

NOTICE OF DECISION

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



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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT CASE NO.: REP18-03

APPLICATION NO. : 18-110483-LD

NOTICE OF DECISION DATE: June 21, 2018

REQUEST: An application to Replat Lots 2, 3, 6, 7, 8 and a portion of Lot 1 of Highland Fruit Farms into two lots approximately 6.09 acres and 47.98 acres in size.

The subject property is approximately 54.88 acres in size, zoned PE (Public and Private Educational Services) and RA (Residential Agriculture), and located at 1776 Titan Drive NW (Polk County Assessor Map and Tax Lot Numbers: 073W17D001000, 073W17D001400, and 073W17D001001).

APPLICANT: City of Salem Real Estate Division

OWNERS: Salem Keizer School District 24J

LOCATION: 1776 Titan Drive NW / 97304

CRITERIA: Salem Revised Code 205.025(d)

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

DECISION: The Planning Administrator **APPROVED** Replat Case No. REP18-03 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

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>

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

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

**IN THE MATTER OF THE APPROVAL OF)
REPLAT NO. 18-03;)
1776 TITAN DRIVE NW)**

FINDINGS AND ORDER

June 21, 2018

REQUEST

An application to Replat Lots 2, 3, 6, 7, 8 and a portion of Lot 1 of Highland Fruit Farms into two lots approximately 6.09 acres and 47.98 acres in size.

The subject property is approximately 54.88 acres in size, zoned PE (Public and Private Educational Services) and RA (Residential Agriculture), and located at 1776 Titan Drive NW (Polk County Assessor Map and Tax Lot Numbers: 073W17D001000, 073W17D001400, and 073W17D001001).

DECISION

The replat 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 Replat was filed by City of Salem on behalf of the Salem Keizer School District for property located at 1776 Titan Drive NW (Attachment A).
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 for the subject case is September 27, 2018.

SUBSTANTIVE FINDINGS

1. Proposal

An application to Replat Lots 2, 3, 6, 7, 8 and a portion of Lot 1 of Highland Fruit Farms into two lots approximately 6.09 acres and 47.98 acres in size.

The subject property is approximately 54.88 acres in size, zoned PE (Public and Private Educational Services), and located at 1776 Titan Drive NW (Polk County Assessor Map and Tax Lot Numbers: 073W17D001000, 073W17D001400, and 073W17D001001).

2. Existing Conditions

Site and Vicinity

The subject property consists of two tax lot is approximately 54.88 acres, which comprises the following units of land; Lots 2, 3, 6, 7, 8 and a portion of 1 of the "Highland Fruit Farms" in to two lots. The development site has frontage on Titan Drive NW, on the west, road in the Salem Transportation System Plan (TSP), Daisy Lane NW, which is designated a local road in the TSP, on the south and Orchard Heights Road NW, on the north, which is designated a minor arterial road in the Salem TSP.

Salem Area Comprehensive Plan (SACP) Designation

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

Comprehensive Plan Map: The subject property is designated "Community Service - Education" on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: (Across Orchard Heights Road NW) Developing Residential and Mixed Use

South: Developing Residential

East: Developing Residential

West: (Across Titan Drive NW) Developing Residential

Zoning and Surrounding Land Use

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

North: (Across Orchard Heights Road NW) RA (Residential Agriculture); existing single family dwelling and NCMU (Neighborhood Center Mixed Use).

South: RS (Single Family Residential); existing single family dwelling and (across Daisy Lane NW) RA (Residential Agriculture); existing single family dwellings

East: RA (Residential Agriculture); existing single family dwelling

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

Relationship to Urban Service Area

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

3. Land Use History

- **Comprehensive Plan Map Amendment and Zone Change (CPC/ZC99-11):** A subdivision to divide 102.37 into 392 lot with concurrent variances to decrease the average lot depth for double frontage lots to less than 120 feet deep and permit the grade of certain portions of streets to be greater than 12 percent.
- **Adjustment (ADJ00-03):** To reduce the required bicycle parking spaces to 150 from 424 spaces for a public high school.
- **Variance (VAR00-06):** To eliminate the six (6) foot high wall along the subject property boundary adjacent to a residential use which is required for the construction of a public high school.
- **Administrative Conditional Use (ACU07-01):** To allow a 45-foot tall freestanding support structure with a 12-foot diameter top mounted wind turbine on a portion of property.

