

# 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.: PAR18-05**

**APPLICATION NO. : 18-110486-LD**

**NOTICE OF DECISION DATE: JUNE 21, 2018**

**REQUEST:** A tentative partition plan to divide approximately 13.77 acres into 2 parcels, with Parcel 1 consisting of 3.49 acres, and Parcel 2 consisting of 10.28 acres.

The subject property is approximately 13.77 acres in size, zoned RA (Residential Agriculture), and located at 5500 Reed Lane SE (Marion County Assessor's Map and Tax Lot number 083W1400201 and 083W1400101).

**APPLICANT:** City of Salem Real Estate Division

**LOCATION:** 5500 Reed Lane SE / 97306

**CRITERIA:** SRC Chapter 205.005(d)

**FINDINGS:** The findings are attached in the Decision dated June 21, 2018.

**DECISION:** The Planning Administrator **APPROVED** Partition Case No. PAR18-05 subject to the applicable standards of the Salem Revised Code, the findings contained herein.

The rights granted by the attached decision must be exercised, or an extension granted, by **July 7, 2020** or this approval shall be null and void.

Application Deemed Complete:	<u>May 30, 2018</u>
Notice of Decision Mailing Date:	<u>June 21, 2018</u>
Decision Effective Date:	<u>July 7, 2018</u>
State Mandate Date:	<u>September 27, 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., July 6, 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. 16-08)**

*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. 18-05;  
5500 REED LANE SE**

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**FINDINGS AND ORDER**

**JUNE 21, 2018**

**REQUEST**

A tentative partition plan to divide approximately 13.77 acres into 2 parcels, with Parcel 1 consisting of 3.49, and Parcel 2 consisting of 10.28 acres.

The subject property is approximately 13.77 acres in size, zoned RA (Residential Agriculture), and located at 5500 Reed Lane SE (Marion County Assessor's Map and Tax Lot number 083W1400201 and 083W1400101).

**DECISION**

The tentative partition plan is APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein.

**PROCEDURAL FINDINGS**

1. On May 15, 2018, an application for a Tentative Partition Plan was filed proposing to divide a 13.77 acre property at 5500 Reed Lane SE (Attachment B) into two parcels.
2. The application was deemed complete for processing on May 30, 2018. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on May 30, 2018. The state-mandated local decision deadline is September 27, 2018.

**SUBSTANTIVE FINDINGS**

**1. Proposal**

The tentative plan proposes to divide the property into two parcels, with Parcel 1 containing the existing City of Salem Park and Parcel 2 contains an existing school (Attachment B). The proposed parcel 1 will have access to Reed Lane SE and Baxter Road SE, and 2 will access to Reed Lane SE. The two parcels within the tentative partition plan are proposed as follows:

**PROPOSED PARCEL 1**

Parcel Size: 3.49 acres,  
Parcel Dimensions: Approximately 440 feet in width and 340 feet in depth

**PROPOSED PARCEL 2**

Parcel Size: 10.28 acres,  
Parcel Dimensions: Approximately 530 feet in width and 860 feet in depth

***Access and Circulation:*** The subject property has frontage located on Reed Lane SE, which is designated as a collector street within the Salem Transportation System Plan (TSP) and Baxter Road SE, which is designated a local street within the TSP.

**2. Existing Conditions**

Site and Vicinity

The subject property is an irregular lot, with 1,000 feet of frontage on Reed Lane SE along its eastern and a portion of the northern boundary and 440 feet of frontage on Baxter Road SE along its northern boundary. The property is approximately 1,500 feet wide and approximately 1,500 feet in depth from east to west. An existing school (Pringle Elementary School), is situated on the southern portion of the subject property. The applicant proposes to retain the existing school and accessory structure 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 "Residential Agriculture" on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: (Across Baxter Road) Single Family Residential  
South: Single Family Residential  
East: Single Family Residential  
West: (Across Reed Lane SE) Single Family Residential

Zoning and Surrounding Land Use

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

North: (Across Baxter Road) RS (Single Family Residential); single family dwelling

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

East: RS (Single Family Residential); single family dwelling

West: (Across Reed Lane SE) 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 S-2 water service level. A 8-inch and 10-inch City of Salem water line is located in Reed Lane SE. An 8-inch City of Salem water line is located in Baxter Road SE and an 8-inch water main is located on the property within a 10-foot easement.

