

# NOTICE OF DECISION

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



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

## DECISION OF THE PLANNING ADMINISTRATOR

**REPLAT CASE NO. REP18-01**

**APPLICATION NO. : 18-102054-LD**

**NOTICE OF DECISION DATE: April 4, 2018**

**SUMMARY:** An application to consolidate existing lots and vacated rights-of-way into one lot approximately 3.68 acres in size in order to accommodate future development of the City of Salem's new Police facility.

**REQUEST:** A replat to consolidate all of Block 27 (Lots 1-8), Lot 5, a portion of Lot 4 of an unnumbered Block north of Block 27, and vacated portions of rights-of-way of Fir Street NE and an existing alley. The subject property totals approximately 3.68 acres in size, is zoned CB (Commercial Business District) with General Retail/Office Overlay, and located at the Northeast corner of Commercial Street NE and Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22DB00100, 200, 800, 1300, and 1400).

**APPLICANT:** City of Salem

**REPRESENTATIVE:** Luke Gmazel for City of Salem – Public Works

**LOCATION:** 750 Commercial Street NE - 97301

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

**FINDINGS:** The Findings are in the attached Order dated April 4, 2018.

**DECISION:** The Planning Administrator **APPROVED** Replat REP18-01 subject to the following conditions of approval:

**Condition 1.** Prior to the final plat approval, the vacation of the alley shall be recorded.

The rights granted by the attached decision must be exercised, or an extension granted, by April 20, 2020 or this approval shall be null and void

Application Deemed Complete:	<u>February 6, 2018</u>
Notice of Decision Mailing Date:	<u>April 4, 2018</u>
Decision Effective Date:	<u>April 20, 2018</u>
State Mandate Date:	<u>June 6, 2018</u>

Case Manager: Olivia Glantz, [OGlantz@cityofsalem.net](mailto: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., Thursday, April 19, 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 210. The 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 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. REP18-01)**

*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. 18-01; )  
NE CORNER OF COMMERCIAL ST NE & )  
DIVISION ST NE )  
REQUEST**

**FINDINGS AND ORDER**

**April 4, 2018**

An application to consolidate existing lots and vacated rights-of-way into one lot approximately 3.68 acres in size in order to accommodate future development of the City of Salem's new Police facility.

The subject property is approximately 3.68 acres in size, zoned CB (Commercial Business District) with General Retail/Office Overlay, and located at the Northeast corner of Commercial Street NE and Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22DB00100, 200, 800, 1300, and 1400).

**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:** Prior to final plat approval, the vacation of the existing alley shall be recorded.

**PROCEDURAL FINDINGS**

1. On January 9, 2018, an application for a Replat was filed by the City of Salem for property located at Northeast corner of Commercial Street NE and Division Street NE (Attachment A).
2. The application was deemed complete for processing on February 6, 2018. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on February 6, 2018. The state-mandated local decision deadline for the subject case is June 6, 2018.

## SUBSTANTIVE FINDINGS

### 1. Proposal

The replat application proposes to consolidate existing lots and vacated rights-of-way into one lot approximately 3.68 acres in size in order to accommodate future development of the City of Salem's new Police facility.

The replat of "Plat of Salem" subdivision will consolidate all of Block 27 (Lots 1-8), Lot 5, a portion of Lot 4 of an unnumbered Block north of Block 27, and vacated portions of rights-of-way of Fir Street NE and an existing alley. The subject property totals approximately 3.68 acres in size, is zoned CB (Commercial Business District) with General Retail/Office Overlay, and located at the Northeast corner of Commercial Street NE and Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22DB00100, 200, 800, 1300, and 1400).

### 2. Existing Conditions

#### Site and Vicinity

The subject property consists of five tax lots and an alley approximately 3.68 acres in size, which comprises the following units of land; Block 27 (Lots 1-8), Lot 5, a portion of Lot 4 of an unnumbered Block north of Block 27, and vacated portions of rights-of-way of Fir Street NE and an existing alley of the "Plat of Salem." The site contains several buildings previously used for motor vehicle sales. The development site has frontage on Commercial Street NE on the west, which is designated a Parkway in the Salem Transportation System Plan (TSP). The property also has frontage on Division Street NE to the south and Liberty Street NE to the east, both designated as minor arterial streets in the Salem Transportation System Plan (TSP). The northern boundary of the subject property is formed by Mill Creek and an abutting commercial property.