4. Public and Private Agency Review

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

Fire Department - The Salem Fire Department submitted comments indicating no issues with the replat proposal.

5. Neighborhood Association Comments

The subject property is within the West Salem Neighborhood Association. Notice of the application was provided to the neighborhood association, pursuant to SRC 300.620(b)(2)(B)(iii), which requires public notice to be sent to "any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property." There were no comments received from West Salem Neighborhood Association.

6. Public Comments

All property owners within 250 feet of the subject property were mailed notification of the proposed subdivision. There was one comment, not objecting received from an adjacent property owners.

7. Criteria for Granting a Replat

Salem Revised Code (SRC) 205.025(d) sets forth the following criteria that must be met before approval can be granted to a tentative replat. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the tentative replat for conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the tentative plan or for the issuance of certain conditions necessary to more fully satisfy the criteria.

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

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

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

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

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

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

SRC Chapter 542 (Public and Private Educational Services): The proposed replat, would result in two parcels, approximately 6.90 acres and 47.98 acres in size.

Compliance with development standards within the PE zone are addressed in the following findings:

SRC 542.010(a) – Lot Standards: The minimum lot area requirement is 10,000 square feet, minimum width of a lot is 40-feet and depth of a lot is 70-feet in the RS zone. The minimum lot width is 50 feet, minimum lot depth is 80 feet and minimum street frontage requirement is 16 feet. The proposed replat would result in two lot, lot 1 is approximately 47.98 acres, with a lot width of approximately 1,000 feet respectively and lot depth of 900 feet respectively. Lot 2 is approximately 6.90 acres, with a lot width of approximately 300 feet and lot depth of 500 feet. Lot 1 will have more than 16 feet of frontage along Titan Drive NW and Orchard Heights NW and Lot 2 will have more than 16 feet Titan Drive NW and Daisy Lane NW.

SRC 542.010(b) – Setbacks: Setbacks within the RS zone shall be provided as set forth in Tables 542-3.

Abutting Street:

- *West:* The subject property is adjacent to Titan Drive NW, a collector street, to the west. There is a minimum 35-foot setback adjacent to a street for buildings less than 35 feet in size and 20 feet, plus 1 ft for each 1 ft of height over 35 ft but not to exceed 50 ft in depth.
- *North:* The subject property is adjacent to Orchard Heights Road NW, a minor arterial street, to the east. There is a minimum 35-foot setback adjacent to a street for buildings less than 35 feet in size and 20 feet, plus 1 ft for each 1 ft of height over 35 ft but not to exceed 50 ft in depth.
- *East:* The subject property is adjacent to Doaks Ferry Road NW, a major arterial street, to the east. There is a minimum 35-foot setback adjacent to a street for buildings less than 35 feet in size and 20 feet, plus 1 ft for each 1 ft of height over 35 ft but not to exceed 50 ft in depth.

Interior Front, Side, and Rear:

- *South:* The setback standard abutting residentially zoned land is 20-feet and there is not a setback abutting a public zone.

The proposed replat would not alter the location of the east, west, or north boundaries of the existing development site. Lot 1 is currently developed with West Salem High School and Lot 2 is currently vacant. The proposed property line to the south is over 100 feet to the existing structures on Lot 1. Future development of the subject property will be reviewed for conformance with the applicable zone district standards at building permit.

The proposal conforms to the requirements of SRC Chapter 551.

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

A summary of existing improvements are as follows:

- Water:* The subject property is located within the W-1 water service level.
- A 18-inch public water line is located Orchard Heights NW and Doaks Ferry Road NW abutting the subject property.
- A 10-inch public water main is located within Titan Drive NW and Daisy Lane NW abutting the subject property.
- Sewer:* An 8-inch public sewer line is located in Daisy Lane NW.
- Storm Drainage:* A 12-inch storm main abuts the property in Titan Drive NW.
- A 12-inch storm main abuts the property in Orchard Heights Road NW.
- A 10-inch storm main abuts the property in Doaks Ferry Road NW.
- Streets:* Titan Drive NW, Orchard Heights Road NW and Daisy Lane NW currently abuts the subject property along the south, north and west boundaries of the subject property.
- Titan Drive NW is designated as a Collector street in the Salem Transportation System Plan (TSP).
- The standard for this street classification is a 34-foot improvement within a 60-foot right-of-way.
 - The abutting portion of Titan Drive NW currently has an approximate 34-foot-wide improvement within a 60-foot-wide right-of-way.
- Doaks Ferry Road NW is designated as a Major Arterial street in the Salem Transportation System Plan (TSP).
- The standard for this street classification is a 68-foot improvement within a 96-foot right-of-way.
 - The abutting portion of Doaks Ferry Road NW currently has 48-foot-wide improvement within a 76-foot-wide right-of-way.

