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DECISION OF THE PLANNING ADMINISTRATOR

REPLAT TENTATIVE PLAN CASE NO.: REP23-02

APPLICATION NO.: 23-106010-PLN

NOTICE OF DECISION DATE: May 2, 2023

SUMMARY: A replat to consolidate four existing properties.

REQUEST: A replat to consolidate four existing properties (comprised of Lots 1-4 of Block 15 of the River View Park Addition subdivision plat) into one lot approximately 26,136 square feet in size. The subject property is zoned MU-R (Mixed Use - Riverfront) and located in the 2300 Block of Front Street NE (Marion County Assessor Map and Tax Lot Number: 073W15DA05000).

APPLICANT: Britany Randall, Brand Land Use on behalf of Clutch Industries

LOCATION: 2300 Block of Front Street NE

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

FINDINGS: The findings are in the attached Decision dated May 2, 2023.

DECISION: The **Planning Administrator APPROVED** Replat Tentative Plan Case No. REP23-02 subject to the following condition of approval:

Condition 1: Show all existing and proposed easements on the final plat.

The rights granted by the attached decision must be exercised, or an extension granted, by May 23, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>April 7, 2023</u>
Notice of Decision Mailing Date:	<u>May 2, 2023</u>
Decision Effective Date:	<u>May 23, 2023</u>
State Mandate Date:	<u>August 5, 2023</u>

Case Manager: Olivia Dias, Current Planning Manager, odias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Wednesday, May 17, 2023. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 205. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

NOTICE OF DECISION

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



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

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF THE APPROVAL OF) FINDINGS AND ORDER
REPLAT CASE NO. REP23-02;)
2300 BLOCK OF FRONT ST NE) MAY 2, 2023

REQUEST

Summary: A replat to consolidate four existing properties.

Request: A replat to consolidate four existing properties (comprised of Lots 1-4 of Block 15 of the River View Park Addition subdivision plat) into one lot approximately 26,040 square feet in size. The subject property is zoned MU-R (Mixed Use - Riverfront) and located in the 2300 block of Front Street NE (Marion County Assessor Map and Tax Lot Number: 073W15DA05000)

PROCEDURAL FINDINGS

1. On March 15, 2023, an application for a replat was filed by Brand Land Use, Inc. on behalf of the applicant and property owner, Riverfront Apartments LLC, to consolidate four existing properties into one lot in order to accommodate future redevelopment.
2. The application was deemed complete for processing on April 7, 2023, and notice was provided pursuant to Salem Revised Code (SRC) requirements. The state-mandated 120-day local decision deadline for the application is August 5, 2023.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed replat seeks to consolidate four existing properties (comprised of Lots 1-4 of Block 15 of the River View Park Addition subdivision plat) into one approximately 26,136 square feet in size to accommodate future redevelopment. The properties are located in the 2300 block of Front Street NE (**Attachment A**).

2. Applicant's Plans and Statement

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

3. Summary of Record

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such

as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 106010.

4. Salem Area Comprehensive Plan (SACP)

The subject property is designated River Oriented Mixed Use on the Salem Area Comprehensive Plan map.

The Comprehensive Plan designations of surrounding properties include:

Comprehensive Plan Designation of Surrounding Properties	
North	Across Pine Street NE, River Oriented Mixed Use
South	River Oriented Mixed Use
East	Across Front Street NE, Mixed Use
West	Across alley, River Oriented Mixed Use

5. Zoning

The subject property is zoned MU-R (Mixed Use - Riverfront). The zoning of surrounding properties is as follows:

Zoning of Surrounding Properties	
North	Across Pine Street NE, MU-R (Mixed Use - Riverfront)
South	MU-R (Mixed Use - Riverfront)
East	Across Front Street NE, MU-I (Mixed Use - I)
West	Across the alley, MU-R (Mixed Use - Riverfront)

6. Existing Conditions

The subject property consists of one tax lot (Marion County Assessor Map and Tax Lot Numbers: 073W15DA / 5000) and totals approximately ½ acre in size.

The subject property has frontage on two streets, Front Street NE to the east and Pine Street NE to the north; abuts an alley to the west which separates the property from the commonly owned site to the west. Front Street is designated as a Minor Arterial under the Salem Transportation System Plan (TSP) and Pine Street is designated as Local street.