#### 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 "Central Business District" on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

- North: Central Business District and (Across Mill Creek) Commercial
- South: (Across Division Street NE) Central Business District
- East: (Across Liberty Street NE) Central Business District and Commercial
- West: River-Oriented Mixed Use

### Zoning and Surrounding Land Use

The subject property is zoned CB (Central Business District) with General Retail/Office Overlay, and was previously developed with an office building, parking spaces, and associated site improvements. The surrounding properties are zoned and used as follows:

- North: CB (Central Business District); existing commercial developments and (Across Mill Creek) RH (Multiple Family High-Rise Residential)
- South: (Across Division Street NE) CB (Central Business District); various commercial developments
- East: (Across Liberty Street NE) CB (Central Business District); various commercial developments
- West: (Across Commercial Street NE) CB (Central Business District); various commercial developments

### 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 Plat of Salem (1850):** A subdivision dividing a large portion of the City of Salem downtown, which was platted in 1850.

## **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.

**Portland General Electric (PGE)** reviewed the proposal and indicated that no objection to consolidating the lots.

## 5. Neighborhood Association Comments

The subject property is within the Central Area Neighborhood Development Organization (CANDO). 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.” No comments were received from the neighborhood association prior to the comment deadline.

## 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:** A previously vacated portion of the Fir Street right-of-way ran east west through the platted subdivision; it was vacated in 1909 by City Council ordinance No. 726. The applicant has currently applied for vacation of the alley running north through the property.

The replat does not propose to vacate this public street, or any recorded covenants or restrictions. In order to ensure the existing alley right-of-way is vacated consistent with the tentative Replat, the following condition shall apply:

**Condition 1:** Prior to final plat approval, the vacation of the existing alley shall be recorded.

***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 524 (Central Business District): The proposed replat, as conditioned, would result in a single parcel of approximately 3.68 acres. Compliance with development standards within the CB zone are addressed in the following findings:

*SRC 524.010(a) – Lot Standards*: There is no minimum lot area or lot dimension requirement in the CB zone. The minimum street frontage requirement is 16 feet. The proposed replat, as conditioned, would result in a single parcel of approximately 3.68 acres, with approximately 340 feet of frontage along Division Street NE, 330 feet of frontage along Liberty Street NE and 490 feet of frontage along Commercial Street NE.

*SRC 524.010(b) – Setbacks*: Setbacks within the CB zone and General Retail/Office Overlay shall be provided as set forth in Tables 524-3.

Abutting Street:

- *West*: The subject property is adjacent to Commercial Street NE to the west. There is a minimum 0 foot or 10 foot building setback adjacent to a street; vehicle use areas require a minimum 6-10 foot setback.
- *East*: The subject property is adjacent to Liberty Road NE to the east. There is a minimum 0 foot or 10 foot building setback adjacent to a street; vehicle use areas require a minimum 6-10 foot setback.
- *South*: The subject property is adjacent to Division Street NE to the south. There is a minimum 0 foot or 10 foot building setback adjacent to a street; vehicle use areas require a minimum 6-10 foot setback.

Interior Front, Side, and Rear:

- *North*: There is no rear and side yard setback for buildings. There is a minimum of 5 foot setback for vehicle use areas.

The proposed replat would not alter the location of the south, east, north or west boundaries of the existing development site. The subject property was improved with an existing buildings together with corresponding off-street parking and other site improvements that were recently demolished. Future development of the subject property will be reviewed for conformance with the applicable zone district standards when plans are submitted for design review, site plan review and building permit approval for development of the proposed lot.

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 G-0 water service level.

A 12-inch public water line is located Commercial Street NE and Liberty Street NE abutting the subject property.

A 10-inch public water main is located within Division Street NE abutting the subject property.

*Sewer:* An 8-inch public sewer line north to south in the right-of-way located between 750 Commercial Street NE and 745 Liberty Street NE.

*Storm Drainage:* A 10-inch storm main abuts the property in Liberty Street NE.

*Mill Creek abuts the northeast boundary of 745 Liberty Street NE.*

*Streets:* Commercial Street NE, Liberty Street NE and Division Street NE currently abuts the subject property along the south, east and west boundaries of the subject property.