*Sewer:* There are 24-inch sanitary sewer line located in Reed Lane SE and Baxter Road SE.

*Storm Drainage:* There is an existing 18-inch public storm main located in within a 10-foot easement, which bisects the property. There is a 15-foot wide open channel drainage easement located on the property. There is a 12-inch storm main located in Baxter Road SE.

*Streets:* *Reed Lane SE* abuts the southern boundary of the subject property, and is designated as a Local street and Collector street in the Salem Transportation System Plan (TSP).

- The standard for a local street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- The standard for a collector street classification is 34-foot-wide improvement within a 60-foot-wide right-of-way.
- The abutting portion of Reed Lane SE has a varying –width improvement within a 60-foot-wide right-of-way. The abutting street is fully built on the development side.

*Baxter Road SE* abuts the southern boundary of the subject property, and is designated as a Local street and Collector street in the Salem Transportation System Plan (TSP).

- The standard for a local street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

- The standard for a collector street classification is 34-foot-wide improvement within a 60-foot-wide right-of-way.
- The abutting portion of Baxter Road SE has a 34-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 D.

**Salem Fire Department** – Salem Fire Department reviewed the proposal has no concerns with the partition. Salem Fire Department will address any issues such as fire department access and water supply at time of building permit plan review

**Building and Safety Division** – The Community Development Department, Building and Safety Division, has not objection to the proposal.

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

The subject property is within the Morningside 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 submit written comments.

### **5. Public Comments**

All property owners within 250 feet of the subject property were mailed notification of the proposed partition. No comments were received from surrounding property owners.

### **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 510 (Residential Agriculture): The proposed partition would divide the 13.77-acre property into 2 parcels with no remainder. The subject property is currently zoned RA (Residential Agriculture). The minimum lot area requirements of the RA zone are established under SRC 510.010(a) as follows:

**Lot Standards for RA zone (All other uses) (see SRC Chapter 510, Table 510-2)**

Requirement	Minimum Standard
Lot Area (All other uses)	6,000 square feet
Lot Width	60 feet
Lot Depth	80 feet
Double Frontage lots	120 feet
Street Frontage	60 feet

Proposed lots in the partition are 10.28 acres and 3.49 acres. The proposed lots exceed minimum lot area, dimension, and frontage requirements and therefore conform to the applicable standards. The proposed lots within the partition are also of sufficient size and dimension to permit future development of uses allowed within the zone.

SRC 510.010(a) requires each lot have an average depth between the front and rear lot lines of not more than 300 percent of the average width between the side lot lines. The proposal meets this standard.

Except for flag lots, the RS zone, pursuant to SRC 510.010(a) Table 510-2, requires lots to have a minimum frontage of 60 feet on a street. Both Proposed Parcels meet the minimum required frontage on a street.

**Setback Requirements:** SRC Chapter 510 establishes the following setback standards for development within an RA (Residential Agriculture) zone:

Front Yards and Yards Adjacent to Streets:

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

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)
- Minimum of 1 foot for each foot of height over 9 feet for accessory structures

Interior Side Yards:

- Minimum 5 feet, plus 1 foot for each foot of height over 35 feet, but need no exceed 20 feet in depth.

The subject property has an existing school and accessory structure. All structures are greater than 50-feet from all property lines. Setback requirements for the proposed Parcel 1 will be reviewed at the time of application for building permits.

**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 2 is approximately 10.24 acres. The existing school and accessory structure is less than 60% of the proposed parcel. Future development of Parcel 1 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 school and accessory structure are proposed to remain, and is shown on the site plan entirely within the boundaries of proposed Parcel 2, in compliance with this standard.

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

**(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 June 18, 2018 (Attachment D).

*SRC 802.015 (Development to be Served by City Utilities).* Water, sewer and stormwater services is provided to each of the proposed parcels, consistent with Public Works Design Standards (PWDS).

The proposal meets the requirements of SRC Chapter 802.