Orchard Heights Road NW is designated as a Minor Arterial street in the Salem Transportation System Plan (TSP).

- The standard for this street classification is a 46-foot improvement within a 72-foot right-of-way.
- The abutting portion of Orchard Heights Road NW currently has 48-foot-wide improvement within a 72-foot-wide right-of-way.

Daisy Lane NW is designated as a Local street in the Salem Transportation System Plan (TSP).

- The standard for this street classification is a 30-foot improvement within a 60-foot right-of-way.
- The abutting portion of Daisy Lane NW currently has an approximate 30-foot-wide improvement within a 60-foot-wide right-of-way.

SRC Chapter 800 (General Development Standards):

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

The proposal conforms to the requirements of SRC Chapter 800.

SRC Chapter 808 (Preservation of Trees and Vegetation): SRC Chapter 808 (Preservation of Trees and Vegetation) requires tree conservation plans in conjunction with development proposals involving the creation of lots or parcels to be used for the construction of single family or duplex dwelling units, if the development proposal will result in the removal of trees.

There are several existing trees on the subject property and none are proposed for removal therefore, a tree conservation plan is not required for the proposed replat. Future development of the proposed lot must conform to the requirements of SRC Chapter 808.

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

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

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

SRC Chapter 810 (Landslide Hazards): SRC Chapter 810 (Landslide Hazards) establishes requirements for development within areas mapped for potential landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, the subject property does include areas of mapped landslide hazard susceptibility points. The subject property is currently developed, pursuant to the requirements of SRC 810.025, a geologic assessment or geotechnical report may be required in conjunction with future development on the subject property.

The proposal meets this criterion.

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

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

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

Finding: The property consists of Lots 2, 3, 6, 7, 8 and a portion of Lot 1 of Highland Fruit Farms subdivision plat. Pursuant to subsection (1) of ORS 92.185, the replat may only replat the portions of the subject property within a recorded plat.

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

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

Finding: Streets, water, and sewer infrastructure were constructed to serve the existing school. The properties are developed with a existing high school and city park. The existing land is therefore defined as a "developed" subdivision pursuant to ORS 92.225 and this requirement is not applicable to the proposal.

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

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

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

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

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

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

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

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

The proposal complies with the requirements of ORS Chapter 92.

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

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

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

Finding: The Public Works Department reviewed the proposal and indicated, as specified in Attachment D, that water, sewer, and storm drainage facilities are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements). Doaks Ferry Road NW and Daisy Lane NW do not meet the minimum requirements for their respective street classifications, as specified in the Salem Transportation System Plan. However, dedication of right-of-way and boundary street improvements are not warranted in conjunction with the replat, pursuant to SRC 803.040. The proposed replat ensures adequate provision of City infrastructure and streets to serve the proposed lots and its future development. The proposal meets this criterion.

8. Conclusion

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

IT IS HEREBY ORDERED

The request to Replat Lots 2, 3, 6, 7, 8 and a portion of Lot 1 of Highland Fruit Farms into two lots approximately 6.09 acres and 47.98 acres in size zoned PE (Public and Private Educational Services) and RA (Residential Agriculture), and located at 1776 Titan Drive NW (Polk County Assessor Map and Tax Lot Numbers: 073W17D001000, 073W17D001400, and 073W17D001001)., is hereby GRANTED subject to SRC Chapters 205, 551.