Commercial Street NE is designated as a Parkway street in the Salem Transportation System Plan (TSP).

- This street is under the jurisdiction of the Oregon Department of Transportation. The standard for this street classification is an 80-foot improvement within a 120-foot right-of-way.

- The abutting portion of Commercial Street NE currently has an approximate 82-foot-wide improvement within a 99-foot-wide right-of-way.

Division Street NE is designated as a Minor Arterial street in the Salem Transportation System Plan (TSP).

- The existing one-way configuration meets the criteria for an alternative street standard pursuant to SRC 803.065.
- The abutting portion of Division Street NE currently has an approximate 40-foot-wide improvement within a 99-foot-wide right-of-way.

Liberty Street NE is designated as a Minor Arterial street in the Salem Transportation System Plan (TSP).

- The standard for this street classification is a 46-foot improvement within a 72-foot right-of-way.
- The abutting portion of Liberty Street NE currently has an approximate 60-foot-wide improvement within a 99-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 several tax lots that consist of several platted lots, a previously vacated segment of right-of-way, and an existing alley. The proposal would eliminate all platted lot lines. The existing buildings have been demolished. 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.

Because the proposed development does not involve the creation of lots or parcels to be used for the construction of single family or duplex dwelling units, a tree conservation plan is not required for the proposed replat. The existing trees, outside of the riparian area, on the site are part of the previous use's landscaping, which will be removed and replaced as part of the future development. Future development or any future proposed

tree removals from 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 mapped wetlands on the northern end of the property and adjacent to the Mill Creek, and there are hydric soils found on the subject 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 include several very small 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 five tax lots and an alley approximately 3.68 acres in size, which comprises the following units of land; Block 27 (Lots 1-8), Lot 5, a portion of Lot 4 of an unnumbered Block north of Block 27, and vacated portions of rights-of-way of Fir Street NE and an existing alley. 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 “Plat of Salem” 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:** A segment of right-of-way for Fir Street once extended east across the subject property. The City Council adopted Ordinance No. 726, which vacated this segment of the Fir Street right-of-way. The proposed replat does not vacate any public street or road. The applicant has currently received approval to vacate the exiting alley on the subject property. The City Council adopted Ordinance No. 1-18 on February 26, 2018. To ensure the proposal will meet this requirement a condition above requires that prior to final plat approval, the vacation of the existing alley shall be recorded.

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 City has not previously approved land use decisions on 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 E, 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). Comments from the Public Works Department also indicate that existing public infrastructure is located within the subject property, and City records do not show that easements are in place that meet the Public Works Design Standards (PWDS). The proposed replat ensures adequate provision of City infrastructure and streets to serve the proposed lots and its future development. The proposal meets this criterion.

## **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.

### **IT IS HEREBY ORDERED**

The request to consolidate existing lots and vacated rights-of-way into one lot approximately 3.68 acres in size zoned CB (Commercial Business District) with General Retail/Office Overlay, and located at the Northeast corner of Commercial Street NE and Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22DB00100, 200, 800, 1300, and 1400), is hereby GRANTED subject to SRC Chapters 205, 551, and the following condition prior to final plat approval:

**Condition 1:** Prior to final plat approval, the vacation of the existing alley shall be recorded.



Olivia Glantz, Planning Administrator Designee

Attachments: A. Vicinity Map  
B. Tentative Replat Plan – as submitted  
C. Applicant's Written Statement  
D. City of Salem Public Works Department Comments

Application Deemed Complete: February 6, 2018  
Notice of Decision Mailing Date: April 4, 2018  
Decision Effective Date: April 20, 2018  
State-Mandated Decision Deadline: June 6, 2018

