat would not alter the location of the south, east, north or west boundaries of the existing development site. The subject property is currently vacant. Future development of the subject property will be reviewed for conformance with the applicable zone district standards at building permit.

The proposal conforms to the requirements of SRC Chapter 551.

City Infrastructure Standards: The Public Works Department reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of streets, water, sewer, and storm drainage facilities and determined that such facilities are available and appear to be adequate to serve future development of the lot in conformance with the requirements of SRC Chapter 802 (Public Improvements) and SRC Chapter 803 (Streets and Right-of-Way Improvements).

A summary of existing improvements are as follows:

Water: The subject property is located within the W-1 water service level.

A 8-inch public water line is located West Meadows Drive abutting the subject property.

Sewer: An 8-inch public sewer line is located in West Meadows Drive abutting the subject property.

Storm Drainage: A 60-inch storm main is located in a storm drainage easement (Polk County Instrument No. 2005-021075) on the subject property.

A 15-inch storm main is locate in West Meadows Drive NW abutting the subject property.

Streets: West Meadows Drive NW currently abuts the subject property along the east boundary of the subject property.

West Meadows Drive NW is designated as a local street in the Salem Transportation System Plan (TSP). The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

- The abutting portion of West Meadows NW currently has an approximate 30-foot-wide improvement within a 60-foot-wide right-of-way.

SRC Chapter 800 (General Development Standards):

SRC 800.015(a) (Buildings to be on a Lot): Pursuant to SRC 800.015(a), every building or structure shall be entirely located on a lot. As described in findings above, the subject property is one tax lot and would replat an existing tract to a lot. The property is currently vacant. Future development will be sited entirely on a lot.

The proposal conforms to the requirements of SRC Chapter 800.

SRC Chapter 808 (Preservation of Trees and Vegetation): SRC Chapter 808 (Preservation of Trees and Vegetation) requires tree conservation plans 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.

There are no existing trees on the subject property therefore, a tree conservation plan is not required for the proposed replat. Future development of the proposed lot must conform to the requirements of SRC Chapter 808.

SRC Chapter 809 (Wetlands): Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

SRC Chapter 809 requires notice to DSL for applications for development or land use in areas designated as wetlands on the official wetlands map. The Salem-Keizer Local Wetland Inventory (LWI) does identify any mapped wetlands or waterways on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no mapped wetlands the property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

SRC Chapter 810 (Landslide Hazards): SRC Chapter 810 (Landslide Hazards) establishes requirements for development within areas mapped for potential landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, the subject property does not include areas of mapped landslide hazard susceptibility points. Pursuant to the requirements of SRC 810.025, a geologic assessment or geotechnical report may be required in conjunction with future development on the subject property.

The proposal meets this criterion.

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

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

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

Finding: The property consists of a single tract of the West Meadow Estates No. 3 subdivision plat. Pursuant to subsection (1) of ORS 92.185, the replat may only replat the portions of the subject property within a recorded plat.

The proposal complies with the provisions of ORS 92.185(1).

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

Finding: Streets, water, and sewer infrastructure were constructed to serve the lots within the existing "West Meadows Estates No. 3" subdivision. The existing subdivision is therefore defined as a "developed" subdivision pursuant to ORS 92.225 and this requirement is not applicable to the proposal

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

Finding: As described in the procedural and substantive findings included in this report, notice was provided to owners of property, including contiguous property, located within 250 feet of the subject property. The proposal therefore satisfies this requirement.

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

Finding: In addition to providing notice to owners of property located within 250 feet of the subject property, notice of the proposed replat was also provided to public and private utilities serving the subject property. The proposal therefore satisfies this requirement.

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

Finding: The proposed Replat does not vacate any public street or road. The proposal therefore satisfies this requirement.

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

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

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

Finding: The subject property was platted as part of a subdivision (SUB03-03). Upon review of previous land use cases in the record, staff finds that the tentative replat is not prohibited by any existing City land use approval or previous condition of approval affecting the subject property. The proposal therefore satisfies this criterion.

