

# 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

**PARTITION CASE NO.: PAR18-04**

**APPLICATION NO. : 18-105707-LD**

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

**SUMMARY:** A proposed partition to divide a lot along the westerly side of Park Avenue NE into three parcels. The existing single family residence would remain.

**REQUEST:** A tentative partition plan to divide approximately 0.46 acres (19,922 square feet) into three parcels, with Parcel 1 consisting of approximately 5,963 square feet (exclusive of the accessway), Parcel 2 consisting of approximately 6,895 square feet (exclusive of the accessway), and Parcel 3 consisting of approximately 5,580 square feet (exclusive of the accessway). The existing single family residence would remain on Parcel 1, and Parcel 2 and Parcel 3 would consist of vacant land for the future development of single family homes.

The subject property is approximately 0.45 acres (19,922 square feet) in size, zoned RS (Single Family Residential), and located at 3045 Park Avenue NE (Marion County Assessor's Map and Tax Lot number 073W13BD 02300).

**APPLICANT:** Vasily Snegirev

**LOCATION:** 3045 Park Avenue NE / 97301

**CRITERIA:** Salem Revised Code SRC 205.005(d)

**FINDINGS:** The findings are in the attached Order dated June 4, 2018.

**DECISION:** The Planning Administrator **APPROVED** Partition PAR18-04 subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the conditions of approval listed below, which must be completed prior to final plat approval, unless otherwise indicated:

- Condition 1:** Obtain a demolition permit and remove the existing detached garage on proposed Parcel 2.
- Condition 2:** Prior to final partition plat, the flag lot accessway shall be paved to a minimum width of 15 feet.
- Condition 3:** Prior to final partition approval, "NO PARKING – FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lot accessway that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of any remaining portion of the accessway.

- Condition 4:** The stormwater system shall be tentatively designed to accommodate future impervious surfaces. Construct stormwater facilities that are proposed in the public right-of-way or that serve more than one parcel.
- Condition 5:** Construct sewer services that are proposed in the public right-of-way.
- Condition 6:** Obtain permits for installation of water services to serve Parcel 2.
- Condition 7:** Pay water connection fees prior to plat approval per SRC Chapter 21.
- Condition 8:** Construct sidewalk and streetlight improvements along the entire frontage of Park Avenue NE to Local street standards. The sidewalk may be located along the curb line. If a curb line sidewalk is constructed, then curb replacement shall be required in conjunction with sidewalk construction.
- Condition 9:** Provide a 10-foot-wide public utility easement (PUE) along the entire frontage of Park Avenue NE.
- Condition 10:** Demonstrate compliance with wetland delineation requirements as specified by Oregon Department of State Lands.

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

Application Deemed Complete:	<u>April 18, 2018</u>
Notice of Decision Mailing Date:	<u>June 4, 2018</u>
Decision Effective Date:	<u>June 20, 2018</u>
State Mandate Date:	<u>August 16, 2018</u>

**Case Manager:** Britany Randall, [brandall@cityofsalem.net](mailto:brandall@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 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(s) 205. 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  
(PARTITION PLAT NO. 18-04)**

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

**IN THE MATTER OF THE  
TENTATIVE APPROVAL OF  
PARTITION PLAT NO. 18-04;  
3045 PARK AVENUE NE**

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**FINDINGS AND ORDER**

**June 4, 2018**

**REQUEST**

A tentative partition plan to divide approximately 0.45 acres into 3 parcels, with Parcel 1 consisting of approximately 5,963 square feet, exclusive of the flag lot accessway, Parcel 2 consisting of approximately 5,535 square feet, exclusive of the flag lot accessway, and Parcel 3 consisting of approximately 5,580 square feet. The existing single family residence would remain on Parcel 1.

The subject property is approximately 0.45 acres in size, zoned RS (Single Family Residential), and located at 3045 Park Avenue NE (Marion County Assessor's Map and Tax Lot number 073W13BD 02300) (**Attachment A**).

**DECISION**

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

- Condition 1:** Obtain a demolition permit and remove the existing detached garage on proposed Parcel 2.
- Condition 2:** Prior to final partition plat, the flag lot accessway shall be paved to a minimum width of 15 feet.
- Condition 3:** Prior to final partition approval, "NO PARKING – FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lot accessway that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of any remaining portion of the accessway.
- Condition 4:** The stormwater system shall be tentatively designed to accommodate future impervious surfaces. Construct stormwater facilities that are proposed in the public right-of-way or that serve more than one parcel.
- Condition 5:** Construct sewer services that are proposed in the public right-of-way.

- Condition 6:** Obtain permits for installation of water services to serve Parcel 2.
- Condition 7:** Pay water connection fees prior to plat approval per SRC Chapter 21.
- Condition 8:** Construct sidewalk and streetlight improvements along the entire frontage of Park Avenue NE to Local street standards. The sidewalk may be located along the curb line. If a curb line sidewalk is constructed, then curb replacement shall be required in conjunction with sidewalk construction.
- Condition 9:** Provide a 10-foot-wide public utility easement (PUE) along the entire frontage of Park Avenue NE.
- Condition 10:** Demonstrate compliance with wetland delineation requirements as specified by Oregon Department of State Lands.

### **PROCEDURAL FINDINGS**

1. On March 6, 2018, an application for a Tentative Partition Plan was filed proposing to divide a 0.45 acre property at 3045 Park Avenue NE (**Attachment B**) into three parcels.
2. The application was deemed complete for processing on April 18, 2018. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on April 18, 2018. The state-mandated local decision deadline is August 16, 2018.
3. The applicant submitted a concurrent tree conservation plan on March 23, 2018 which was deemed complete for processing on April 20, 2018.

### **SUBSTANTIVE FINDINGS**

#### **1. Proposal**

The tentative plan proposes to divide the property into three parcels, with Parcel 1 containing the existing residence and Parcel 2 and Parcel 3 created for new residential development. The proposed Parcel 1 will access to Park Avenue NE and proposed Parcel 2 and Parcel 3 would take access from a 20-foot wide access and utility easement. The three parcels within the tentative partition plan are proposed as follows:

#### **PROPOSED PARCEL 1**

Parcel Size: 5,963 square feet, exclusive of the flag lot accessway  
Parcel Dimensions: Approximately 81 feet in width and 74 feet in depth.

#### **PROPOSED PARCEL 2**

Parcel Size: 5,535 square feet, exclusive of the flag lot accessway  
Parcel Dimensions: Approximately 68 feet in width and 81 feet in depth.

### **PROPOSED PARCEL 3**

Parcel Size: 5,580 square feet,  
Parcel Dimensions: Approximately 55 feet in width and 102 feet in depth.

***Access and Circulation:*** The subject property has frontage along the easterly property line on Park Avenue NE, which is designated as a local street within the Salem Transportation System Plan (TSP).

## **2. Existing Conditions**

### **Site and Vicinity**

The subject property is a rectangular lot, with 102 feet of frontage on Park Avenue NE along its easterly boundary. The property is approximately 102 feet in width and approximately 196 feet in depth from west to east. An existing house, constructed in 1945, according to Marion County Assessor Records, is situated on the easterly portion of the subject property. The applicant proposes to retain the existing house after the partition.

### **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 Park Avenue NE) Single Family Residential  
West: Single Family Residential

### **Zoning and Surrounding Land Use**

The subject property is zoned RS (Single Family Residential) and is currently occupied by a single family residence. The surrounding properties are zoned and used as follows:

North: RS (Single Family Residential); single family dwelling  
South: RS (Single Family Residential); single family dwelling  
East: (Across Park Avenue NE) RS (Single Family Residential); single family dwelling  
West: RS (Single Family Residential); single family dwelling

### Relationship to Urban Service Area

The subject property is within the City's Urban Service Area.

### Infrastructure

- Water:* The subject property is located within the G-0 water service level. A 6-inch public water line is located in Park Avenue NE.
- Sewer:* An 8-inch City of Salem sewer line is located in Park Avenue NE.
- Storm Drainage:* There is a public storm system located approximately 100-feet north of the subject property in Park Avenue NE. The system includes a series of catch basins and concrete storm mains that flow to the north.
- Streets:* *Park Avenue NE* abuts the easterly boundary of the subject property, and 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 Park Avenue NE currently has an approximately 30-foot wide improvement within a 60-foot-wide right-of-way.

## **3. 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 C**.

**Building and Safety Department** - The City of Salem Building and Safety Department reviewed the proposal and has no objections to it.

**Salem Fire Department** – Salem Fire Department reviewed the proposal and provided the following comments: Fire department access is required to be provided within 150 feet of all portions of the structure as measured along an approved route. If the fire department access road exceeds 150 feet in length then an approved turnaround will be required. The existing fire hydrant on Park Av NE appears to be within the distance requirements (600 feet as measured along an approved route). Fire department access and water supply will be verified at time of building permit plan review.

**Salem-Keizer Public Schools** – Salem-Keizer Public Schools reviewed the proposal and has provided their comments. Their memorandum is included as **Attachment D**.

**Oregon Department of State Lands** – Oregon Department of State Lands commented that wetlands are present throughout the undeveloped area of the site except for an old fill area in the northwestern corner of the site. Their comments are included as **Attachment E**.

#### **4. Neighborhood Association Comments**

The subject property is within the Lansing 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.” The neighborhood association did not provide any comments.

#### **5. Public Comments**

Property owners within 250 feet of the subject property were mailed notification of the proposed partition. One comment was received from a surrounding property owner stating they have no objections to the proposal.

#### **6. Criteria for Granting a Tentative Partition**

The Salem Revised Code (SRC), which includes the Unified Development Code (UDC), implements the Salem Area Comprehensive Plan land use goals, and governs development of property within the city limits. The partition process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan (TSP), and the Water, Sewer, and Storm Drain System Master Plans. A second review occurs for the created parcels at the time of site plan review/building permit review to assure compliance with the UDC. Compliance with conditions of approval to satisfy the UDC is checked prior to city staff signing the final partition plat.

SRC Chapter 205.005(d) sets forth the criteria that must be met before approval can be granted to a tentative partition plan. The following subsections are organized with approval criteria shown in bold, followed by findings of fact upon which the Planning Administrator’s decision is based. The requirements of SRC 205.005(d) are addressed within the specific findings which evaluate the proposal’s conformance with the applicable criteria. Lack of compliance with the following criteria is grounds for denial of tentative plan or for the issuance of conditions of approval to more fully satisfy the criteria.