SRC Chapter 803 (Streets and Right-of-Way Improvements):

*SRC 803.015 (Traffic Impact Analysis):* The proposed 2 parcel partition generates less than 200 average daily vehicle trips to Baxter Road SE, designated as a local street and less than 1,000 average daily vehicle trips to Reed Lane SE, designated as a collector 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 frontages on Reed Lane SE and Baxter Road SE, which are a public streets.

*SRC 803.025 (Right-of-Way and Pavement Widths):* The abutting portions of Reed Lane SE and Baxter Road SE designated as a local and collector street in the TSP. The standard for a local street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The standard for a collector street classification is 34-foot-wide improvement within a 60-foot-wide right-of-way. The abutting portion of Reed Lane SE has a varying –width improvement within a 60-foot-wide right-of-way. The abutting street is fully built on the development side. The abutting portion of Baxter Road SE has a 34-foot-wide improvement within a 60-foot-wide right-of-way.

*SRC 803.030 (Street Spacing):* The proposed partition involves division of a 13.77 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 proposal conforms to applicable street standards.*

*SRC 803.040 (Boundary Streets):* The abutting portions of Reed Lane SE and Baxter Road SE designated as a local and collector street in the TSP. The standard for a local street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The standard for a collector street classification is 34-foot-wide improvement within a 60-foot-wide right-of-way. The abutting portion of Reed Lane SE has a varying –width improvement within a 60-foot-wide right-of-way. The abutting street is fully built on the development side. The abutting portion of Baxter Road SE has a 34-foot-wide improvement within a 60-foot-wide right-of-way. The proposed partition has little or no effect on the street system.

**(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 proposed partition is not proposing single family or duplex dwelling units. The property currently contains a school and City of Salem Park, therefore a tree conservation plan is not required.

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.

The Salem-Keizer Local Wetland Inventory (LWI) does not identify any wetlands on the subject property. As proposed, the tentative partition plan conforms to all applicable SRC Chapter 809 requirements.

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 13.77 acre property into two 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 proposed parcels will both be greater than a half-acre in size. A future development plan was not submitted showing how the parcels may be further developed, since both parcels are currently developed with a school and a park. Both proposed parcels are fully developed and will not interfere with the orderly extension and connection of adjacent streets.

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.

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 abutting portions of Reed Lane SE and Baxter Road SE designated as a local and collector streets in the TSP. The standard for a local street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The standard for a collector street classification is 34-foot-wide improvement within a 60-foot-wide right-of-way. The abutting portion of Reed Lane SE has a varying –width improvement within a 60-foot-wide right-of-way. The abutting portion of Reed Lane SE is fully built on the development side. The abutting portion of Baxter Road SE has a 34-foot-wide improvement within a 60-foot-wide right-of-way. Reed Lane SE and Baxter Road SE abutting the subject property meet the current standards for their respective street classifications.

**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 abutting portions of Reed Lane SE and Baxter Road SE designated as a local and collector streets in the TSP. The standard for a local street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The standard for a collector street classification is 34-foot-wide improvement within a 60-foot-wide right-of-

way. The abutting portion of Reed Lane SE has a varying –width improvement within a 60-foot-wide right-of-way. The abutting portion of Reed Lane SE is fully built on the development side. The abutting portion of Baxter Road SE has a 34-foot-wide improvement within a 60-foot-wide right-of-way. Reed Lane SE and Baxter Road SE abutting the subject property meet the current standards for their respective street classifications.

**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 the continued use all parcels within the partition without variances from the UDC. The site is essentially flat, sloping downward from the northeast corner to the southwest corner, with the southwest corner of the property being approximately 18 feet lower than the highest point on the property. 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:** As described in findings above, there is a slight elevation change from south to north across the subject property. The proposed layout distributes this grade change roughly equally across the two parcels, there is no development proposed since the property contains an existing school and park. The proposed partition is not for single family or two family uses, which does not require a tree conservation plan. The partition will separate the existing school and park.

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.

## 9. Conclusion

Based upon review of SRC 205.005, the findings contained under Section 8 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. 18-05, to divide a 13.77 acres into 2 parcels, with Parcel 1 consisting of 3.49, and Parcel 2 consisting of 10.28 acres, for property zoned RA (Residential Agriculture) and located at 5500 Reed Lane SE is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein.