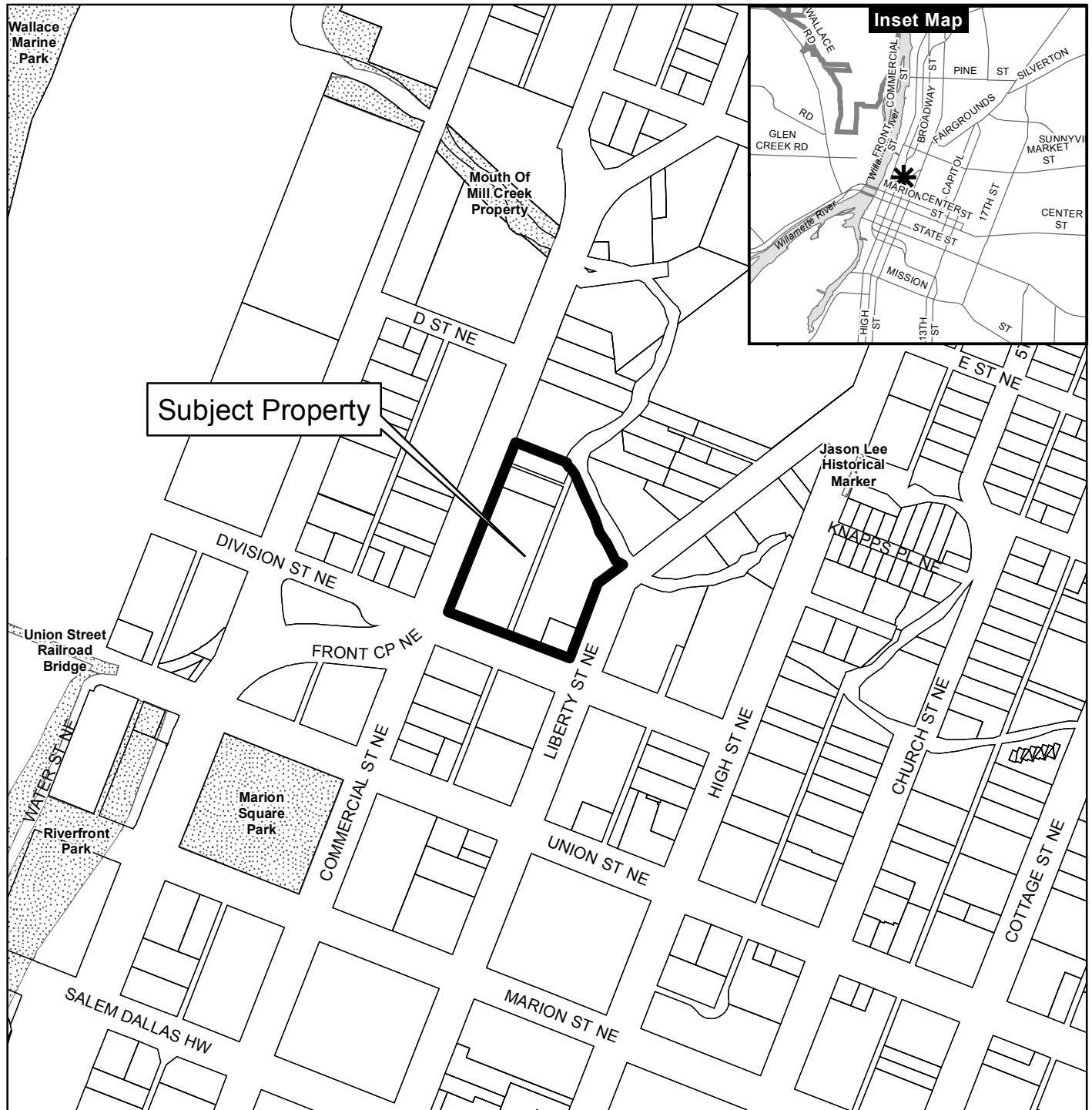
The rights granted by this decision must be exercised or extension granted by April 20, 2020 or this approval shall be null and void.

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 **Monday, April 19, 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

## Northeast Corner of Commercial Street NE & Division Street NE



### Legend

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

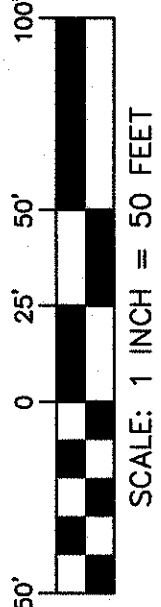
Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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0 100 200 400 Feet





NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT ALL OF BLOCK 27 OF THE "PLAT OF SALEM", ALL OF LOT 5 AND A PORTION OF LOT 4 OF AN UNNUMBERED BLOCK NORTH OF BLOCK 27 OF THE "PLAT OF SALEM" AND THAT PORTION OF VACATED FIR STREET BETWEEN SAID BLOCKS.