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

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

SRC Chapter 511 (Single Family Residential): The proposed partition would divide the 0.45 acre property into three parcels, with no remainder. The subject property is currently zoned RS (Single Family Residential). The minimum lot area requirements of the RS zone are established under SRC 511.010(a) as follows:

**Lot Standards for RS zone (Single Family)** (see SRC Chapter 511, Table 511-2)

Requirement	Minimum Standard
Lot Area (Single Family)	4,000 square feet
Infill Lot <sup>1</sup>	5,500 square feet
Lot Width	40 feet
Lot Depth (Single Family)	70 feet
Street Frontage	40 feet

Proposed parcels in the partition range from approximately 5,963 square feet to 5,535 square feet in size. The proposed parcels exceed minimum lot area, dimension, and frontage requirements and therefore conform to the applicable standards. The proposed parcels within the partition are also of sufficient size and dimension to permit future development of uses allowed within the zone.

Except for flag lots, the RS zone, pursuant to SRC 511.010(a) Table 511-2, requires lots to have a minimum frontage of 40 feet on a street. The proposed Parcel 1 exceeds the minimum frontage requirement and proposed Parcel 2 and Parcel 3 are flag lots.

**Setback Requirements:** SRC Chapter 511 establishes the following setback standards for development within an RS (Single Family) zone:

Front Yards and Yards Adjacent to Streets:

- Minimum 12 feet (minimum 20 feet when adjacent to a street designated 'Collector', 'Arterial', or 'Parkway')
- Minimum 20 feet for garages

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<sup>1</sup> Infill lot: A residential flag lot created by the partition of land after February 8, 2006.



Rear Yards:

- Minimum 14 feet (for any portion of a main building not more than one story in height); or
- Minimum 20 feet (for any portion of a main building greater than one story in height)

Interior Side Yards:

- Minimum 5 feet
- Minimum 10 feet (Infill Lot)

The existing dwelling on proposed Parcel 1 meets these standards for setbacks for the front, sides and rear yards. Setback requirements for proposed Parcel 2 and Parcel 3 will be reviewed at the time of application for building permits. The proposed partition plan provided by the applicant does show the future building envelopes for dwellings which meet the minimum setback requirements.

In the event that the garage were not removed, the proposed partition would result in the existing residence and detached garage being located on separate parcels. The garage is only permitted in the RS zone as an accessory use, and is not permitted to be located on a parcel (such as proposed Parcel 2) without a primary residential use. In order to ensure that the partition does not result in a non-conforming accessory structure, the following condition shall apply:

**Condition 1:** Obtain a demolition permit and remove the existing detached garage on proposed Parcel 2.

**Lot Coverage:** Maximum lot coverage requirements within the RS zone are established under SRC 511.010(c), Table 511-4. The RS zone limits the total maximum lot coverage for buildings and accessory structures to 60 percent. The proposed Parcel 1 is approximately 5,963 square feet, exclusive of the accessway. The existing dwelling is less than 60% of the proposed parcel. Future development of Parcel 2 and Parcel 3 will be reviewed for conformance with the development standards of SRC 511 at the time of building permit review.

The proposal meets the requirements of SRC Chapter 511.

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. The existing residence is proposed to remain, and is shown on the site plan entirely within the boundaries of proposed Parcel 1, in compliance with this standard.

**SRC 800.025 (Flag Lots):** Lots can be created without the minimum required frontage on a public street when flag lot accessways conforming to the standards of Table 800-1 are provided. Flag lot accessways shall be privately and not publicly maintained. SRC 800.025 establishes the following development standards for flag lot accessways serving 1 to 2 residentially zoned lots:

Flag Lot Accessway Standards (1-2 Lots)( Residential Zone)	
Length	150 ft. Max.
Width	20 ft. Min.
Paved Width	15 ft. Min.
Parking	Not Allowed
Turnaround	Required for flag lot accessways greater than 150 feet in length. <i>(Unless the buildings served by the flag lot accessway are equipped with approved automatic fire sprinkler systems or where geographic features make it impractical and an alternative means of fire protection is provided and approved by the Fire Marshal)</i>

The proposed flag lot accessway is to serve proposed Parcel 2 and Parcel 3 is approximately 143 feet in length and 20 feet in width. Flag lot accessways serving one to two residentially zoned lots is required to be paved to a minimum width of 15 feet. The proposed flag lots conform to the flag lot standards of SRC 800.025. In order to ensure that the access meets the requirements of SRC 800.025, the following condition shall apply:

**Condition 2:** Prior final partition plat, the flag lot accessway shall be paved to a minimum width of 15 feet.

Subsection (d) prohibits parking on flag lot accessways. In order to ensure that resident and emergency access remains unobstructed, the following condition shall apply:

**Condition 3:** Prior to final partition approval, "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lot accessway that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of any remaining portion of the accessway.

As conditioned above, the proposal conforms to the requirements of SRC Chapter 800.

**SRC Chapter 806 (Off-Street Parking, Loading, and Driveways)**

**SRC 806.015(a) (Minimum Required Off-Street Parking):** An existing single family residence currently occupies the subject property, with off-street parking provided by a

driveway leading to a single car garage. SRC 806.015(a) requires all Single Family and Two Family dwellings outside of the Central Salem Development Program (CSDP) Area to provide a minimum of two off-street parking spaces. The subject property is located outside of the CSDP, and the proposed partition would create three parcels for residential development (proposed Parcels 1, 2, and 3), with an existing single-family residence remaining on proposed Parcel 1.

Off-street parking requirements for the proposed Parcel 2 and Parcel 3 will be reviewed at the time of application for building permits.

The proposal meets the requirements of SRC Chapter 806.

**(B) City Infrastructure Standards.**

The Public Works Department reviewed the proposal for compliance with the City's public facility plans pertaining to provision of water, sewer, and storm drainage facilities. While SRC Chapter 205 does not require submission of utility construction plans prior to tentative partition plan approval, it is the responsibility of the applicant to design and construct adequate City water, sewer, and storm drainage facilities to serve the proposed development prior to final plat approval without impeding service to the surrounding area.

SRC Chapter 200 (Urban Growth Management): The Urban Growth Management Program requires that an Urban Growth Area (UGA) Development Permit must be obtained prior to development of property outside the Salem Urban Service Area. The subject property is inside of the Urban Service Area. Therefore, a UGA permit is not required and the proposal conforms to the requirements of SRC Chapter 200.

SRC Chapter 802 (Public Improvements): Comments from the Public Works Department indicate that water and sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the proposed partition. Specifications for required public improvements are summarized in the Public Works Department memo dated May 25, 2018.

*SRC 802.015 (Development to be Served by City Utilities)*. Water, sewer and stormwater services must be provided to each of the proposed parcels, consistent with Public Works Design Standards (PWDS). In order to ensure water, sewer and stormwater service are provided in compliance with the requirements of SRC Chapter 802 and the PWDS, the following conditions shall apply:

**Condition 4:** The stormwater system shall be tentatively designed to accommodate future impervious surfaces. Construct stormwater facilities that are proposed in the public right-of-way or that serve more than one parcel.

**Condition 5:** Construct sewer services that are proposed in the public right-of-way.

**Condition 6:** Obtain permits for installation of water services to serve Parcel 2.

**Condition 7:** Pay water connection fees prior to plat approval per SRC Chapter 21. SRC Chapter 803 (Streets and Right-of-Way Improvements):

*SRC 803.015 (Traffic Impact Analysis):* The proposed three parcel partition generates less than 300 average daily vehicle trips to Park Avenue NE, designated as a Local street. Therefore, a Traffic Impact Analysis is not required as part of the proposed partition submittal.

*SRC 803.020 (Public and Private Streets):* There are no internal streets proposed within the partition. The subject property has frontage on Park Avenue NE, which is a public street.

*SRC 803.025 (Right-of-Way and Pavement Widths):* Park Avenue NE abuts the subject property and does not meet the current standard for a Local street. Pursuant to SRC 803.040, the applicant shall construct up to a half-street improvement to Local street standards. Based on the existing conditions of Park Avenue NE, the extend of the required improvements is limited to construction of sidewalk improvements along the curb line in order to match other sidewalk in the vicinity of the subject property pursuant to SRC 803.035(l)(2)(B). However, curb replacement shall be required in conjunction with curb line sidewalk construction to PWDS.

In order to ensure these standards are met, the following condition shall apply:

**Condition 8:** Construct sidewalk and streetlight improvements along the entire frontage of Park Avenue NE to Local street standards. The sidewalk may be located along the curb line. If a curb line sidewalk is constructed, then curb replacement shall be required in conjunction with sidewalk construction.

As conditioned, proposal meets the requirements of SRC Chapter 803.

*SRC 803.030 (Street Spacing):* The proposed partition involves further division of a 0.45 acre lot, within an established residential area where the network of streets has been in place for several decades. The limited size of the proposal and existing development on adjacent properties preclude development of further street connections as part of the proposal. The requirements of SRC Chapter 803 are not applicable to this proposal.

*SRC 803.035 (Street Standards):* Pursuant to subsection (n), public utility easements (PUEs) may be required for all streets. In order to ensure adequate access for the provision of electricity and other utilities, the following condition shall apply:

**Condition 9:** Provide a 10-foot-wide public utility easement (PUE) along the entire frontage of Park Avenue NE.

As conditioned, the proposal conforms to applicable street standards.

*SRC 803.040 (Boundary Streets):* The abutting portion of Park Avenue NE is designated as a Local street in the TSP and has an approximate 30-foot-wide improvement within a 60-foot-wide right-of-way and meets the current standard for a Local street. Street trees shall be provided consistent with local street standards as specified in the Salem Transportation System Plan.

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

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.

The applicant has submitted a tree conservation plan indicating three of the four trees on the subject site will be preserved. The applicant's proposal would retain three trees, or approximately 75% of the trees on the subject property, thus exceeding the 25% percent retention standard in SRC 808.035(d)(4). Condition 2 within the Tree Conservation Plan (TCP18-02) imposes protections measures for the tree during construction. No heritage trees, riparian areas, or significant trees are currently present on the subject property.