Olivia Glantz, Planning Administrator Designee

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

Application Deemed Complete: May 30, 2018  
Notice of Decision Mailing Date: June 21, 2018  
Decision Effective Date: July 7, 2018  
State Mandated Decision Date: September 27, 2018

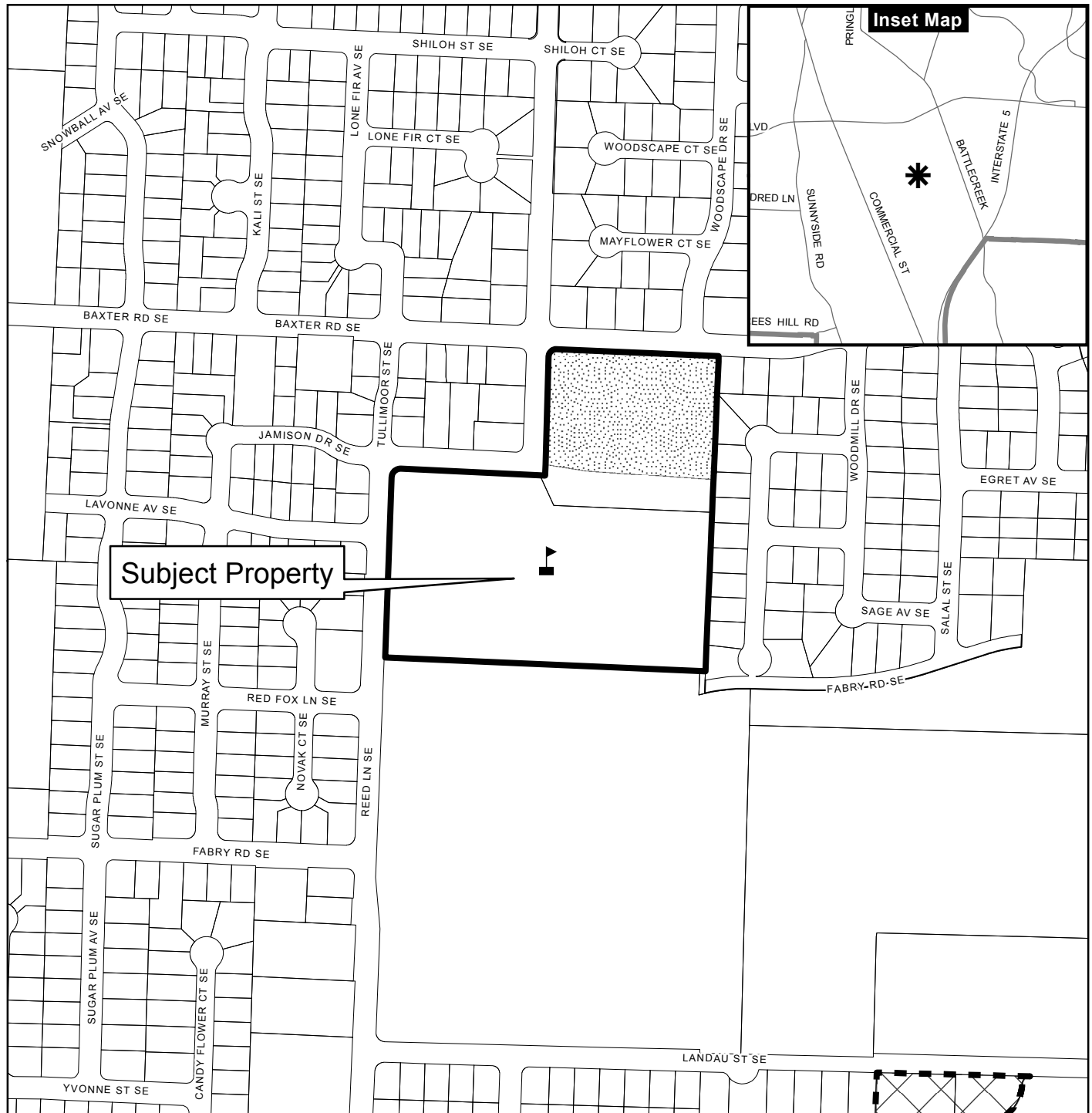
The rights granted by this decision must be exercised or extension granted by **July 7, 2020**, or this approval shall be null and void.