Olivia Glantz, Planning Administrator Designee

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

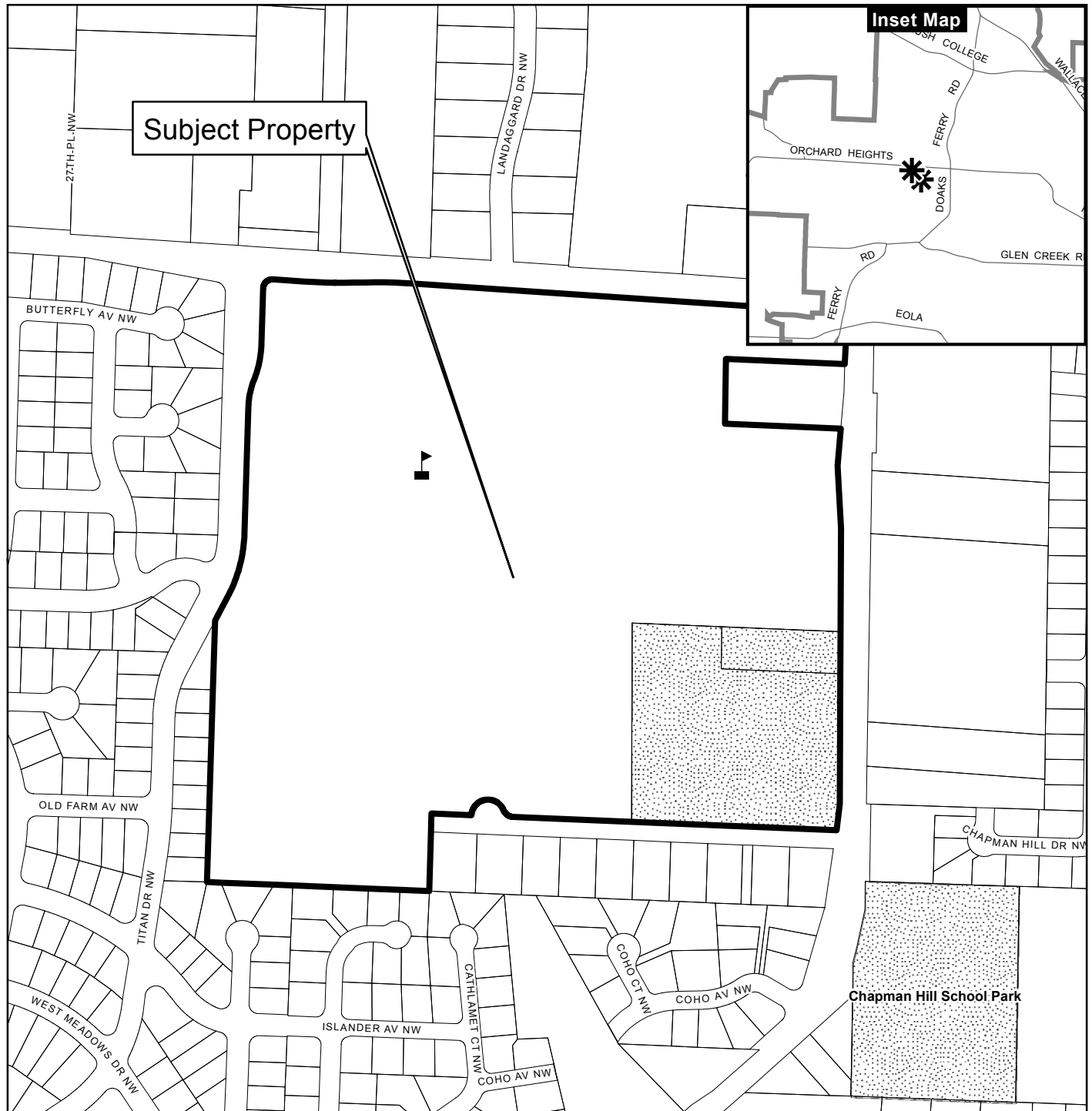
Application Deemed Complete:	<u>May 30, 2018</u>
Notice of Decision Mailing Date:	<u>June 21, 2018</u>
Decision Effective Date:	<u>July 7, 2018</u>
State-Mandated Decision Deadline:	<u>September 27, 2018</u>

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, 2017, 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 1776 Titan Drive NW



Legend

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

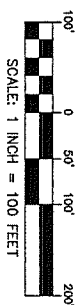
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





DATE: MAY 1, 2018

BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM HELD MONUMENTS "A" AND "B," ALONG THE CENTERLINE OF ORCHARD HEIGHTS ROAD, BEARING SOUTH 88°03'30" EAST PER SURVEY NUMBER 14415, POLK COUNTY SURVEY RECORDS.