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

DSL indicated the presence of wetlands on the subject site. In order to ensure the proposed development meets the standards of SRC Chapter 809, the following condition shall apply:

**Condition 10:** Demonstrate compliance with wetland delineation requirements as specified by Oregon Department of State Lands.

SRC Chapter 810 (Landslide Hazards): City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, there no areas of landslide susceptibility on the subject property.

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

**Finding:** The proposed partition would divide a 0.45 acre property into three proposed parcels with no remainder. The proposed partition would not impede the future use or development of any portion of the property. The adjoining properties are developed with single family dwellings and have access to public streets.

The proposed configuration of parcels allows for the future development of the site consistent with applicable zoning standards. The property's existing frontage on Park Avenue NE is sufficient to provide access to each of the proposed parcels. The proposal does not adversely affect the safe and healthful development of adjacent properties. The proposal meets this criterion.

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

**Finding:** The subject property is within the Urban Service Area. Public Works Department staff reviewed the proposal and determined that water and sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the property as shown on the applicant's preliminary partition plan. As specified in the conditions of approval, private water, sewer, and storm services shall be constructed to serve each parcel as a condition of plat approval.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities. In order to ensure that stormwater systems within the proposed partition meet the requirements of SRC Chapter 71, the following condition shall apply:

**Condition 4:** The stormwater system shall be tentatively designed to accommodate future impervious surfaces. Construct stormwater facilities that are proposed in the public right-of-way or that serve more than one parcel.

All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 803.035(c)(6)(B) prior to final plat approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

As conditioned, the proposal meets this criterion.

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

**Finding:** The property abuts Park Avenue NE to the west. Park Avenue NE is designated as a Local street in the TSP. Park Avenue NE does not meet the current standard for a Local street. Pursuant to SRC 803.040, the applicant shall construct up to a half-street improvement to Local street standards. Based on the existing conditions of Park Avenue NE, the extend of the required improvements is limited to construction of sidewalk improvements along the curb line in order to match other sidewalk in the vicinity of the subject property pursuant to SRC 803.035(I)(2)(B). However, curb replacement shall be required in conjunction with curb line sidewalk construction to PWDS. Street trees shall be provided consistent with Local street standards as specified in the Salem Transportation System Plan.

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

**Finding:** The property abuts Park Avenue NE to the west. Park Avenue NE is designated as a Local street in the TSP. Park Avenue NE does not meet the current standard for a Local street. Pursuant to SRC 803.040, the applicant shall construct up to a half-street improvement to Local street standards. Based on the existing conditions of Park Avenue NE, the extend of the required improvements is limited to construction of sidewalk improvements along the curb line in order to match other sidewalk in the vicinity of the subject property pursuant to SRC 803.035(I)(2)(B). However, curb replacement shall be required in conjunction with curb line sidewalk construction to PWDS. Street trees shall be provided consistent with Local street standards as specified in the Salem Transportation System Plan.

As conditioned, the street system adjacent to the tentative partition plan will provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

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

**Finding:** The proposed partition has been reviewed to ensure that adequate measures have been planned to alleviate natural or fabricated hazards and limitations to development, including topography and vegetation of the site. The layout allows for reasonable development of all parcels within the partition without variances from the UDC. The site is relatively flat. As a condition of the concurrent Tree Conservation Plan (TCP18-04) the applicant must take precautionary measures to protect the existing trees on site that are to be preserved. The proposal meets this criterion.

**SRC 205.005(d)(7): The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the**

**site, such that the least disruption of site, topography, and vegetation will occur from the reasonable development of the parcels.**

**Finding:** The applicant proposes to retain the existing residence on Parcel 1 within the partition, alleviating the disruption to topography and vegetation that would result from demolition, grading, and construction associated with redevelopment of this portion of the site.

The concurrent Tree Conservation Plan (TCP18-04) retains three of the four trees on the subject site. The applicant's Tree Conservation Plan retains three trees, or approximately 75% of the trees on the subject property, thus exceeding the 25% percent retention standard in SRC 808.035(d)(4). No heritage trees, riparian areas, or significant trees are currently present on the subject property.

The proposal meets this criterion.

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

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

**Finding:** The site is served by available sewer and water. Therefore, this criterion does not apply.

## **7. Conclusion**

Based upon review of SRC 205.005, the findings contained under Section 6 above, and the comments described, the tentative partition plan complies with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

### **IT IS HEREBY ORDERED**

That Tentative Partition Plan Case No. 18-04, to divide a 0.45 acre lot into 3 parcels, with Parcel 1 consisting of 5,963 square feet, exclusive of the flag lot accessway, Parcel 2 consisting of 5,535 square feet, exclusive of the flag lot accessway, and Parcel 3 consisting of 5,580 square feet, exclusive of the flag lot accessway, for property zoned RS (Single Family Residential), and located at 3045 Park Avenue NE is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the



conditions of approval listed below, which must be completed prior to final plat approval, unless otherwise indicated:

- Condition 1:** Obtain a demolition permit and remove the existing detached garage on proposed Parcel 2.
- Condition 2:** Prior to final partition plat, the flag lot accessway shall be paved to a minimum width of 15 feet.
- Condition 3:** Prior to final partition approval, "NO PARKING – FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lot accessway that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of any remaining portion of the accessway.
- Condition 4:** The stormwater system shall be tentatively designed to accommodate future impervious surfaces. Construct stormwater facilities that are proposed in the public right-of-way or that serve more than one parcel.
- Condition 5:** Construct sewer services that are proposed in the public right-of-way.
- Condition 6:** Obtain permits for installation of water services to serve Parcel 2.
- Condition 7:** Pay water connection fees prior to plat approval per SRC Chapter 21.
- Condition 8:** Construct sidewalk and streetlight improvements along the entire frontage of Park Avenue NE to Local street standards. The sidewalk may be located along the curb line. If a curb line sidewalk is constructed, then curb replacement shall be required in conjunction with sidewalk construction.
- Condition 9:** Provide a 10-foot-wide public utility easement (PUE) along the entire frontage of Park Avenue NE.
- Condition 10:** Demonstrate compliance with wetland delineation requirements as specified by Oregon Department of State Lands.



---

Britany Randall, Planning Administrator Designee

- Attachments:
- A. Vicinity Map
  - B. Applicant's Tentative Partition Plan
  - C. City of Salem Public Works Department Comments
  - D. Salem-Keizer Public Schools Comments
  - E. Oregon Department of State Lands Comments

Application Deemed Complete: April 18, 2018  
Notice of Decision Mailing Date: June 4 2018  
Decision Effective Date: June 20, 2018  
State Mandated Decision Date: August 16, 2018

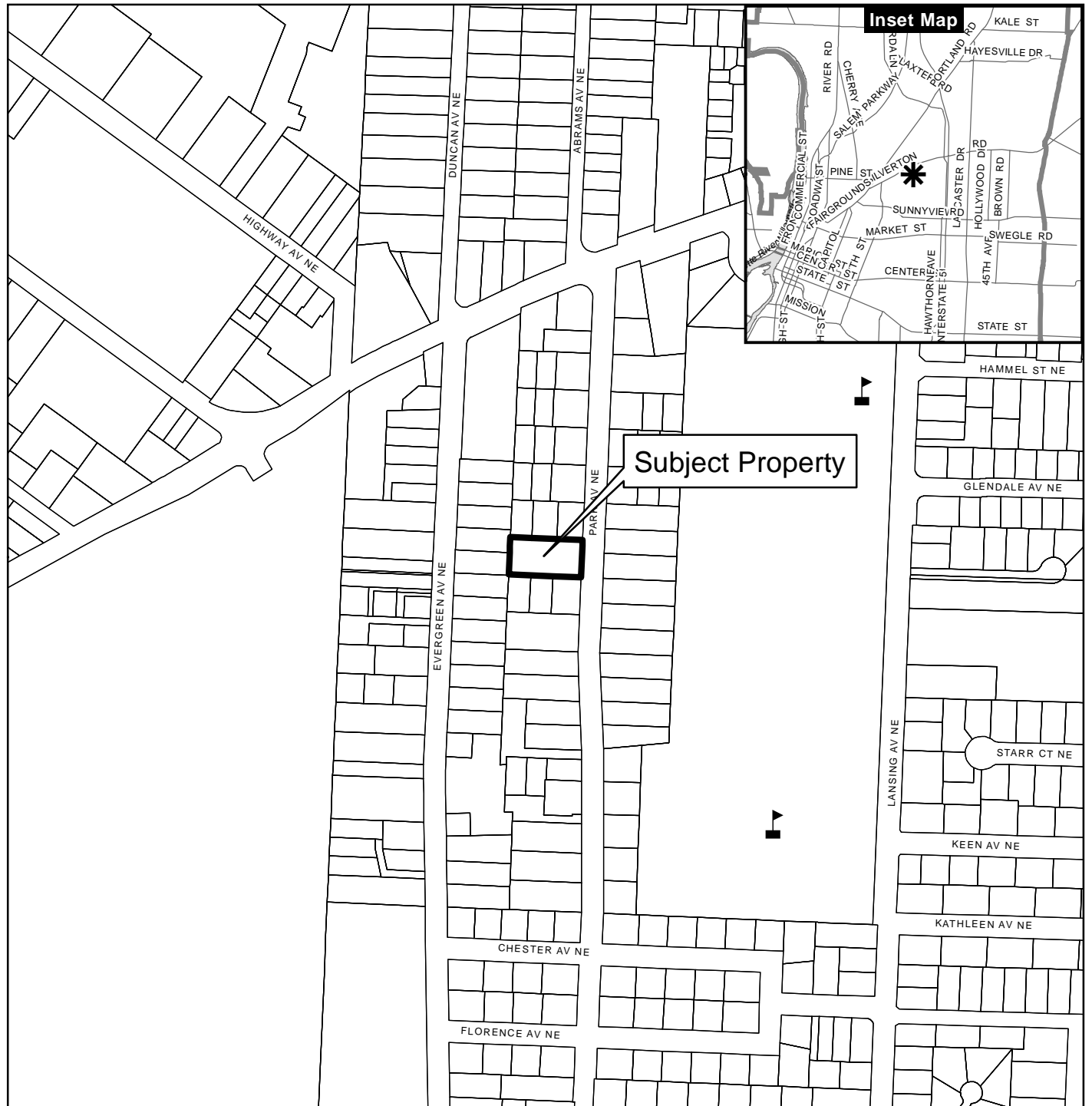
The rights granted by this decision must be exercised or extension granted by **June 20, 2020**, or this approval shall be null and void.