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 Friday, July 6, 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 Planning Commission may amend, rescind, or affirm the action or refer the matter to staff for additional information.

# Vicinity Map

## 5500 Reed Lane SE



### Legend

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

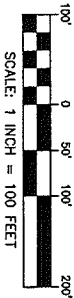
- Parks

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

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PRELIMINARY PARTITION PLAT  
IN THE NE 1/4 AND SE 1/4 OF SECTION 14, T. 8 S., R. 3 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON.  
DATE: MAY 1, 2018

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE ADJOINING LINE BETWEEN THAT PARCEL OF LAND DESCRIBED IN DEED DOCUMENT VOLUME 404 PAGE 10 AND THAT PARCEL OF LAND DESCRIBED IN DEED DOCUMENT VOLUME 654 PAGE 14, TO BETTER ENCOMPASS THE CURRENT USES OF CITY OF SALEM PUBLIC PARK AND SALEM-KEIZER SCHOOL DISTRICT.

THE NORTH LINE WAS ESTABLISHED THIRTY FEET SOUTH AND PARALLEL TO THE CENTER LINE OF BAXTER ROAD SE (60 FEET WIDE), HOLDING FOUND MONUMENTS A AND B FOR CENTERLINE AND FOUND AND HELD MONUMENT C FOR THE SOUTHERLY RIGHT-OF-WAY. THE EAST LINE WAS ESTABLISHED THROUGH FOUND AND HELD MONUMENTS C, D, E, F, G, AND H.

THE SOUTH LINE WAS ESTABLISHED THROUGH FOUND AND HELD MONUMENT J AND 882.08 FEET SOUTHERLY AND PARALLEL TO THE CENTERLINE OF BAXTER ROAD SE, HOLDING FOUND MONUMENTS A AND B FOR CENTERLINE ALIGNMENT.

THE FIRST SEGMENT OF THE WEST LINE WAS ESTABLISHED 30 FEET EAST OF THE CENTERLINE OF REED LANE AND 889.02 FEET WEST OF THE ESTABLISHED EAST LINE, HOLDING FOUND MONUMENT K AS A CENTERLINE MONUMENT OF REED LANE. THE SECOND SEGMENT WAS ESTABLISHED 30 FEET SOUTH OF CENTERLINE REED LANE BY RECORD CENTERLINE ANGLE FROM THE LAST WITH A TANGENT CURVE HAVING A 20 FOOT RADIUS CONNECTING THE FIRST AND SECOND SEGMENT. THE THIRD SEGMENT WAS ESTABLISHED 30 FEET EAST OF CENTERLINE OF REED LANE BY RECORD CENTERLINE ANGLE FROM THE LAST AND FOUND AND HELD MONUMENT A, WITH A TANGENT CURVE HAVING A 25 FOOT RADIUS CONNECTING THE THIRD SEGMENT AND THE NORTH LINE.