FOR MY BASIS OF BEARINGS, BEING ALSO THE WEST LINE OF SUBJECT PROPERTY AND THE EAST LINE OF COMMERCIAL STREET, I HELD NORTH 19°30'00" EAST BETWEEN MONUMENTS (A), (B) AND (C). THE SOUTH LINE, BEING ALSO THE NORTH LINE OF DIVISION STREET, WAS ESTABLISHED BY HOLDING MONUMENT (A) AND 99.00 FEET NORTH OF MONUMENT (C), WHEN MEASURED AT RIGHT ANGLES.

THE WESTERLY NORTH LINE WAS ESTABLISHED AS BEING PARALLEL WITH AND 491.33 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF DIVISION STREET.

THE EASTERLY NORTH LINE WAS HELD ALONG THE APPROXIMATE CENTERLINE OF MILL CREEK.

THE NORTHERLY EAST LINE, BEING ALSO THE WEST RIGHT OF WAY LINE OF LIBERTY STREET, WAS ESTABLISHED BY HOLDING A 73.00 FOOT WIDE RIGHT OF WAY WIDTH FROM MONUMENTS (D) AND (E).

THE SOUTHERLY EAST LINE, BEING ALSO THE WEST RIGHT OF WAY LINE OF LIBERTY STREET, WAS HELD AS BEING PARALLEL WITH THE EAST LINE OF COMMERCIAL STREET AND 99.00 FEET WEST OF MONUMENT (F). WHEN MEASURED AT RIGHT ANGLES.

NOTES

1. ALL EXISTING SITE IMPROVEMENTS/BUILDINGS ARE TO BE DEMOLISHED, UNLESS OTHERWISE NOTED.
2. THE EXISTING 16.50 FOOT WIDE ALLEY IS TO BE VACATED BY A SEPARATE DOCUMENT PRIOR TO THE REPLAT.
3. THE PROPOSED RE-PLATTED PARCEL (AFTER THE PROPOSED RIGHT OF WAY DEDICATION) HAS AN AREA OF 157,433 SQUARE FEET OR 3.49 ACRES, MORE OR LESS.
4. SITE ADDRESS: 745 LIBERTY ST. NE  
PROPERTY OWNER: THE CITY OF SALEM  
OWNER ADDRESS: 555 LIBERTY ST. SE, SUITE 325