The subject property is currently vacant with portions that are paved with concrete and asphalt. As identified on the replat tentative plan (**Attachment B**), all existing site features and improvements will be removed in order to accommodate future redevelopment of the proposed consolidated lot.

7. City Department Comments

Public Works Department – Reviewed the proposal and provided comments pertaining to City infrastructure required to serve the proposed development. Their memorandum is included as **Attachment C**.

Building and Safety Division – Reviewed the proposal and identified no issues or objections.

8. Public Agency and Private Service Provider Comments

No Public or Private Agency comments were received.

9. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Highland Neighborhood Association.

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

Neighborhood Association Comments: Notice of the application was provided to the Highland Neighborhood Association (HNA) 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.

The neighborhood association reviewed the proposal and responded with comments expressing support for mixed use development along the riverfront.

Staff Response: The proposed application does not include development. All future development will be reviewed for conformance with applicable sections of the Salem Revised Code, and if notice is required for the review, the neighborhood association will have opportunities to provide comment on future land use actions affecting the site.

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

Homeowners Association: The subject property is not located within a Homeowners Association.

DECISION CRITERIA FINDINGS

10. Analysis of Replat Approval Criteria

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

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

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

Finding: The purpose of the proposed replat is to consolidate the four existing properties which make up the subject property (*comprised of Lots 1-4 of Block 15 of the River View Park Addition subdivision plat*) into one lot, approximately 26,040 square feet in size, in order to accommodate future redevelopment of the property.

The replat does not propose to vacate any of the public streets that abut the property or any recorded covenants or restrictions. The proposed replat meets this approval criterion.

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

Finding: The subject property is zoned MU-R (Mixed Use - Riverfront). The minimum lot size and dimension requirements applicable to the subject property based on its zoning are included under SRC 536.010(a). A summary of the applicable minimum lot size and dimension requirements is provided in the following table:

CB Zone Lot Size & Dimension Standards	
Lot Area	None
Lot Width	None
Lot Depth	None
Street Frontage	Min. 16 ft.

As shown on the replat tentative plan (**Attachment B**), the consolidated lot resulting from the proposed replat is approximately 26,040 square feet in size. The proposed consolidated lot exceeds the minimum lot area, dimension, and street frontage requirements of the MU-R zone and does not result in the creation of non-conforming units of land.

Setbacks and lot coverage requirements applicable to the subject property based on its zoning are included under SRC 536.010(c) and (d) (*MU-R Zone setbacks and lot coverage standards*). Within the MU-R zone there is a 0 ft./maximum 10 ft. setback required for buildings abutting a street. There are no minimum building setbacks required on the southern or western interior property line abutting the adjacent MU-R zoned property and the alley. There is no maximum lot coverage requirement for buildings and accessory structures in the zone.

As shown on the replat tentative plan (**Attachment B**), there are existing structures located on the subject property which are identified for removal to accommodate future redevelopment. The proposed replat will result in the consolidation of the four existing smaller properties into one property. As a result, the existing property lines which divide the property into its current four distinct properties will be eliminated.

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

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

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

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

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

SRC Chapter 536 (Mixed Use - Riverfront): The subject property is zoned MU-R (Mixed Use - Riverfront). The proposed replat seeks to consolidate the four existing properties which currently make up the subject property into one lot, approximately 26,136 square feet in size.

The lot areas and dimensions of the proposed replatted lots exceed the minimum lot size, dimension, and street frontage requirements of the MU-R zone and are of a size and configuration that is suitable for their future development in conformance with the applicable requirements of the MU-R zone. Future development of the lots will be reviewed for conformance with the applicable development standards of the zone at the time of site plan review and building permit approval for development of the properties.

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 lots 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 G-0 water service level.

A 16-inch water main is located at the intersection of Pine St NE & Front Street NE.

Sewer A 10-inch sewer main is located at the intersection of Pine Street NE and Front Street NE.

Storm

Drainage: A 10-inch stormwater main is located in Pine Street NE and the unnamed alley abutting the east property line.