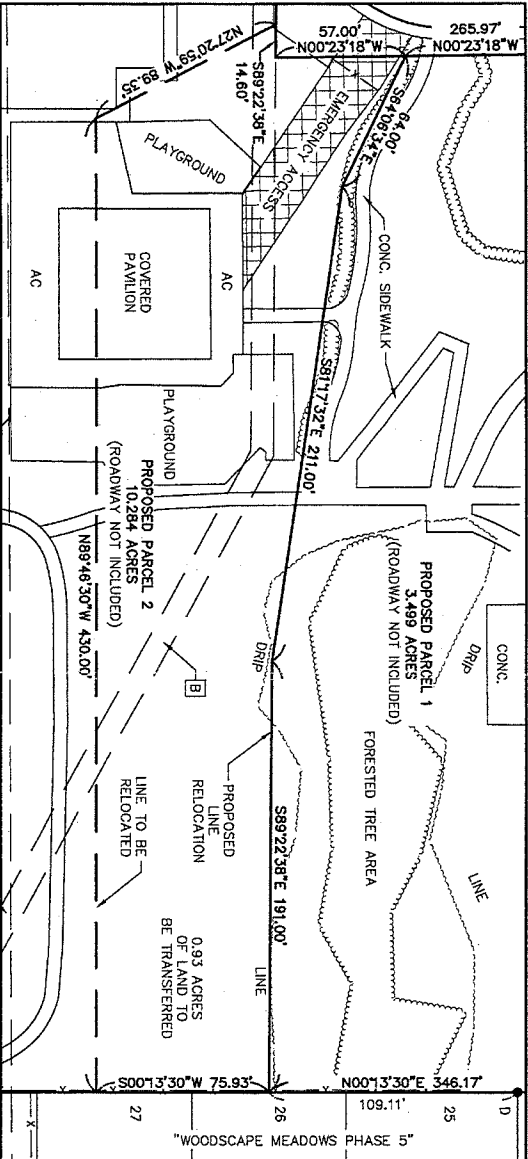
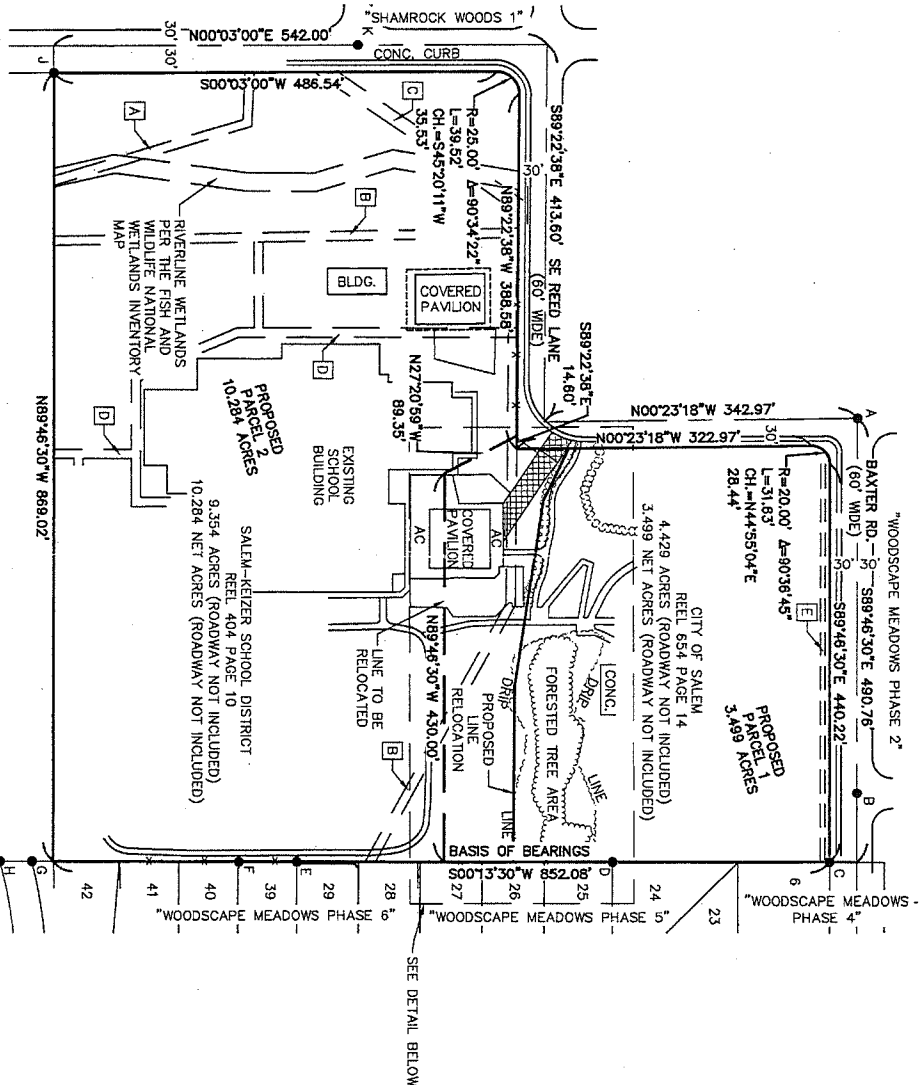
ADJUSTED LINE WAS ESTABLISHED AS DIRECTED BY OWNER.