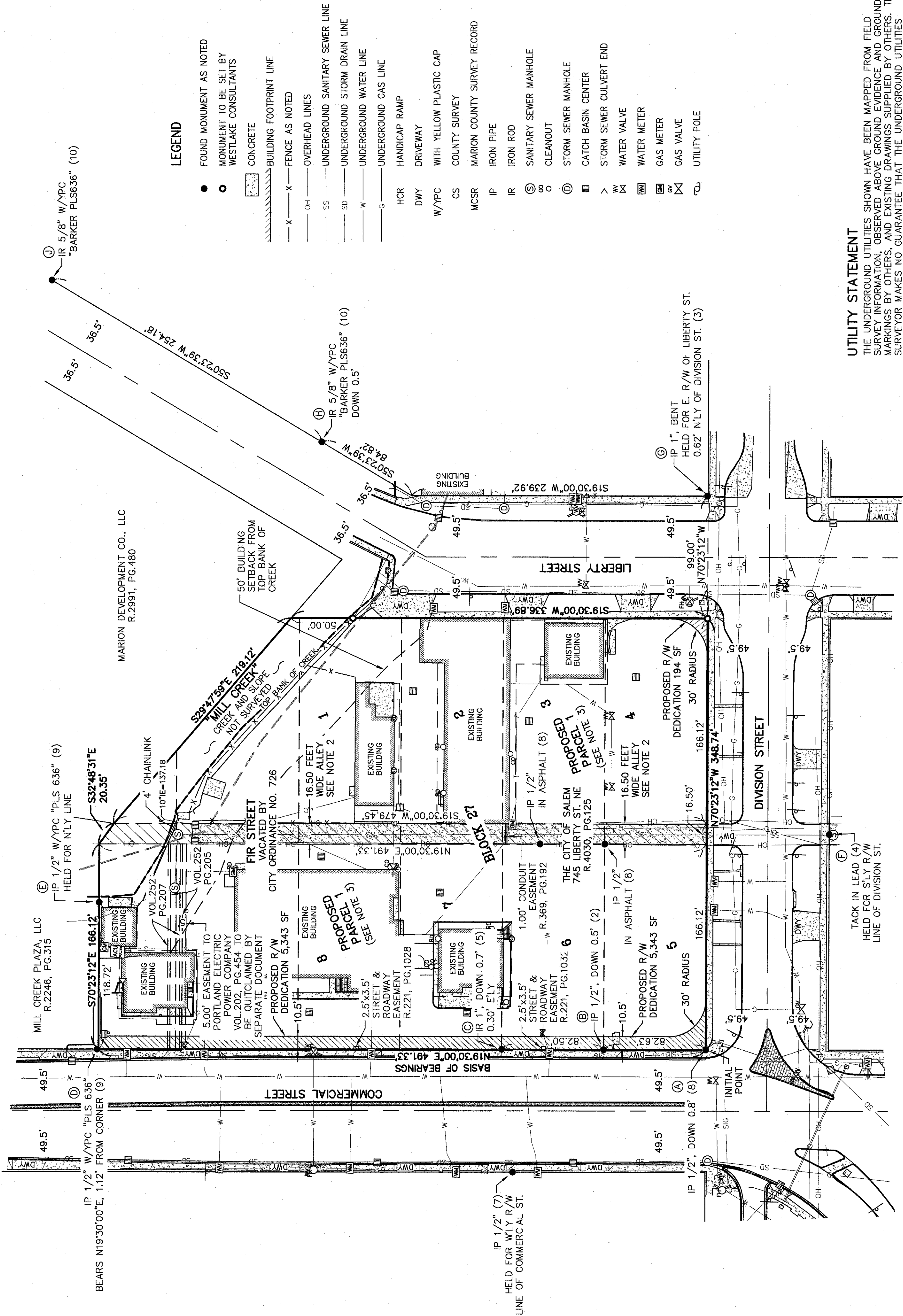
SURVEY REFERENCES

ALL REFERENCES FROM MARION COUNTY RECORDS

- |                            |                 |
|----------------------------|-----------------|
| (1) 501-20 "CITY OF SALEM" | (10) MCSR 36168 |
| (2) CS 6703                | (11) CS 7574    |
| (3) CS 7128                | (12) CS 9206    |
| (4) MCSR 16985             | (13) CS 9216    |
| (5) MCSR 18059             | (14) CS 9545    |
| (6) MCSR 20751             | (15) MCSR 19707 |
| (7) MCSR 23765             | (16) MCSR 22941 |
| (8) MCSR 27106             | (17) MCSR 27670 |
| (9) MCSR 29481             | (18) MCSR 27956 |

PROPOSED REPLAT

BEING ALL OF BLOCK 27 OF THE "PLAT OF SALEM", ALL OF LOT 5 AND A PORTION OF LOT 4 OF AN UNNUMBERED BLOCK NORTH OF BLOCK 27 OF THE "PLAT OF SALEM" AND THAT PORTION OF VACATED FIR STREET BETWEEN SAID BLOCKS



LEGEND

- |        |  |
|--------|--|
| ●      | FOUND MONUMENT AS NOTED                    |
| ○      | MONUMENT TO BE SET BY WESTLAKE CONSULTANTS |
| ■      | CONCRETE                                   |
| ---    | BUILDING FOOTPRINT LINE                    |
| —X—    | FENCE AS NOTED                             |
| —OH—   | OVERHEAD LINES                             |
| —SS—   | UNDERGROUND SANITARY SEWER LINE            |
| —SD—   | UNDERGROUND STORM DRAIN LINE               |
| —W—    | UNDERGROUND WATER LINE                     |
| —G—    | UNDERGROUND GAS LINE                       |
| —HOR—  | HANDICAP RAMP                              |
| —DWY—  | DRIVEWAY                                   |
| —W/PC— | WITH YELLOW PLASTIC CAP                    |
| —CS—   | COUNTY SURVEY                              |
| —MCSR— | MARION COUNTY SURVEY RECORD                |
| —IP—   | IRON PIPE                                  |
| —IR—   | IRON ROD                                   |
| ⊙      | SANITARY SEWER MANHOLE                     |
| ⊖      | CLEANOUT                                   |
| ⊕      | STORM SEWER MANHOLE                        |
| ⊗      | CATCH BASIN CENTER                         |
| >      | STORM SEWER CULVERT END                    |
| ⊗      | WATER VALVE                                |
| ⊗      | WATER METER                                |
| ⊗      | GAS METER                                  |
| ⊗      | GAS VALVE                                  |
| ⊗      | UTILITY POLE                               |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**WESTLAKE**  
CONSULTANTS INC.  
ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER  
16115 S.W. SEQUOIA PARKWAY, SUITE 160  
TIGARD, OREGON 97224  
(503) 684-0652  
FAX (503) 624-0157