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 Tuesday, June 19, 2018 by 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 Salem Planning Commission may amend, rescind, or affirm the action or refer the matter to staff for additional information.

# Vicinity Map

## 3045 Park Ave. 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.

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

0 100 200 400 Feet



FILE PATH: \\p15\files\Survey\0115-98 Survey\ 2005 Park Ave\JDN0515-98_SITE_PLAN.dwg	2016-5-23 12:21 PM
LAYOUT	M. HEMMER
DESIGN	M. HEMMER
CHECKED	M. HEMMER
APPROVED	J. VAN ASTMAE
DATE	2016/04/04

FILE PATH: P:\15(Misc. Surveying)\15-98 Snigvner (304S Park Ave)\DWG\15-98 SITE PLAN.dwg 2018-3-23 12:24 PM



**NOTE: DATUM IN DRAWINGS IS LOCAL ASSUMED**



EXISTING	PROPOSED

STORM SEWER CLEAN OUT  
STORM SEWER CATCH BASIN  
STORM SEWER MANHOLE  
GAS METER  
GAS VALVE  
GUY WIRE ANCHOR  
POWER POLE  
POWER VAULT  
POWER JUNCTION BOX  
POWER PEDESTAL  
COMMUNICATIONS VAULT  
COMMUNICATIONS JUNCTION BOX

<u>EXISTING</u>	<u>PROPOSED</u>

The diagram illustrates the proposed signal timing for the intersection of Highway 101 and Highway 102. It compares the existing signal timing with the proposed timing.

**EXISTING**

Signal timing (seconds):

- Northbound: 15
- Southbound: 15
- Eastbound: 15
- Westbound: 15

**PROPOSED**

Signal timing (seconds):

- Northbound: 15
- Southbound: 15
- Eastbound: 45
- Westbound: 45

The diagram also includes a north arrow and a scale bar indicating 100 feet.

CV-1	COVER
GN-1	GENERAL NOTES
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
EC-1	EROSION CONTROL PLAN
GR-1	GRADING PLAN
UT-1	UTILITY PLAN DETAILS
DT-1	DETAILS
DT-2	DETAILS

**SITE ADDRESS:**

3045 PARK AVE. NE  
SALEM, OR 97302  
T7S-R3W-SEC13 W.M.

[illegible]

PREPARED FOR: **VASILY SNEGIREV - 3045 PARK AVE NE SALEM, OR 97305**

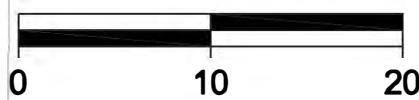
[www.leengineering.com](http://www.leengineering.com)

**"DECADES OF ENGINEERING EXCELLENCE"**

PROJECT NO.	5-96	<b>CV-1</b>
SHEETS	9	

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LEI ENGINEERING AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING. © LEI ENGINEERING





**NOTE: AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL "NO PARKING - FIRE LANE" SIGNS ON BOTH SIDES OF THE PRIVATE DRIVE. "NO PARKING" SIGNS SHALL BE INSTALLED ON THE REMAINDER OF THE PRIVATE DRIVE. THE ADDRESS OF THE NEW PARCEL SHALL ALSO BE POSTED AT THE ENTRANCE OF THE NEW PRIVATE DRIVE. THE DRIVE SHALL BE PRIVATELY MAINTAINED.**

**EXPIRES**

15-96 PARTITION  
SECTION 13 T7S R3W W.M.  
PREPARED FOR:  
VASILY SNEGIREV - 3045 PARK AVE NE SALEM, OR 97305

**LEI** **ENGINEERING & SURVEYING**  
"DECADES OF ENGINEERING EXCELLENCE"

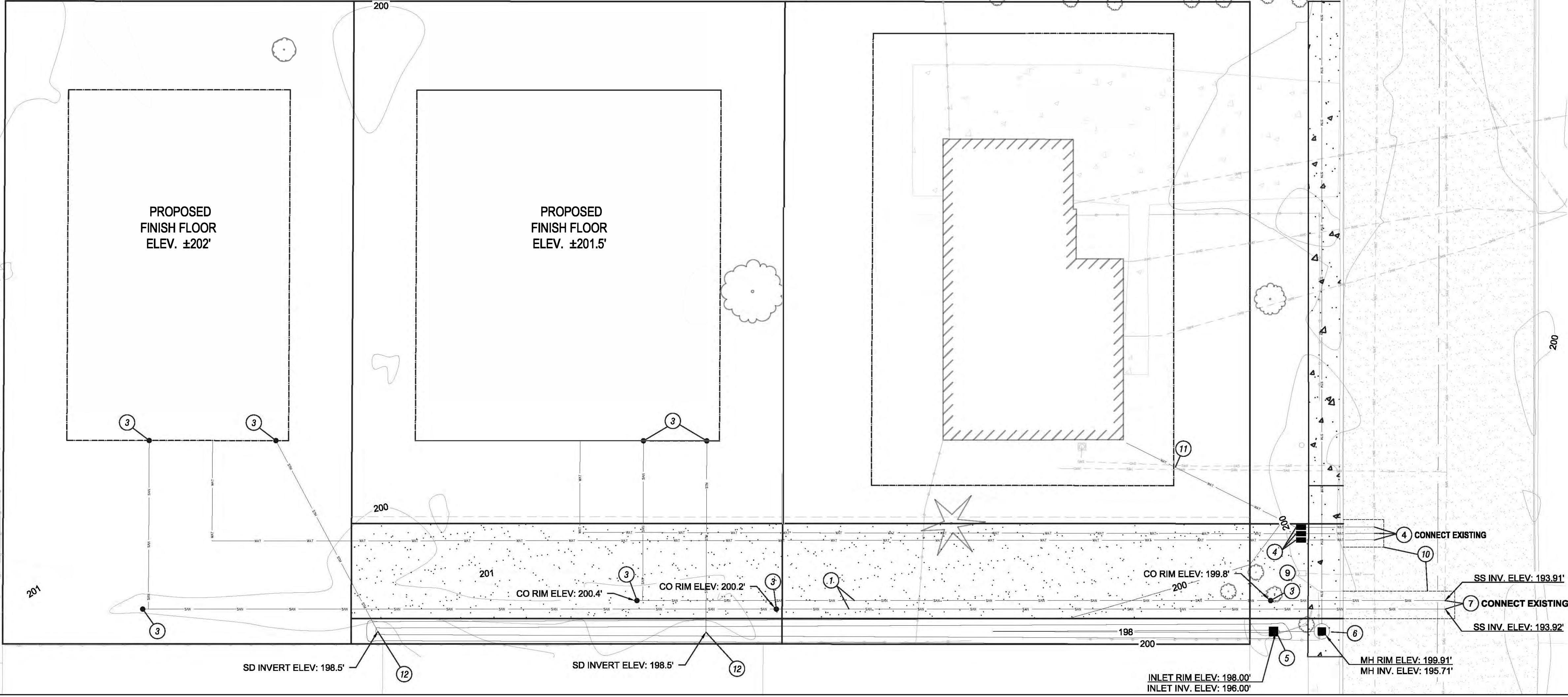
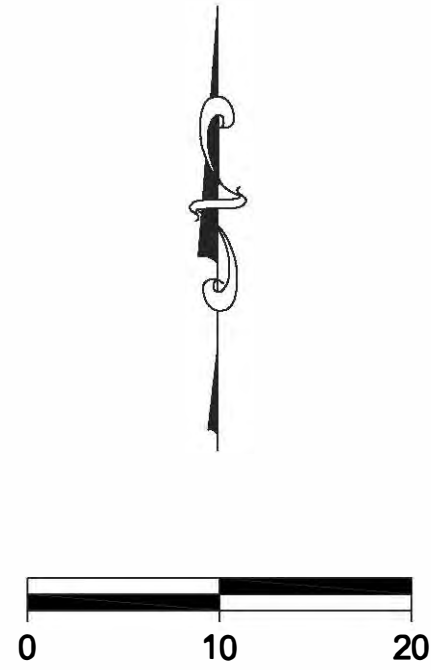
## GRADING

SCALE	1" = 10'
PROJECT NO.	15-9
TOTAL SHEETS	9

**GR-1**



DATE: 11/15/2016 11:54 AM BY: J. VAN ARMAN (P) PROJECT: 15-96 PARTITION SECTION 13 T7S R3W W.M. SHEET: 15-96 UT-1 OF 12



CATCH BASIN  
CB RIM ELEV: 200.00'  
CB IN ELEV (NORTH): 194.75'  
CB INV. ELEV (EAST): 194.92'  
CB INV. ELEV (SOUTH NEW LINE TIE IN): 194.85'  
CB INV. ELEV (WEST): 196.70'

CB RIM ELEV: 199.00'  
CB INV. ELEV: 195.06'

CONSTRUCTION NOTES:

- 1 CONTRACTOR SHALL INSTALL 4" SDR 3034 PVC SANITARY SEWER PIPE - SLOPE 2% MINIMUM AS SHOWN. BACKFILL AND BEDDING PURSUANT TO DETAIL AS SHOWN ON DT-1. QUANTITY - AS NEEDED
- 2 CONTRACTOR SHALL INSTALL 6" ADS N12 STORM DRAIN PIPE - SLOPE 0.5% MINIMUM AS SHOWN. INVERT ELEVATIONS TO BE DETERMINED DURING CONSTRUCTION. BACKFILL AND BEDDING PURSUANT TO DETAIL AS SHOWN ON SHEET DT-1. QUANTITY - 192 LF
- 3 CONTRACTOR SHALL INSTALL 4" SDR 3034 PIPE FITTING AS SHOWN. PURSUANT TO STANDARD DETAIL 106 ON SHEET DT-1. QUANTITY - 2 WYES - 8 CLEANOUTS
- 4 CITY FORCES SHALL INSTALL THE PROPOSED WATER SERVICES AND METER BOXES IN THE SIDEWALK. THE CONTRACTOR SHALL INSTALL THE REMAINDER OF THE WATER SERVICE. QUANTITY - 350 LF.
- 5 CONTRACTOR SHALL INSTALL 24" CONCRETE ROUND PIPE WITH BEEHIVE INLET PURSUANT TO DETAIL SHOWN ON SHEET DT-2, NO. 246. QUANTITY - 1
- 6 CONTRACTOR SHALL CONSTRUCT SHALLOW MANHOLE, AS SHOWN, PURSUANT TO STANDARD DETAIL SHOWN ON SHEET DT-2, NO. 211. QUANTITY - 1
- 7 CITY FORCES SHALL PERFORM TAP TO EXISTING SANITARY SEWER MAIN, AFTER EXCAVATION AND SHORING BY THE CONTRACTOR.
- 8 CONTRACTOR TO CONCRETE CORE DRILL TO TAP TO EXISTING CITY STORM DRAIN, AFTER EXCAVATION AND SHORING.
- 9 CONTRACTOR TO DECOMMISSION OLD WATER LINE AND WATER METER.
- 10 CONTRACTOR SHALL PATCH REMOVED PAVING PURSUANT TO CITY STANDARDS.
- 11 CONTRACTOR TO CHECK LOCATION AND DEPTH OF EXISTING UTILITY LINES WHERE IT WILL CROSS A PROPOSED LINE. CONTRACTOR TO VERIFY THERE'S SUFFICIENT HORIZONTAL & VERTICAL CLEARANCE PURSUANT TO CITY SPECIFICATIONS. THIS SHALL BE DONE PRIOR TO ANY WORK ON UTILITIES.
- 12 CONTRACTOR SHALL INSTALL 4" SCHEDULE 80 PIPE. SLOPE 1% MINIMUM. QUANTITY - 2



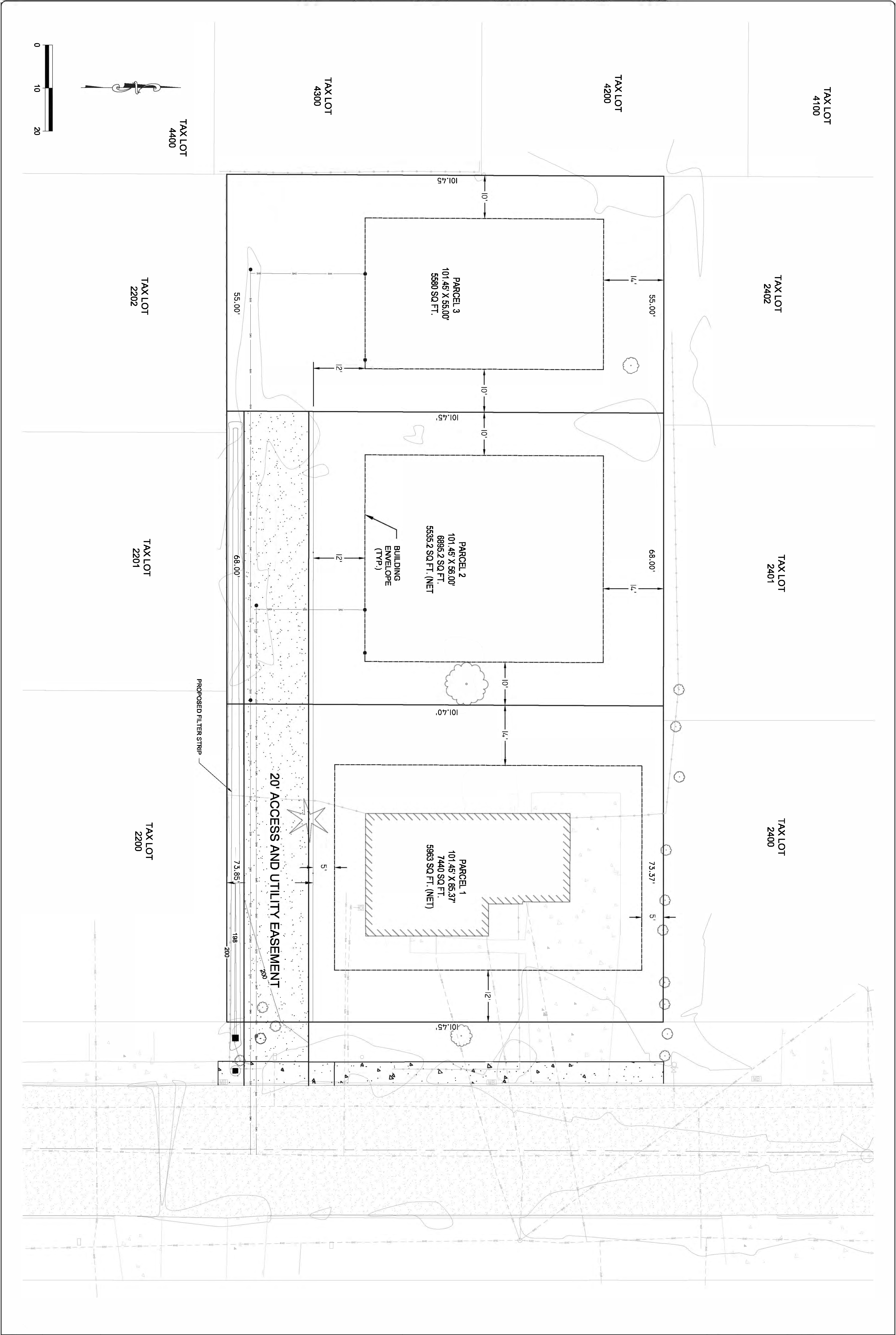
EXPIRES	BY	DATE

15-96 PARTITION  
SECTION 13 T7S R3W W.M.  
PREPARED FOR: VASILY SNEGIREV - 3045 PARK AVE NE SALEM, OR 97305

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(503) 399-3828  
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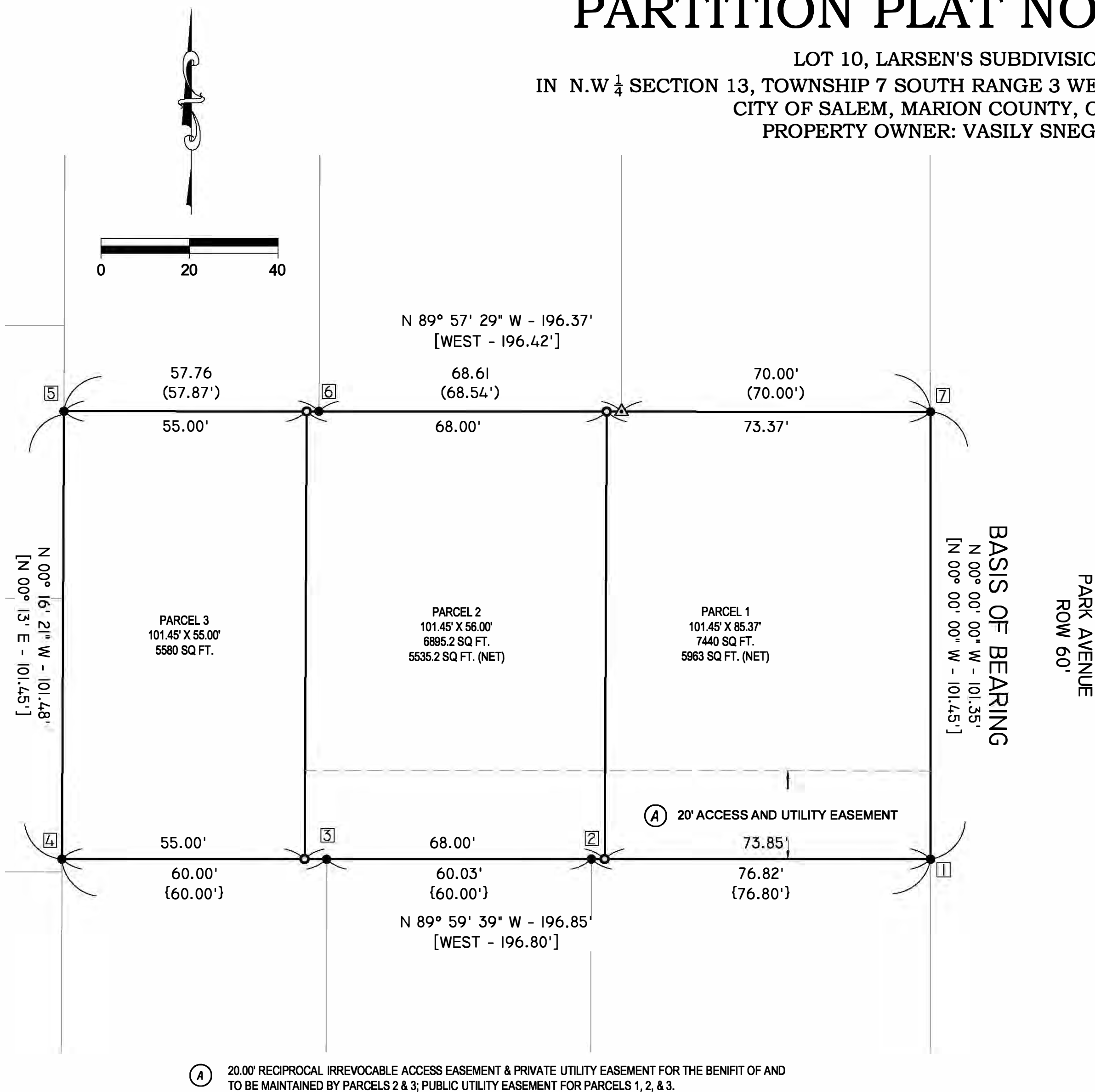
UTILITY PLAN	UT-1
SCALE: 1" = 10'	
PROJECT NO: 15-96	
TOTAL SHEETS: 9	





# PARTITION PLAT NO. 2018-\_\_

LOT 10, LARSEN'S SUBDIVISION  
IN N.W  $\frac{1}{4}$  SECTION 13, TOWNSHIP 7 SOUTH RANGE 3 WEST WILLAMETTE MERIDIAN  
CITY OF SALEM, MARION COUNTY, OREGON  
PROPERTY OWNER: VASILY SNEGIREV



## NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION INTO THREE (3) PARCELS ALL OF LOT 10 IN "LARSEN'S SUBDIVISION". ALL FOUND MONUMENTS OF RECORD FOR THE FOUR (4) CORNERS OF PARCEL 10 AS SHOWN HEREON WERE ACCEPTED AS THE TRUE CORNERS WITHIN REASONABLE SURVEY TOLERANCES. THE BEARING OF N 00°00'00" W WAS ADOPTED FOR THE EAST LINE OF LOT 10 CONFORMING TO THE PLAT OF "LARSEN'S SUBDIVISION"

## SURVEYORS CERTIFICATE:

I L. M. ALLEN, WITH THESE PRESENTS DO HEREBY CERTIFY I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT AND IS DESCRIBED AS FOLLOWS:

LOT 10, "LARSEN'S SUBDIVISION" AS PLATTED AND RECORDED IN VOLUME 13, AT PAGE 28, BOOK OF TOWN PLATS FOR MARION COUNTY, OREGON.