MONUMENT REFERENCES

- A. FIND AL CAP MARKED "BARKER PLS 636", CL. OF REED LN AND BAXTER RD (3)
- B. FIND AL CAP ILEGIBLE, CL. BAXTER RD AND WOODSCAPE DR (8)
- C. FIND 5/8" IR W/TPC MARKED "BARKER PLS 636", FLUSH (1)
- D. FIND 5/8" IR W/TPC MARKED "BARKER PLS 636", DOWN 0.4" (6)
- E. FIND 5/8" IR W/TPC MARKED "BARKER PLS 636", FLUSH (9)
- F. FIND 5/8" IR W/TPC MARKED "BARKER PLS 636", FLUSH (9)
- G. FIND 5/8" IR W/TPC MARKED "BARKER PLS 636", FLUSH (9)
- H. FIND 5/8" IR W/TPC MARKED "BARKER PLS 636", FLUSH (9)
- J. FIND 1" BRASS CAP MARKED "WILSON PLS 2687", FLUSH (4)
- K. FIND AL CAP MARKED "MULTITECH ENG", CL. REED LN AND FITZPATRICK AVE (9)

SURVEY REFERENCES

- (1) MCSR 30,380
- (2) MCSR 32,011
- (3) MCSR 29,910
- (4) MCSR 38,562
- (5) "WOODSCAPE MEADOWS PHASE 6"
- (6) "WOODSCAPE MEADOWS PHASE 5"
- (7) "WOODSCAPE MEADOWS PHASE 4"
- (8) "WOODSCAPE MEADOWS PHASE 2"
- (9) "SHAMROCK WOODS 1"



TOPOGRAPHY LEGEND:

- FOUND MONUMENT AS NOTED
- ⊙ STORM SEWER MANHOLE
- ⊙ BOLLARD
- GATE POST
- BUSH ROW/HEDGE
- ASPHALT CONCRETE
- CONC. CONCRETE
- FND FOUND
- AL ALUMINUM CAP
- W/TPC WITH YELLOW PLASTIC CAP
- MCSR MARION COUNTY SURVEY RECORD
- IP IRON PIPE

EASEMENT REFERENCES

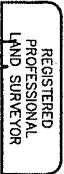
- A 10 FEET WIDE SANITARY SEWER EASEMENT; REEL 455 PAGE 314
- B 10 FEET WIDE STORM SEWER EASEMENT; REEL 455 PAGE 315
- C 15 FEET OPEN DRAINAGE CHANNEL EASEMENT; REEL 542 PAGE 296
- D MISC. STORM DRAIN EASEMENTS; REEL 573 PAGE 367
- E 10 FEET WIDE WATER LINE EASEMENT

PROPERTY OWNER ADDRESS:

CITY OF SALEM  
555 LIBERTY ST. NE  
SALEM, OR 97201  
SALEM-KEIZER SCHOOL DISTRICT  
2450 LANCASTER DR. NE  
SALEM, OR 97305

NOTES

1. ALL PUBLIC AREAS AND BUILDINGS ARE PUBLIC WITH APPROXIMATE SIZES SHOWN. THEY SHALL ALL REMAIN WITH NO ADDITIONAL PUBLIC AREAS OR STRUCTURES PROPOSED.
2. ALL EXISTING FEATURES AND UTILITIES ARE TO REMAIN WITH NO ADDITIONAL FEATURES OR UTILITIES PROPOSED.



REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 25, 1990  
GARY R. ANDERSON  
2434

SURVEYED FOR:  
CITY OF SALEM

SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
15151 SW SEASIDE PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652  
RENEWAL: 12-31-17

**Pringle Partition Written Statement**

**4/24/2018**

**Prepared by Will Kuenzi (City of Salem Public Works/ Engineering)**

Please see the applicants response in italics and bold below.