FOR: CITY OF SALEM  
PRELIMINARY REPLAT  
SE 1/4 OF SECTION 22, T.7S., R.3.W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED  
LAND SURVEYOR  
SEPTEMBER 12, 2017  
OREGON  
STEVEN LEE HOWELL  
91569

RENEWAL: 6-30-2019

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REVISIONS		DESCRIPTION
1	1/25/2018	ADD RW DEDICATION/UPDATE BOUNDARY
2	1/6/2018	INITIAL RELEASE
BY:		SLH2
CHECKED BY:		SLH2
DATE:		

**Written Statement for City of Salem Police Facility Replat Application**

**Prepared by:** Luke Gmazel, Project Manager, City of Salem, PW Engineering


**Date Prepared:** January 3, 2018

I, Luke Gmazel, as the Agent of the Applicant hereby submit that the proposal to replat Assessor Tax Lot Numbers 073W22DB00-100, 200, 800, 1300 and 1400, into one tax lot for the purpose of constructing a new Police Station for the City of Salem Police Department meets the criteria for a replat tentative plan. More specifically:

- With the exception of an alley vacation that is currently underway, the replat tentative plan does not propose to vacate any public street or road, or any recorded covenant or restrictions.
- The replat tentative plan will not create nonconforming units of land or nonconforming developments, or increase the degree of nonconformity in existing units of land development.
- The replat tentative plan complies with the standards of Salem Revised Code Chapter 205, and with all applicable provisions of the Unified Development Code (UDC).
- The replat tentative plan complies with all applicable provisions of ORS Chapter 92.
- The replat tentative plan is not prohibited by any existing City land use approval or previous condition of approval, affecting one or any of the units of land.
- With the exception of a sanitary sewer service that will be rerouted to serve the Mill Creek Plaza office building at 868 Commercial St NE, the replat tentative plan does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

If there are any questions regarding this Written Statement, please contact me at (503) 588-6211 or [lgmazel@cityofsalem.net](mailto:lgmazel@cityofsalem.net).

Thank you,



Luke Gmazel, PE



# MEMO

**TO:** Olivia Glantz, Planner II  
Community Development Department

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

**DATE:** March 23, 2018

**SUBJECT:** PUBLIC WORKS RECOMMENDATIONS  
REPLAT NO. 18-01 (18-102054)  
750 COMMERCIAL STREET NE  
NEW POLICE FACILITY

## PROPOSAL

An application to consolidate existing lots and vacated rights-of-way into one lot approximately 3.68 acres in size in order to accommodate future development of the City of Salem's new Police facility.

## RECOMMENDED CONDITIONS OF PLAT APPROVAL

The proposed replat meets applicable requirements related to public infrastructure.

## FACTS

### 1. Commercial Street NE

- a. Existing Condition—This street has an approximate 82-foot improvement within a 99-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is under the jurisdiction of the Oregon Department of Transportation and is designated as a Parkway street in the *Salem Transportation System Plan*. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.

### 2. Division Street NE

- a. Existing Condition—This street has an approximate 40-foot improvement within a 99-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is designated as a Minor Arterial street in the *Salem Transportation System Plan*. The existing one-way configuration meets the criteria for an alternative street standard pursuant to SRC 803.065.

**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 as per SRC 205.035(a), the approval of the subdivision replat plat 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 tentative replat appears to comply with ORS Chapter 92. 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 existing water, sewer, and storm infrastructure are adequate to serve the proposed replat. The streets abutting the subject property exceed the minimum right-of-way requirements of SRC Chapter 803 based on the appropriate street classifications as specified in the *Salem Transportation System Plan*. The abutting streets may be improved at the time of Site Plan Review based on the findings of the Traffic Impact Analysis; no improvements are warranted in conjunction with the replat.

cc: File