THE INITIAL POINT FOR THIS PLAT IS THE FOUND EXISTING 5/8 INCH DIAMETER IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 10.

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT VASILY SNEGIREV, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON, AND DESIRING TO PARTITION THE SAME HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE MAP HEREON.

IN WITNESS WHEREOF I SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_ 2018.

VASILY SNEGIREV - OWNER

## ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF MARION )  
KNOWN ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2018, PERSONALLY APPEARED VASILY SNEGIREV, BEING DULY SWORN, AND BEING THE IDENTICAL PERSON MENTIONED IN THE FOREGOING INSTRUMENT, EXECUTED SAID INSTRUMENT BEFORE ME, A NOTARY PUBLIC FOR \_\_\_\_ AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC-OREGON COMMISSION NUMBER EXPIRES

## MARION COUNTY APPROVALS:

MARION COUNTY SURVEYOR DATE

MARION COUNTY ASSESSOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES HAVE BEEN PAID THRU JUNE 30, \_\_\_\_.

MARION COUNTY TAX COLLECTOR DATE

STATE OF OREGON )  
COUNTY OF MARION )  
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. \_\_\_\_ WAS RECEIVED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_ 2018 AT \_\_\_\_ AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS RECORDED IN MARION COUNTY DEED RECORDS IN REEL \_\_\_\_ AT PAGE \_\_\_\_

BILL BURGESS, MARION COUNTY CLERK

## MONUMENT TABLE:

1	FOUND 1" IRON PIPE, PINCHED TOP, FLUSH, B.O.T.P. VOL 13. PG.28.
2	FOUND 5/8" IRON ROD, WITH YPC MARKED, "MULTI/TECH ENG.," FLUSH, SHOWN SET ON MARION COUNTY PARTITION PLAT 2003-26
3	FOUND 5/8" IRON ROD, WITH YPC MARKED, "MULTI/TECH ENG.," FLUSH, SHOWN SET ON MARION COUNTY PARTITION PLAT 2003-26
4	FOUND 5/8" IRON ROD, WITH YPC MARKED, "MULTI/TECH ENG.," FLUSH, SHOWN SET ON MARION COUNTY PARTITION PLAT 2003-26
5	FOUND 1/2" IRON PIPE, PINCHED TOP, DOWN 0.6', B.O.T.P. VOL 13. PG.28.
6	FOUND 5/8" IRON ROD, WITH YPC MARKED, "AZIMUTH SURVEYING," FLUSH, SHOWN SET ON MARION COUNTY PARTITION PLAT 2011-004
7	FOUND 5/8" IRON ROD, WITH YPC MARKED, "AZIMUTH SURVEYING," FLUSH, SHOWN SET ON MARION COUNTY PARTITION PLAT 2011-004

## LEGEND:

- FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTION.
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LEI ENGINEERING & SURVEYING", FLUSH WITH GROUND
- △ CALCULATED POINT
- [ ] RECORD DISTANCE "LARSEN'S SUBDIVISION" B.O.T.P. VOLUME 13, PAGE 28 REEL 506, PAGE 307
- ( ) RECORD DISTANCE MARION COUNTY PP 2011-004
- { } RECORD DISTANCE MARION COUNTY PP 2003-26

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DRAFT

OREGON  
JANUARY 17, 1995  
L. M. ALLEN  
2688

RENEWAL 12/31/2019

**LEI** ENGINEERING & SURVEYING

2564 19TH ST. SE TEL 503-399-3828  
SALEM, OR. 97302 FAX 503-365-1852

CLIENT:  
VASILY SNEGIREV  
3045 PARK AVE. NE  
SALEM, OR 97305

DRAWN: M. HEMMER  
CALC'D: L.M. ALLEN

FIELD: M. HEMMER  
CHECKED: L.M. ALLEN

PROJECT:  
15-96

DRAWING No.:  
15-96\_ROS.DWG

FIELD DATE:  
12/04/2018

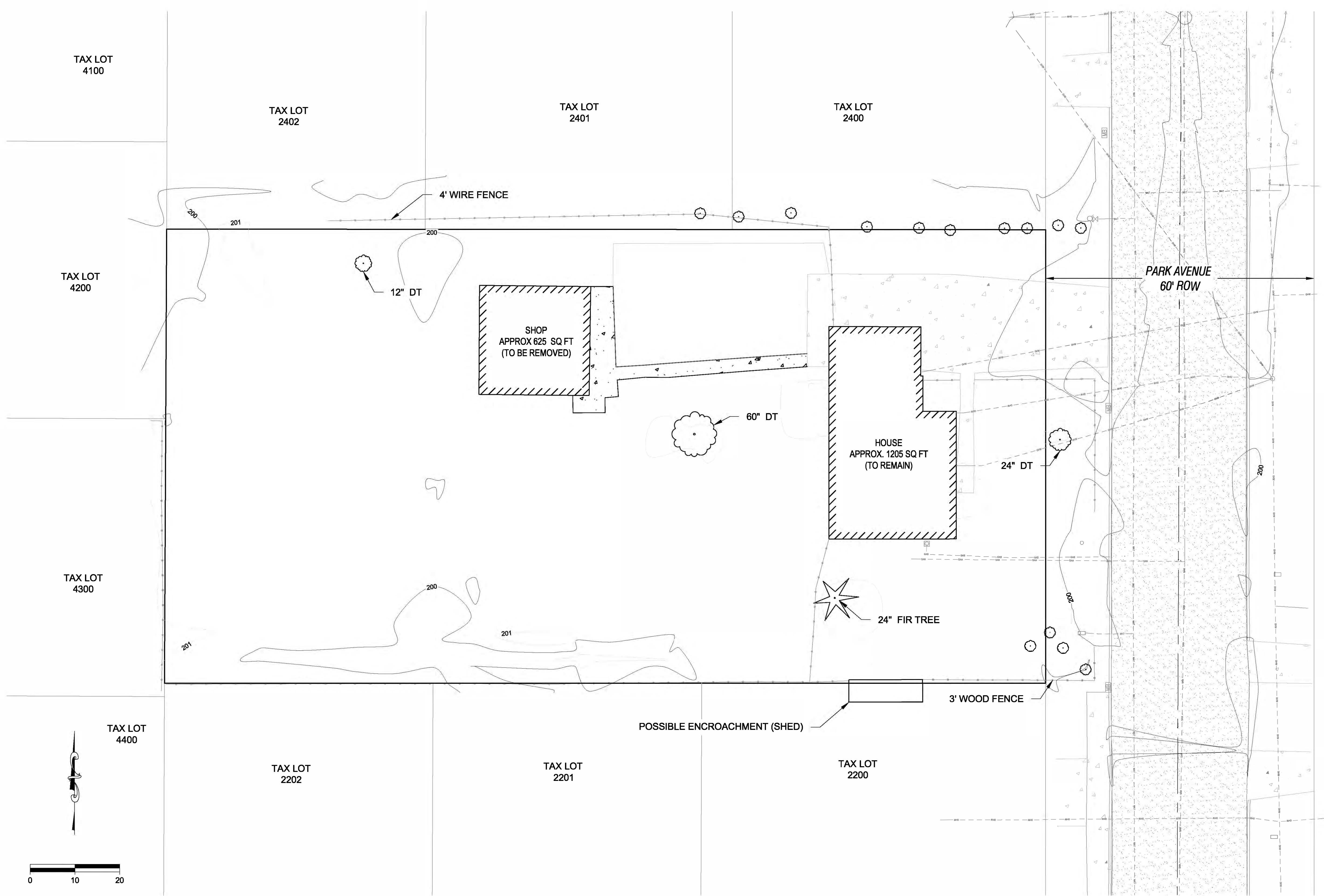
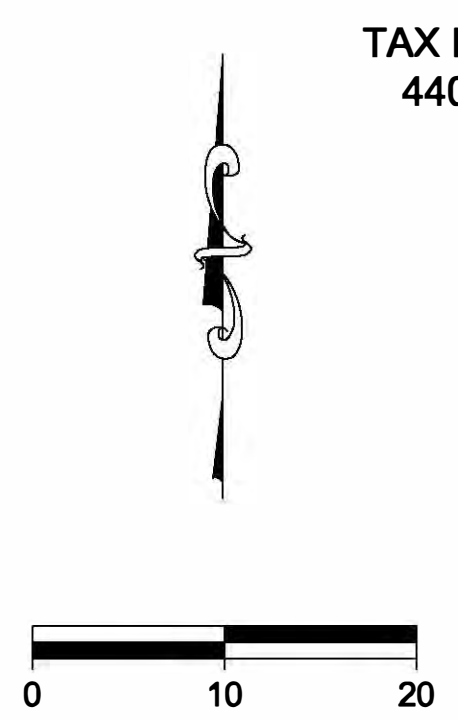
SCALE:  
1"=20'

PAGE:  
1 OF 1









<b>LEI ENGINEERING &amp; SURVEYING</b> 2564 19th St. SE Salem, Oregon 97302 (503) 398-3828 <a href="http://www.leiengineering.com">www.leiengineering.com</a> "DECADES OF ENGINEERING EXCELLENCE"		15-96 PARTITION SECTION 13 T7S R3W W.M. PREPARED FOR: VASILY SNEGIREV - 3045 PARK AVE NE SALEM, OR 97305	
EXISTING CONDITIONS		15-96 PARTITION SECTION 13 T7S R3W W.M. PREPARED FOR: VASILY SNEGIREV - 3045 PARK AVE NE SALEM, OR 97305	
SCALE 1" = 10' PROJECT NO. 15-96 TOTAL SHEETS 9	EXPIRES BY REASON DATE NO.		