SRC 205.010(d)(6): *The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.*

Finding: The Public Works Department reviewed the proposal and indicated, as specified in Attachment D, that water, sewer, and storm drainage facilities are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements). As conditioned below, private water, sewer, and storm services shall be constructed to serve the parcel as a condition of plat approval. Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(6)(B). The Applicant shall ensure that the storm infrastructure will remain accessible to City forces for future maintenance of the public system. As conditioned, the proposal meets this criterion.

Condition 1: Construct sewer services that are proposed in the public right-of-way.

Condition 2: Obtain permits for installation of water service to serve the Parcel.

8. Conclusion

Based upon review of SRC 205.025(d), the findings contained under section 7 above, and the comments described, and subject to the conditions of approval adopted herein, the tentative replat complies with the requirements for an affirmative decision.

The applicant is required to have the property line adjustment surveyed and monumented, and legal descriptions prepared and recorded, per SRC 205.055(f) and (g). The surveyor of record takes the survey and legal descriptions to the appropriate county for recording.

It is the owner/developer's responsibility to record all necessary documentation with the appropriate county. To expedite any future land use applications or building permits, submit a copy of the recorded survey and deed with your application(s).

IT IS HEREBY ORDERED

The request to Replat the existing tract of West Meadows Estates No. 3 to a lot for property approximately 9,727 square feet in size zoned RS (Single Family Residential) and located at 1715 West Meadows Drive NW, near the intersection of West Meadows Drive NW and Pear Grove Court NW (Polk County Assessor Map and Tax Lot Numbers: 073W17CC07700), is hereby GRANTED subject to SRC Chapters 205, 551 and the following condition prior to final plat approval:

- Condition 1:** Construct sewer services that are proposed in the public right-of-way.
- Condition 2:** Obtain permits for installation of water service to serve the Parcel.



Olivia Glantz, Planning Administrator Designee

- Attachments: A. Vicinity Map
B. Tentative Replat Plan – as submitted
C. West Salem Neighborhood Association Comments
D. City of Salem Public Works Department Comments

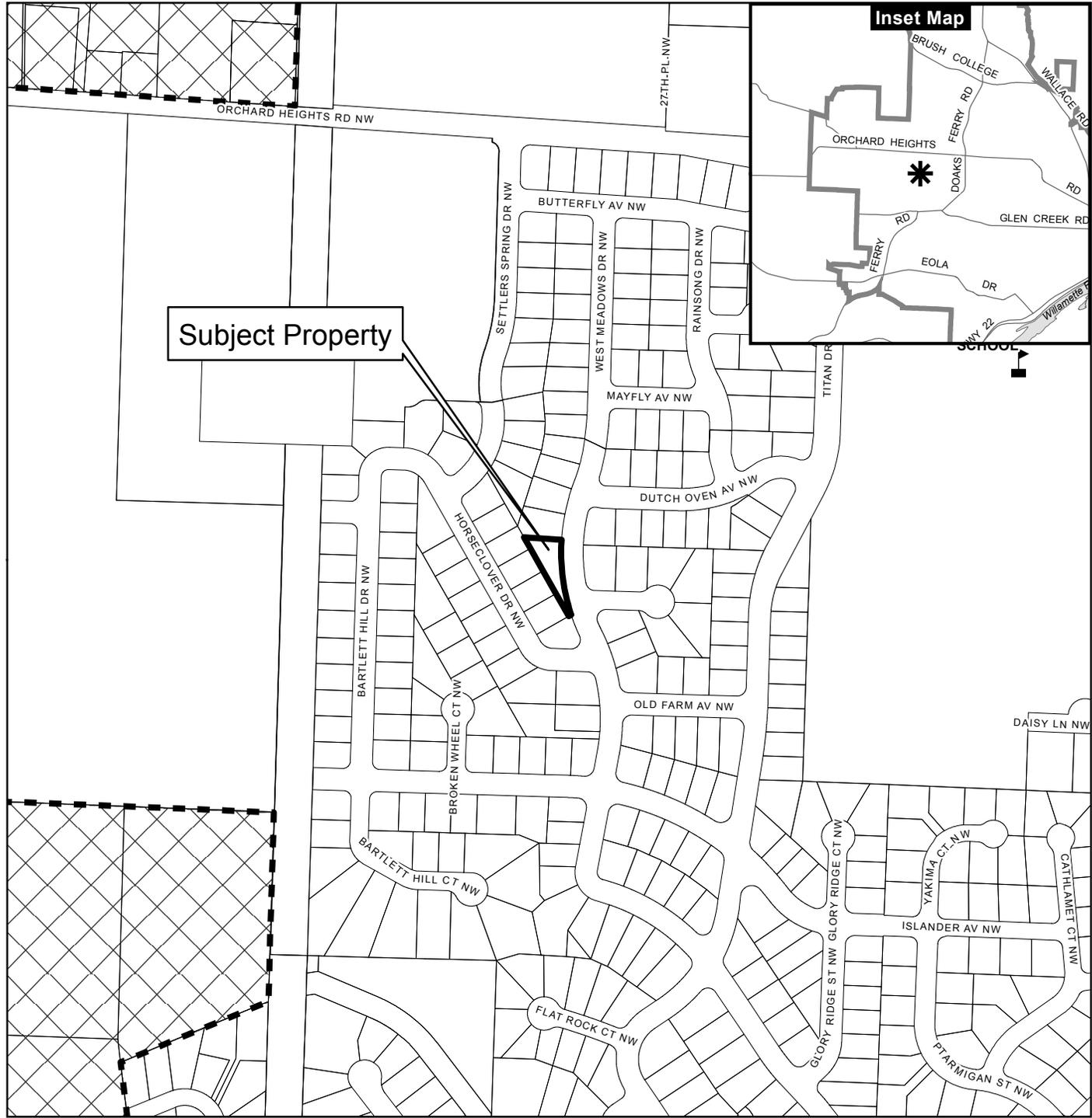
Application Deemed Complete: April 27, 2018
Notice of Decision Mailing Date: May 29, 2018
Decision Effective Date: June 14, 2018
State-Mandated Decision Deadline: September 21, 2018