Streets: Front Street NE

- a. Standard – Front Street NE is designated as a Minor Arterial street in the Salem Transportation System Plan (TSP). The standard for this classification of street is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- b. Existing Conditions – The portion of Front Street NE abutting the subject property has an existing approximate 30-foot-wide improvement within a 72-foot-wide right-of-way.

Pine Street NE

- a. Standard – Pine Street NE is designated as a Local street in the Salem TSP. The standard for this classification of street is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions – The portion of Pine Street NE abutting the subject property has an existing approximate 33-foot-wide improvement within a 66-foot-wide right-of-way.

Unnamed Alley

- a. Standard – The unnamed alley is designated as a public alley in the Salem TSP. The standard for this classification is a 10-to-20-foot-wide right-of-way.
- b. Existing Conditions – This right-of-way has an approximately 15-foot-wide improvement within a 16-foot-wide right-of-way abutting the subject property.

Parks: Highland Park is located approximately ½ mile southeast of the property.

SRC Chapter 601 (Floodplain Overlay Zone): 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.

SRC Chapter 808 (Preservation of Trees and Vegetation): The City's tree preservation ordinance (SRC Chapter 808) protects:

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

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

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

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

According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways. The subject property also does not contain any hydric or wetlands-type soils. As such, no impacts to wetlands or required mitigation measures are required in conjunction with the replat and future development of the subject property.

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

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

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

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

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

Finding: The land subject to the proposed replat consists of properties comprised of Lots 1-4 of Block 15 of the River View Park Addition subdivision plat. The proposal complies with this requirement.

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

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

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

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

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

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

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

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

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

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

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

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

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

Finding: The Public Works Department reviewed the proposal and indicated in summary, as specified in **Attachment C**, 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), and public streets abutting the subject property are available to provide adequate street access to the property in conformance with SRC Chapter 803 and the Salem Transportation System Plan (TSP).

In order to ensure applicable rights of access are maintained to existing and proposed utilities on the property following the replat and consolidation of the existing lots, the following condition of approval shall apply:

Condition 1: Show all existing and proposed easements on the final plat.

11. CONCLUSION

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

IT IS HEREBY ORDERED

Replat Case No. REP23-02 is hereby **APPROVED** subject to SRC Chapter 205, and the following conditions prior to final plat approval, unless otherwise indicated:

Condition 1: Show all existing and proposed easements on the final plat.