1. CONTRACTOR SHALL SECURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SALEM, MARION COUNTY AND STATE OF OREGON.
2. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
3. ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, OREGON HEALTH DIVISION (OHD), THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT).
4. UNLESS OTHERWISE APPROVED BY THE ENGINEER, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 7:00 P.M. , MONDAY THROUGH FRIDAY.
5. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
6. CONTRACTOR TO NOTIFY CITY AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL OTHER REQUIREMENTS OF DHS 757.541 TO 757.571.

6. ANY INSPECTION BY THE CITY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, CITY OF SALEM STANDARD SPECIFICATIONS FOR CONSTRUCTION.
8. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, AND CONES PURSUANT TO CITY REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREIN HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY OR ENGINEER UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
10. UPON COMPLETION OF CONSTRUCTION OF PUBLIC FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE CITY. ALL INFORMATION SHOWN ON THE CONTRACTOR'S FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL SUBMIT A SUITABLE MAINTENANCE BOND PRIOR TO FINAL PAYMENT WHERE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK. CONTRACTOR MUST UNCOVER ANY WORK COMPLETED AND BACKLITTED WITHOUT PROPER INSPECTIONS AND APPROVAL BY CITY STAFF.

13. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
16. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
17. UTILITIES, OR INTERFERING PORTIONS OF THE UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACT SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES.

18. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING, OR BETTER, CONDITION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAR OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.

20. IMMEDIATELY FOLLOWING STRIPPING OPERATIONS, COMPACT SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). SUBGRADE MUST BE INSPECTED AND APPROVED BY THE ENGINEER AND CITY STAFF PRIOR TO PLACING EMBANKMENTS, ENGINEERED FILLS OR FINE GRADING FOR BASE ROCK.
21. ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAN 18 INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADs, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6' LIFTS OVER APPROVED SUBGRADE. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
22. CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF SECTION 02630 (BASE AGGREGATE) OSHD STANDARD SPECIFICATIONS, AND SECTION 006-10 OF THE 2002 OREGON STANDARD SPECIFICATIONS. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY MUST BE RECEIVED BY THE ENGINEER PRIOR TO PLACING ASPHALT PAVEMENT.

23. ASPHALT PAVEMENT SHALL CONFORM TO SECTION 00745 (ASPHALT CONCRETE PAVEMENT) OSHD STANDARD SPECIFICATIONS FOR STANDARD DUTY MIX. A.C. PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
24. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN.
25. FINISH PAVEMENT GRADES AT TRANSITION FROM NEW TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES USING COLO PLANE JOINTS (GRIND AND INLAY) WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
26. ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE.
27. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.
28. ALL PLANTER AREAS SHALL BE BACKFILLED WITH APPROVED TOP SOIL. MINIMUM 12" THICK STRIPING MATERIALS SHALL NOT BE USED FOR PLANTER BACKFILL.
29. CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.

30. CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS.

31. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES THICK. DRIVEWAYS SHALL BE A MINIMUM 6 INCHES THICK. ALL SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3300 PSI CONCRETE. THE SAWCUT LINES SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.
  32. WHERE TRENCH EXCAVATION REQUIRES REMOVAL OF P.C.C. CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SAWCUT AND REMOVED AT A TOOLED JOINT UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
- PIPED UTILITIES:**
33. ALL PIPES SHALL BE BEDDED WITH MINIMUM 6 INCHES OF 3/4" MINUS CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4" MINUS CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12 INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED WITHIN THE PUBLIC RIGHT OF WAY AND UNDER ALL OTHER IMPROVED AREAS.
  34. ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
  35. ALL NON-METALLIC WATER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSULATED PIPE USING BLUE WIRE FOR WATER PIPING, AND A GREEN WIRE FOR STORM AND SANITARY SEWER. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, MANHOLES, AND CATCH BASINS. ALL TRACER WIRE SHALL BE TESTED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE UTILITY. SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC
  36. NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL FLOWS RESTORED.

**37. STORM SEWER PIPE MATERIALS SHALL CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS.**

38. CATCH BASINS AND JUNCTION BOXES SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHEREVER THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
39. UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED WYES.
40. UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDELINES AND OSPSC.
41. PRIOR TO MANHOLE TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES AND CATCH BASINS.
42. CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEWER PIPELINES BY PULLING APPROVED MANHOLE THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANHOLE SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
43. CONTRACTOR SHALL CONDUCT TV INSPECTION OF ALL STORM DRAIN PIPE AND PROVIDE A COPY OF THE TV REPORT TO THE ENGINEER AND THE CITY FOR REVIEW.

44. EXISTING SANITARY SEWER SERVICE LATERALS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR SHALL CONDUCT A TV INSPECTION OF ALL EXISTING SANITARY SEWER LINES TO BE REPLACED TO DETERMINE THE ACTUAL LOCATION OF EACH SERVICE LATERAL. TV REPORTS SHALL BE MADE AVAILABLE TO BOTH THE CITY AND THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY.

45. ALL SANITARY SEWER SERVICE LINES CROSSING EXISTING WATERLINES SHALL HAVE A MINIMUM OF 18 INCHES OF CLEARANCE BENEATH THE EXISTING WATER LINES. THE CONTRACTOR SHALL POT HOLE EACH WATERLINE CROSSING PRIOR TO SEWER SERVICE LINE CONSTRUCTION.

46. UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY, ALL NEW PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE AND GAS) SHALL BE INSTALLED UNDERGROUND. INSTALLATION OF PRIVATE UTILITIES IN A COMMON TRENCH WITH WATER, SANITARY SEWER OR STORM SEWER IS PROHIBITED.

47. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITIES FOR RELOCATION OF POWER POLES, VAULTS, AND ALL OTHER WORK REQUIRED TO COMPLETE THE PROJECT.

**TO:** Britany Randall, Planner II  
Community Development Department

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

**DATE:** May 31, 2018

**SUBJECT:** **PUBLIC WORKS RECOMMENDATIONS**  
**PARTITION PLAT NO. 18-04 (18-105707)**  
**3045 PARK AVENUE NE**  
**THREE-PARCEL PARTITION**



## PROPOSAL

A tentative partition plan to divide approximately 0.46 acres (19,922 square feet) into three parcels. The subject property is approximately 0.45 acres (19,922 square feet) in size, zoned RS (Single Family Residential), and located at 3045 Park Avenue NE (Marion County Assessor's Map and Tax Lot Number: 073W13BD 02300).

## RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Construct sidewalk and street light improvements along the entire frontage of Park Avenue NE to Local street standards. The sidewalk may be located along the curb line. If a curb line sidewalk is constructed, then curb replacement shall be required in conjunction with sidewalk construction.
2. Construct sewer services that are proposed in the public right-of-way.
3. Obtain permits for installation of water services sufficient to serve all parcels.
4. Pay water connection fees prior to plat approval per SRC Chapter 21.
5. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces. Construct stormwater facilities that are proposed in the public right-of-way or that serve more than one parcel.
6. Demonstrate compliance with wetland delineation requirements as specified by Oregon Department of State Lands.
7. Provide a 10-foot-wide public utility easement along the entire frontage of Park Avenue NE.

## **FACTS**

### **1. Park Avenue NE**

- 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 Condition**

- a. There is a public storm system located approximately 100 feet north of the subject property, in Park Avenue NE. The system includes a series of catch basins and concrete storm mains that flow to the north.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located in the G-0 water service level.
- b. There is a 6-inch public water line in Park Avenue NE.

## **Sanitary Sewer**

### **1. Existing Sewer**

- a. An 8-inch sewer line is located in Park Avenue NE.

## **CRITERIA AND FINDINGS**

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

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



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

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

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

**Findings**—Water and sewer infrastructures are available along the perimeter of the site and appears to be adequate to serve the property as shown on the applicant's preliminary partition plan. As specified in the conditions of approval, private water, sewer, and storm services shall be constructed to serve each lot 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 proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

The Salem-Keizer Local Wetland Inventory shows that there are hydric soils mapped on the property. A wetland delineation is required by Oregon Department of State Lands.

All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(6)(B) prior to final plat approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

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

**Finding**—Park Avenue NE abuts the subject property and does not meet the current standard for a Local street. Pursuant to SRC 803.040, the applicant shall construct up to a half-street improvements to Local street standards. Based on the existing conditions of Park Avenue NE, the extent of the required improvements is limited to construction of sidewalk improvements along the entire frontage of Park Avenue NE and installation of a street light. The sidewalk may be constructed along the curb line in order to match other sidewalk in the vicinity of the subject property pursuant to SRC 803.035(l)(2)(B); however, curb replacement shall be required in conjunction with curblane sidewalk construction pursuant to PWDS. A 10-foot-wide public utility easement is required along the entire frontage of Park Avenue NE pursuant to SRC 803.035(n).

Prepared by: Curt Pellatz, Project Coordinator  
cc: File

## REQUEST FOR COMMENTS

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

**REGARDING:** Partition Case No. PAR18-04

**PROJECT ADDRESS:** 3045 Park Avenue NE, Salem, OR 97301

**AMANDA Application No.** 18-105707-LD

**COMMENT PERIOD ENDS:** May 2, 2018

**SUMMARY:** A proposed partition to divide a lot along the westerly side of Park Avenue NE into three parcels. The existing single family residence would remain.

**REQUEST:** A tentative partition plan to divide approximately 0.46 acres (19,922 square feet) into three parcels, with Parcel 1 consisting of approximately 5,963 square feet (exclusive of the accessway), Parcel 2 consisting of approximately 6,895 square feet (exclusive of the accessway), and Parcel 3 consisting of approximately 5,580 square feet (exclusive of the accessway). The existing single family residence would remain on Parcel 1, and Parcel 2 and Parcel 3 would consist of vacant land for the future development of single family homes.