The rights granted by this decision must be exercised or extension granted by June 14, 2020 or this approval shall be null and void.

A copy of the complete Case File is available for review during regular business hours at the Planning Division office, 555 Liberty Street SE, Room 305, Salem OR 97301.

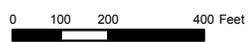
This decision is final unless written appeal from a party with standing to appeal, along with an appeal fee, is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **Wednesday, June 13, 2018, 5:00 p.m.** The notice of appeal must contain the information required by SRC 300.1020. The notice of appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. The Planning Commission may amend, rescind, or affirm the action or refer the matter to staff for additional information.

Vicinity Map 1715 West Meadows Drive NW

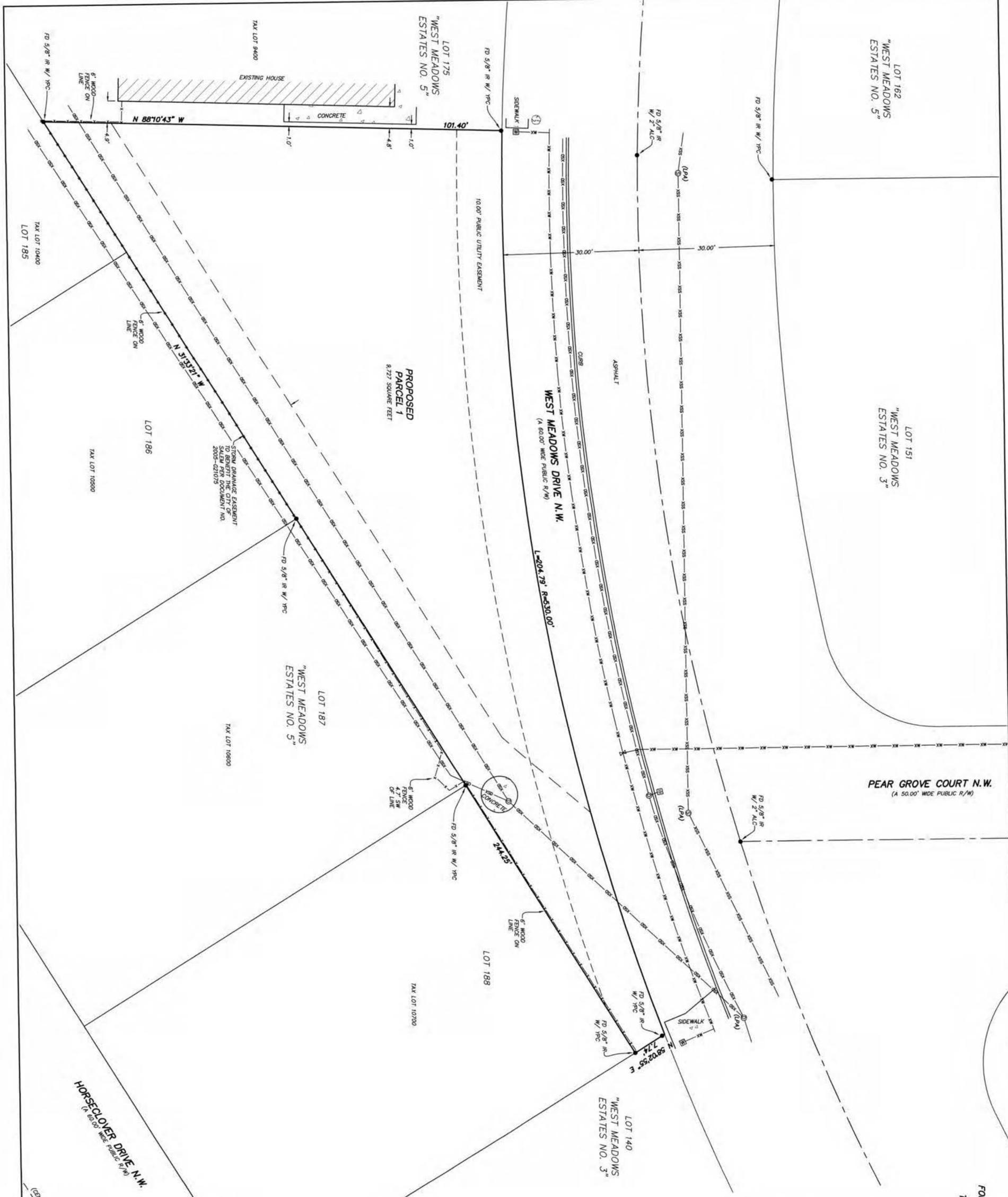


Legend

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



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TENTATIVE PLAN MAP

FOR A PROPOSED REPLAT OF TRACT "A," WEST MEADOWS ESTATES NO. 3"
 OWNER: RICHARD SCHWENNER, 1288 DOAKS FERRY RD, 97204
 TAX LOT 7700, MAP 7.3.17CC, S.W. 1/4 SECTION 17, T.7S, R.3W, W.M.,
 CITY OF SALEM, POLK COUNTY, OREGON
 PREPARED BY: CENTERLINE CONCEPTS LAND SURVEYING, INC.
 19376 MOLALLA AVENUE, SUITE 120
 JANUARY 18, 2018 SCALE 1"=10'

SURVEY NOTES:

A TRIMBLE SP-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.
 THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF WEST MEADOWS ESTATES NO. 5, PLAT RECORDS OF POLK COUNTY.
 THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS, NO PROPERTY CORNERS WERE SET IN THIS SURVEY.
 NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.
 THIS TITLE COMPANY OR OREGON PRELIMINARY TITLE REPORT NUMBER 471917067877, DATED DECEMBER 18, 2017 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF EXCEPTIONS TO TITLE INSURANCE.
 THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM CITY, ASPHALT MAPS ONLY AND OTHER LOCAL UTILITIES SHOWN COURSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION SHOWN FROM INFORMATION OBTAINED FROM THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED IN ANY PART OF THIS SURVEY. NO GUARANTEES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