- The partition tentative plan complies with the standards of SRC Chapter 205 and all applicable provisions of the Unified Development Code, including, but not limited to the following:
  - Lot standards (lot width, depth, lot frontage, designation of front and rear lot lines, etc.)  
***The reconfigured property does not appear to conflict with existing lot standards.***
  - City infrastructure standards  
***N/A – the use of the property will remain the same, only the property lines and ownership will change.***
  - Any special development standards (floodplain development, special setback, geological or geotechnical analysis, vision clearance, etc.).  
***N/A – the use of the property will remain the same, only the property lines and ownership will change.***
- Your partition tentative plan does not impede the future use or development of the property or adjacent land.  
***The reconfigured property will likely be the ultimate development and does not appear to impede the future use or development of the property or adjacent land.***
- Development with the partition tentative plan can be adequately served by City infrastructure.  
***The property will remain as currently developed and is already served by City infrastructure.***
- The street system in and adjacent to the partition tentative plan conforms to the Salem Transportation System Plan.  
***N/A – no physical change to the site will occur, only the property lines and ownership will change.***
- The street system in and adjacent to the partition tentative plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.  
***N/A – no physical change to the site will occur, only the property lines and ownership will change.***
- The partition tentative plan takes into account the topography and vegetation of the site so the need for variances or adjustments is minimized to the greatest extent practicable.  
***N/A – no physical change to the site will occur, only the property lines and ownership will change.***

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

***N/A – no physical change to the site will occur, only the property lines and ownership will change.***

- When the partition tentative 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:
  - The property is zoned residential;
  - The property has received a favorable site evaluation from the county sanitation for the installation of an on-site sewage disposal system;
  - The propose parcels are at least 5 acers in size and, except for flag lots, have no dimension that is less than 100 feet.

***N/A – the property is located within 300 feet of the City sewer and will connect to both City water and City sewer as needed.***

- Tree inventory and tree conservation plan. You must complete and submit a tree inventory on a form as provided by the Director and, if required under SRC Chapter 808, a tree conservation plan.

***This project will not be removing any trees.***

- Geological assessment or geotechnical report. You must submit a geological assessment or geotechnical report if required by SRC Chapter 810.

***No physical change, including grading, will be completed under this PLA.***

- Proposed stormwater management system. You must submit a description of the proposed stormwater management system, including pre- and post-construction conditions, prepared in accordance with the Public Works Design Standards.

***No physical change, including stormwater, will be completed under this PLA.***

- Future division plan.

***The property use will not change, and the properties will continue to function as a school and park.***





# MEMO

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

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

**DATE:** June 18, 2018

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
PARTITION PLAT NO. 18-05 (18-110486)  
5500 REED LANE SE  
2-LOT PARTITION**

## **PROPOSAL**

To divide approximately 13.77 acres into 2 parcels, with Parcel 1 consisting of 3.49 acres and Parcel 2 consisting of 10.28 acres, in an RA (Residential Agriculture) zone at 5500 Reed Lane SE.

## **RECOMMENDED CONDITIONS OF PLAT APPROVAL**

The proposed partition meets applicable requirements related to public infrastructure.

## **FACTS**

### **1. Reed Lane SE**

- a. **Existing Conditions**—This street has a varying-width improvement within a 60-foot-wide right-of-way abutting the subject property. The street is fully built on the development side.
- b. **Standard**—This street is designated as a Local street and a Collector street in the Salem TSP. The standards for these street classifications are a 30-foot-wide improvement within a 60-foot-wide right-of-way, and a 34-foot-wide improvement within a 60-foot-wide right-of-way, respectively.

### **2. Baxter Road SE**

- a. **Existing Conditions**—This street has an approximate 34-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 TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

## **Storm Drainage**

### **1. Existing Conditions**

- a. An 18-inch storm main bisects the property within a 10-foot-wide easement.
- b. A 12-inch storm main is located in Baxter Road SE.
- c. A 15-foot-wide open channel drainage easement is located on the property.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located in the S-2 water service level.
- b. An 8-inch public water line is located in Reed Lane SE and Baxter Road SE.
- c. An 8-inch water main is located on the property within a 10-foot-wide easement.
- d. A 10-inch public water line is located in Reed Lane SE.

## **Sanitary Sewer**

### **1. Existing Sewer**

- a. A 24-inch sewer line is located in Reed Lane SE and Baxter Road SE.

## **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).

There are multiple easements currently in existence on the subject property. Any and all easements shall be shown on the final plat.

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

**Findings**—Water, sewer, and storm infrastructure are available in and around the site and are adequate to serve the property as shown on the applicant's preliminary partition plan.

**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**—Reed Lane SE and Baxter Road SE abut the subject property and meet the current standards for their respective street classifications. The proposed partition has little or no effect on the street system.

Prepared by: Jennifer Scott, Project Coordinator  
cc: File