THE OUTBOUNDS OF THE SUBJECT TRACT WAS ESTABLISHED IN ACCORDANCE WITH RECORD GEOMETRY SHOWN ON SAID COUNTY SURVEY 14415 HOLDING FOUND MONUMENTS "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "P", "Q", "R", "S", "V", "Z" AND "AA".

H FND K&C & LEAD WITH BRASS WASHER MARKED
"MULTI/TECH ENG" (2) BEARS NORTH 155036"
EAST, 0.19 FEET
J FND 5/8" IR NO CAP. (CS 5446)
K FND 5/8" IR NO CAP. BENT (2)
L FND 5/8" IR W/YPC MARKED "a. ENGINEERING" (6)
S BEARS NORTH 353734" WEST, 1.36 FEET
V FND 1/2" IR W/YPC MARKED "PLS 1035" (CS 12158)

- (1) SP 1-25 "HIGHLAND FRUIT FARMS"
- (2) CS 14415
- (3) CS 14134
- (4) SP 13-19 "WEST MEADOWS ESTATES NO.3"
- (5) SP 6-27 "PONDEROSA PARK"
- (6) SP 10-1 "DOAKS FERRY ESTATES PHASE II"



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.

CITY OF SALEM
555 LIBERTY ST. SE
SALEM, OR 97301

SALEM-KEIZER SCHOOL DISTRICT
2450 LANCASTER DR. NE
SALEM, OR 97305

SURVEYED FOR:
CITY OF SALEM

SURVEYED BY:

WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 1500

2434

RENEWAL: 12-31-19

1799--037PA--2 DWG



MEMO

TO: Olivia Glantz, Planner II
Community Development Department

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

DATE: June 21, 2018

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
REPLAT NO. 18-03 (18-110483-LD)
1776 TITAN DRIVE NW
SKSD REPLAT – WEST SALEM HIGH SCHOOL

PROPOSAL

An application to Replat Lots 2, 3, 6, 7, 8 and a portion of Lot 1 of Highland Fruit Farms into two lots approximately 6.09 acres and 47.98 acres in size. The subject property is approximately 54.88 acres in size, zoned PE (Public and Private Educational Services) and RA (Residential Agriculture), and located at 1776 Titan Drive NW (Polk County Assessor Map and Tax Lot Numbers: 073W17D001000, 073W17D001400, and 073W17D001001).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

The proposed replat meets applicable requirements related to public infrastructure.

FACTS

1. Titan Drive NW

- a. Existing Conditions—This street has an approximate 46-foot improvement within a 72-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.

2. Orchard Heights Road NW

- a. Existing Conditions—This street has an approximate 48-foot improvement within a 72-foot-wide right-of-way abutting the subject property.

- b. Standard—This street is designated as a minor arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

3. Doaks Ferry Road NW

- a. Existing Conditions—This street has an approximate 48-foot improvement within a 76-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is designated as a major arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

4. Daisy Lane NW

- a. Existing Conditions—This street has an approximate 20-foot improvement within a 50-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in Titan Drive NW.
- b. A 12-inch storm main is located in Orchard Heights Road NW.
- c. A 10-inch storm main is located in Doaks Ferry Road NW.

Water

1. Existing Conditions

- a. The subject property is located in the W-1 water service level.
- b. A 10-inch public water line is located in Titan Drive NW.
- c. An 18-inch public water line is located in Orchard Heights Road NW.
- d. An 18-inch public water line is located in Doaks Ferry Road NW.
- e. A 10-inch public water line in Daisy Lane NW.

Sanitary Sewer

1. Existing Sewer

- a. An 8-inch sewer line is located in Daisy Lane NW.

CRITERIA AND FINDINGS

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

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

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

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

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

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

Findings— The tentative replat appears to comply with ORS Chapter 92. The final plat review process by the City Surveyor will confirm ORS 92 compliance.

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

Findings—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are existing, and are adequate to serve the proposed replat. Doaks Ferry Road NW and Daisy Lane NW do not meet the minimum requirements for their respective street classifications as specified in the *Salem Transportation System Plan*. However, dedication of right-of-way and boundary street improvements are not warranted in conjunction with the replat pursuant to SRC 803.040.

Prepared by: Jennifer Scott, Project Coordinator
cc: File