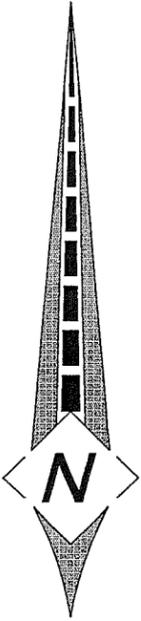
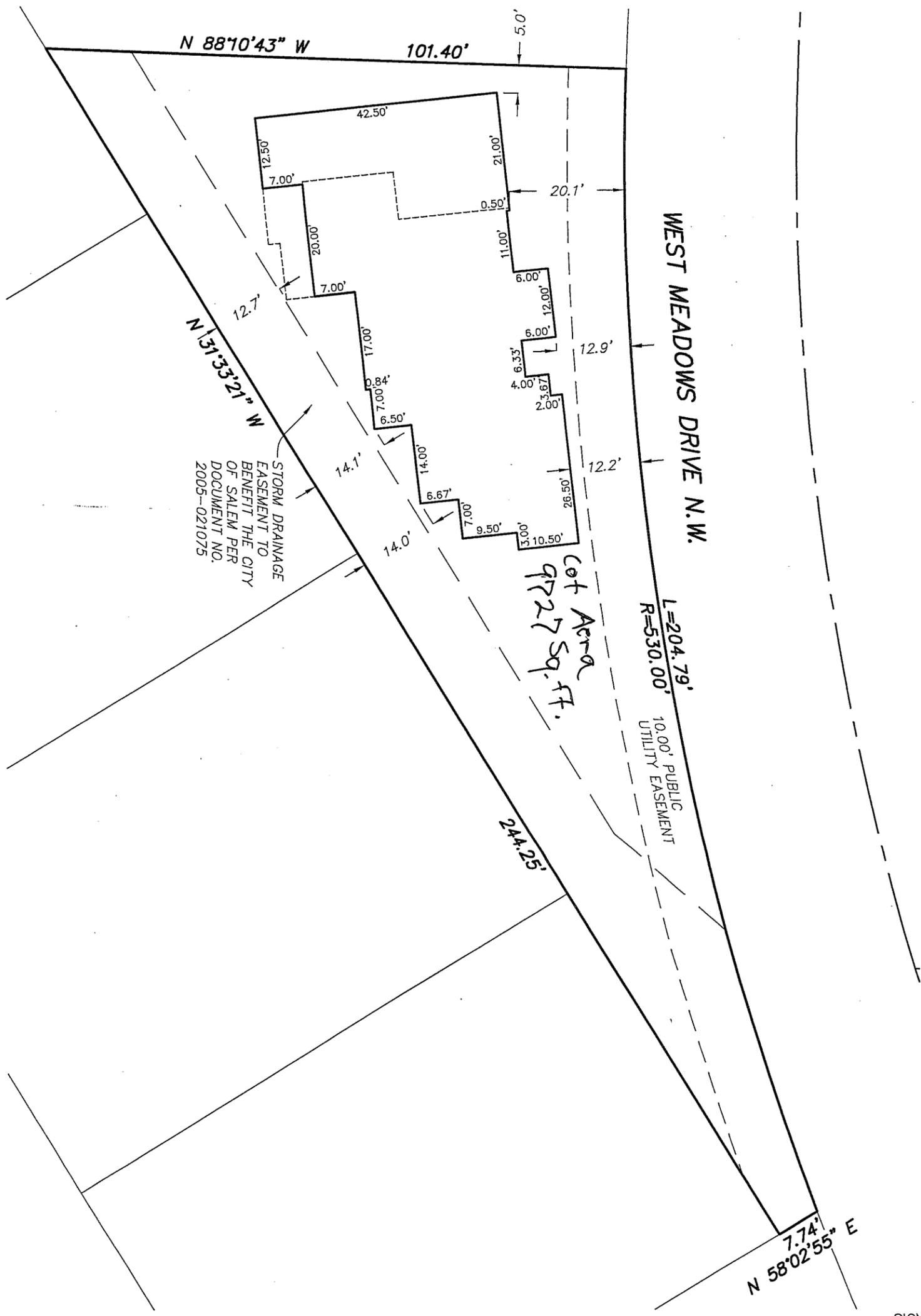
LEGEND:

- DECEADIOUS TREE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ SANITARY SEWER LINE (LPA)
 - ⊙ STORM DRAIN LINE (LPA)
 - ⊙ WATER LINE (LPA)
 - ⊙ FENCELINE
- FD = FOUND
 R/W = RIGHT OF WAY
 W/ = WITH
 IR = IRON ROD
 YPC = YELLOW PLASTIC CAP
 ALC = ALUMINUM CAP
 (LPA) = LOCATION PER ASSESSMENTS NOT LOCATED IN THE FIELD