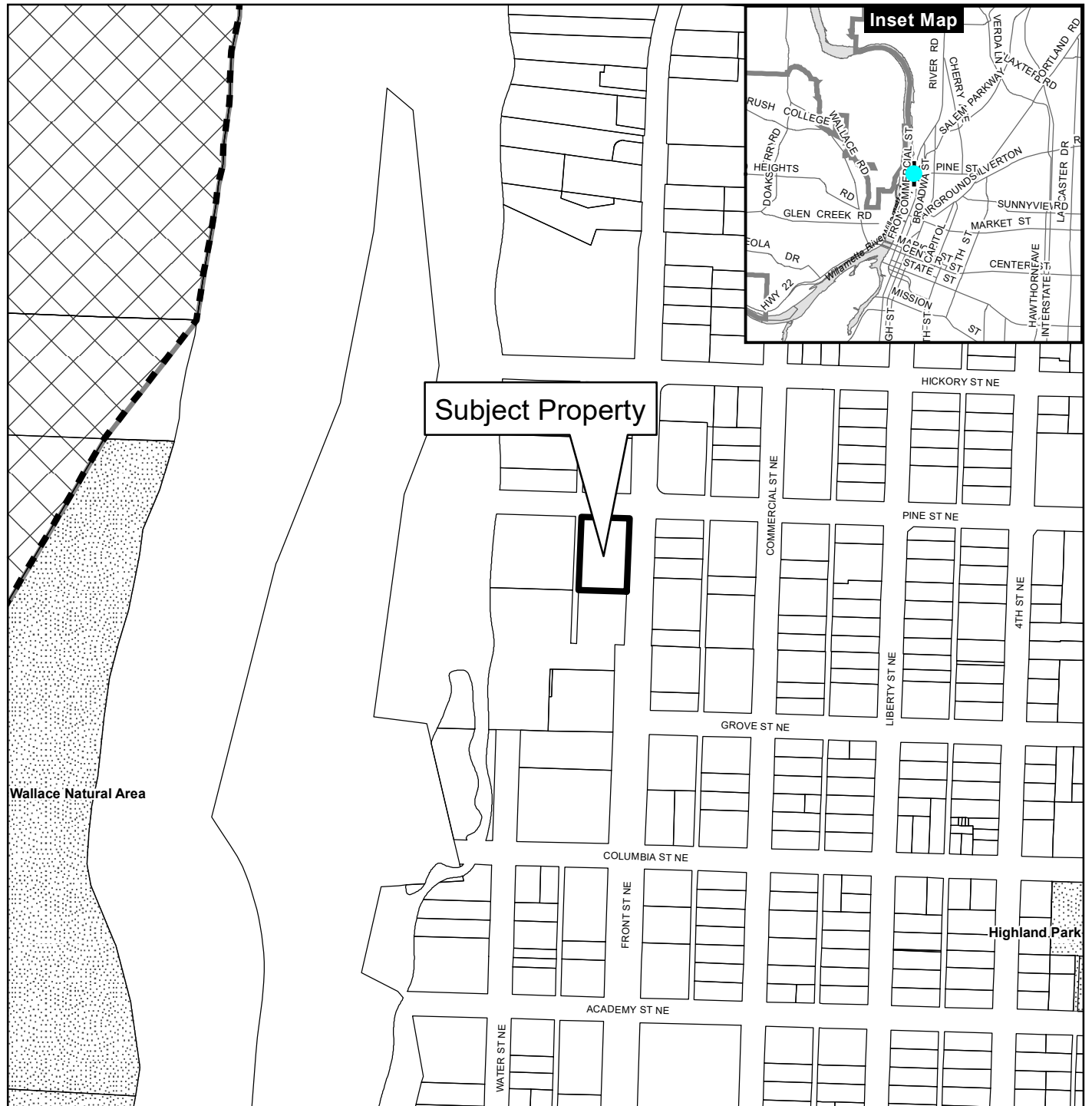


Olivia Dias, Current Planning Manager,
on behalf of Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
B. Replat Tentative Plan
C. City of Salem Public Works Department Comments

Vicinity Map

2300 Block of Front ST NE



Legend

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

- Parks

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Community Development Dept.

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BARKER
SURVEYING



MEMO

TO: Olivia Dias, Current Planning Manager
Community Development Department

FROM: Laurel Christian, Planner II
Public Works Department 

DATE: May 1, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
REP23-02 (23-106010)
2300 BLOCK OF FRONT STREET NE
REPLAT OF FOUR EXISTING PROPERTIES**

PROPOSAL

A tentative replat plan to consolidate four existing properties (comprised of lots 1-4 of Block 15 of the River View Park Addition subdivision plat) into one lot approximately 23,136 square feet in size. The subject property is zoned MU-R (Mixed Use – Riverfront) and located in the 2300 block of Front Street NE (Marion County Assessor Map and Tax Lot Number: 073W15DA05000).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Show all existing and proposed easements on the final plat.

FACTS

Streets

1. Pine 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 has an approximate 33-foot improvement within a 66-foot-wide right-of-way abutting the subject property.
2. Front 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 30-foot improvement within a 72-foot-wide right-of-way abutting the subject property.

3. Unnamed Alley

- a. Standard—This right-of-way is designated as an alley in the Salem TSP. The standard for this classification is a 9-to-19-foot-wide improvement within a 10-to-20-foot-wide right-of-way.
- b. Existing Conditions—This right-of-way has an approximate 15-foot-wide improvement within a 16-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 10-inch stormwater main is located in Pine Street NE and the alley.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 16-inch water main is located in Front Street NE.

Sanitary Sewer

1. Existing Sewer

- a. A 10-inch sewer main is located in Front Street NE.

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

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.

The Salem-Keizer Local Wetland Inventory does not show that there are wetland channels and/or hydric soils mapped on the property.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

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

Findings—The City Surveyor will confirm ORS 92 compliance as part of the final plat mylar review.

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 infrastructure are existing, and appear to be adequate to serve the proposed replat. Public streets abutting the subject property are available to provide adequate street access.

All existing and proposed easements shall be shown on the final plat.

Prepared by: Laurel Christian, Planner II
cc: File