The subject property is approximately 0.45 acres (19,922 square feet) in size, zoned RS (Single Family Residential), and located at 3045 Park Avenue NE (Marion County Assessor's Map and Tax Lot number 073W13BD 02300).

Attached is a copy of the proposal and any related maps. A decision for this proposal will be prepared by the planning staff from information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

**Comments received by 5:00 P.M., May 2, 2018,** will be considered in the decision process. Comments received after this date will be not considered. **Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the case manager listed below.**

**SEND COMMENTS TO:** Britany Randall, Planner II; City of Salem, Planning Division  
555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503 540-2304; Fax: 503-588-6005  
E-Mail: [brandall@cityofsalem.net](mailto:brandall@cityofsalem.net); <http://www.cityofsalem.net/planning>

### PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: See Attached
- ☐ 3. Other: \_\_\_\_\_

Name:	Salem-Keizer Public Schools	—
Address:	Planning and Property Services	—
	3630 State Street, Salem OR 97301	—
Agency:	David Fridenmaker, Manager	—
	503-399-3335	—
Phone:	_____	
Date:	<u>5.2.18</u>	





DAVID FRIDENMAKER, Manager  
Facility Rental, Planning, Property Services  
3630 State Street, Bldg. C • Salem, Oregon 97301-5316  
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

May 2, 2018

Britany Randall, Planner II  
Planning Division, City of Salem  
555 Liberty Street SE, Room 305  
Salem OR 97301

RE: Land Use Activity Case No. PAR18-04, 3045 Park Avenue NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

## IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Washington	Elementary	K thru 5
Waldo	Middle	6 thru 8
McKay	High	9 thru 12

Table 1

## SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Washington	Elementary	416	392	106%
Waldo	Middle	1,032	1,007	102%
McKay	High	2,419	1,797	135%

Table 2

## POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	2	SF	0.194	0
Middle	2	SF	0.101	0
High	2	SF	0.143	0

Table 3

## POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Washington	Elem.	416	19	0	19	392	111%
Waldo	Mid.	1,032	11	0	11	1,007	104%
McKay	High	2,419	12	0	12	1,797	135%

Table 4

## ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be

provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Washington	Elementary	Walk Zone
Waldo	Middle	Walk Zone
McKay	High	Eligible for Transportation

Table 5

## ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	0	\$51,123	\$0
Middle	0	\$60,232	\$0
High	0	\$69,342	\$0
TOTAL			\$0

Table 6

\*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2017 Fourth Quarter.

Sincerely,

David Fridenmaker, Manager  
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Manager – Custodial, Property and Auxiliary Services, Katie Vorderstrasse, Risk Manager, Michael Shields, Director of Transportation



**ONSITE WETLAND DETERMINATION REPORT**  
**OREGON DEPARTMENT OF STATE LANDS**  
 775 Summer Street NE, Suite 100, Salem OR 97301-1279 (503) 986-5200

**BATCH**  
**WD#2018-0181**

An onsite wetland determination has been conducted on the property described below.

County: Marion

City: Salem

Owner/Agent/Other Name & Address: Vasily Snegirev, 3045 Park Ave NE, Salem, OR

Township: 7S

Range: 3W

Section: 13

Q/Q: BD

Tax Lot(s): 2300

Project Name: Property Evaluation

Date of Site Visit 03/22/2018

Site Address/Location: 3045 Park Ave NE, Salem, OR

☐ There are no jurisdictional wetlands or waterways on the property. Therefore, no state removal-fill permit is required.  
 Notes: \_\_\_\_\_

☒ There are wetlands on the property that are subject to the state Removal-Fill Law.

☒ A state permit is required for  $\geq 50$  cubic yards of fill, removal, or ground alteration in the wetlands or waterways.

☐ A state permit may be required for any amount of fill, removal, or ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.

☒ A wetland determination or delineation is needed. If site development is planned, the delineation report should be submitted to the Department for review and approval.

☐ A state permit will be/will not be required for \_\_\_\_\_ because/if \_\_\_\_\_

☒ A permit may be required by the Army Corps of Engineers: (503) 808-4373

**Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.**

Comments: Based on a site visit on 3/22/2018, wetlands are present throughout the undeveloped area of the site except for an old fill area in the northwestern corner of the site (see attached map for approximate wetland boundaries). This includes the access easement area along the southern boundary of the site. A permit will be required for wetland impacts that are 50 cubic yards or greater. If a permit is required for the proposed project, mitigation will also be required. Some site disturbance and minor fill placement has already occurred and will count towards this 50 cubic yard threshold. Please contact Aquatic Resource Coordinator Mike De Blasi at (503) 986-5226 to discuss permitting and associated mitigation.

Determination by:  Chris Stevenson Date 03/28/2018

☐ This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

☒ **This is a preliminary jurisdictional determination and is advisory only**

Copy To: ☒ Owner/Agent/Other ☒ Enclosures: Removal-Fill Brochure, site map

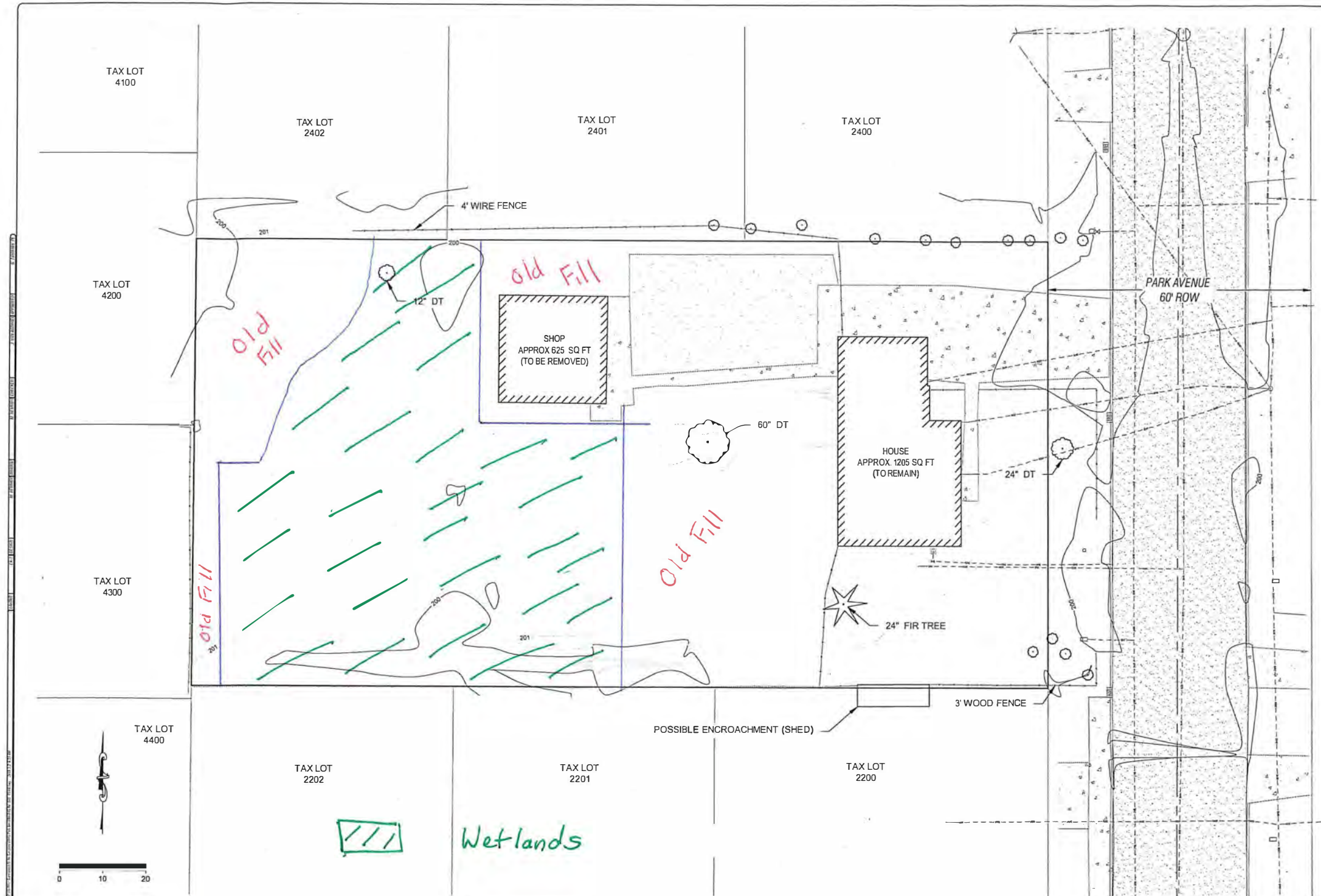
☐ City of Salem, Planning Department

☐ Sarah Wirfs, City of Salem Public Works

**FOR OFFICE USE ONLY**

Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received: <u>3/22/2018</u>	<input type="checkbox"/> For ENF.
LWI Area: <u>N/A</u> LWI Code: <u>N/A</u>	Latitude: <u>44.963795</u> Longitude: <u>-123.001446</u>	Related DSL File #: <u>N/A</u>	
Has Wetlands? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk	ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Coast Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk			
Adjacent Waterbody: <u>N/A</u>	NWI Quad: <u>Salem West</u>	<input checked="" type="checkbox"/> Mailings Completed	<input checked="" type="checkbox"/> Data Entry Completed

*Scanned* ✓



DATE	REVISION	BY	CHK

15-96 PARTITION  
SECTION 13 T7S R3W W.M.

VASILY SNEGIREV - 30.45 PARK AVE NE SALEM, OR 97305

2564 19th St. SE  
Salem, Oregon 97302  
(503) 395-3628  
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EXISTING  
CONDITIONS

15-96  
EX-1  
9

This is not a survey. Wetland boundaries are estimated based on field notes.



UTC: 2018-03-22T17:42:39Z  
Lat, Lon: 44.963815, -123.00159  
Alt: 36m MSL WGS84  
CEP: 3m

Azimuth and Bearing  
331° N61W

1.2°

-14.2°

NW

N

NW corner near SP2