SIGNED ON: 12/11/2018
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JULY 13, 2004
 TOBY G. GOLDEN
 805715
 OREGON
 RENEWS: DECEMBER 31, 2019



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE. SUITE 120
 OREGON 97145
 PHONE 503.550.0188 FAX 503.550.0189
 PLOTTED BY: PROJECTS\PACIFIC FRAMING-TRACT A, WEST MEADOWS ESTATES 31.dwg (PLANMAP.dwg)



SIGNED ON: _____

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

RENEWS: DECEMBER 31, 2019

CLIENT: PACIFIC FRAMING
ORIG. DATE: 1-23-18
DRAWN BY: RLC
SHEET No. 1 OF 1

STAKEOUT
TRACT "A", WEST MEADOWS ESTATES NO. 3
CITY OF SALEM, POLK COUNTY, OREGON
SCALE: 1"=20'


CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Olivia Glantz

From: Wesley Hill <wes@martinis-hill.com>
Sent: Thursday, May 10, 2018 6:23 AM
To: Olivia Glantz
Cc: Rebecca Diaz; Wesley Hill; Jim Allhiser
Subject: Replat Case No. REP 18-02; 1715 West Meadows Drive

Good morning Olivia,

Thanks for speaking with me about the above referenced Replat recently. The West Salem Neighborhood Association has no objection to the applicant's proposal. Please let me know if you have any questions or concerns regarding the foregoing.

Best,

Wes Hill
Land Use Chair
West Salem Neighborhood Association



MEMO

TO: Olivia Glantz, Planner II
Community Development Department

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

DATE: May 25, 2018

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
REPLAT NO. REP18-02 (18-107879-LD)
1715 WEST MEADOWS DRIVE NW
REPLAT TRACT A OF WEST MEADOWS ESTATES NO. 3

PROPOSAL

A replat Tract A of West Meadows Estates No. 3. The subject property totals approximately 9,727 square feet in size, is zoned RS(Single Family Residential), and located at 1715 West Meadows Drive NW, near the intersection of West Meadows Drive NW and Pear Grove Court NW (Polk County Assessor's Map and Tax Lot Number: 073W17CC07700).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Construct sewer services that are proposed in the public right-of-way.
2. Obtain permits for installation of a water service to serve the Parcel.

FACTS

1. West Meadows Drive NW
 - a. Existing Condition—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
 - b. Standard—This street is designated as a Local street in the *Salem Transportation System Plan*. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

Storm Drainage

1. Existing Conditions

- a. A 60-inch storm main is located in a storm drainage easement (Polk County Instrument No. 2005-021075) on the subject property.
- b. A 15-inch storm main is located in West Meadows Drive NW.

Water

1. Existing Conditions

- a. The subject property is located in the W1 water service level.
- b. There is an 8-inch public water line in West Meadows Drive NW.

Sanitary Sewer

1. Existing Sewer

- a. An 8-inch sewer line is located in West Meadows Drive NW.

CRITERIA AND FINDINGS

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

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

Findings—The applicant's proposal does not vacate any public rights-of-way.

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

Findings— Public Works staff has analyzed the proposed development for compliance with applicable provisions of SRC Chapters 21, 70-78, 200, 205, 601, 802-805, and 810. Any Code provisions found to be out of compliance are shown in the recommended conditions of development.

The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC 205.035(a), the approval of the subdivision replat by the City Surveyor may be delayed or denied based on the non-compliant violation.

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

Findings—The applicant shall provide the required field survey and partition plat per Statute and Code requirements outlines 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 replat 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).

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

Findings—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructures are existing, and appears to be adequate to serve the proposed replat. The proposed development is subject to current PWDS and is not exempted based on the prior land division pursuant to SRC 71.085(b). 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)(6)(B). The applicant shall ensure that the storm infrastructure will remain accessible to City forces for future maintenance of the public system.

Prepared by: Curt Pellatz, Project Coordinator
cc: File