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503-588-6173*

## DECISION OF THE PLANNING ADMINISTRATOR

**PARTITION CASE NO.:** PAR18-09

**APPLICATION NO. :** 18-115367-LD

**NOTICE OF DECISION DATE:** December 27, 2018

**SUMMARY:** A proposed partition to divide a lot along the northerly side of Belmont Street NE into three parcels. The existing single family residence would remain, while the accessory structure is planned to be removed.

**REQUEST:** A tentative partition plan to divide approximately 0.28 acres (12,442 square feet) into three parcels, with Parcel 1 consisting of approximately 4,035 square feet, Parcel 2 consisting of approximately 4,191 square feet, and Parcel 3 consisting of approximately 4,229 square feet. The existing single family residence would remain on Parcel 2, and Parcel 1 and Parcel 3 would consist of vacant land for the future development of single family homes.

The subject property is approximately 0.28 acres (12,442 square feet) in size, zoned RS (Single Family Residential), and located at 725 Belmont Street NE (Marion County Assessor's Map and Tax Lot number 073W23BC07600).

**APPLICANT:** SB2 Belmont, LLC (Brad Box)

**LOCATION:** 725 Belmont Street NE / 97301

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

**FINDINGS:** The facts and findings are in the attached Order dated December 27, 2018.

**DECISION:** The Planning Administrator **APPROVED** Partition Case No. PAR18-09 subject to the following conditions of approval:

- Condition 1:** Prior to final plat approval, the applicant shall obtain a demolition permit and remove the existing accessory structure on the site.
- Condition 2:** Obtain permits for installation of water services to serve Parcel 1 and Parcel 3.
- Condition 3:** Dedicate a 20-foot-wide City sanitary sewer easement measured from the eastern boundary of Parcel 3.
- Condition 4:** Provide private sewer easements where sewer services are located on a parcel other than the one being served.
- Condition 5:** Construct sewer services to the lot line for each parcel.

# NOTICE OF DECISION

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



**Condition 6:** Provide a 10-foot public utility easement (PUE) along the entire frontages of Belmont Street NE and Cottage Street NE.

**Condition 7:** Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 3. Construct stormwater facilities that are proposed in the public right-of-way.

**Condition 8:** At the time of building construction, shall repair non-conforming sidewalks along the frontages of both Belmont Street NE and Cottage Street NE, including construction of curb ramp(s) at the intersection in compliance with PWDS.

The rights granted by the attached decision must be exercised, or an extension granted, by **January 12, 2021** or this approval shall be null and void.

Application Deemed Complete:	<u>October 23, 2018</u>
Notice of Decision Mailing Date:	<u>December 27, 2018</u>
Decision Effective Date:	<u>January 12, 2019</u>
State Mandate Date:	<u>February 20, 2019</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., Frida, January 11, 2019.** 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 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. 18-09)**

*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. 18-09;  
725 BELMONT STREET NE**

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**FINDINGS AND ORDER**

**December 27, 2018**

**REQUEST**

A tentative partition plan to divide approximately 0.28 acres (12,442 square feet) into three parcels, with Parcel 1 consisting of approximately 4,035 square feet, Parcel 2 consisting of approximately 4,191 square feet, and Parcel 3 consisting of approximately 4,229 square feet. The existing single family residence would remain on Parcel 2, and Parcel 1 and Parcel 3 would consist of vacant land for the future development of single family homes.

The subject property is approximately 0.28 acres (12,442 square feet) in size, zoned RS (Single Family Residential), and located at 725 Belmont Street NE (Marion County Assessor's Map and Tax Lot number 073W23BC07600) **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:** Prior to final plat approval, the applicant shall obtain a demolition permit and remove the existing accessory structure on the site.
- Condition 2:** Obtain permits for installation of water services to serve Parcel 1 and Parcel 3.
- Condition 3:** Dedicate a 20-foot-wide City sanitary sewer easement measured from the eastern boundary of Parcel 3.
- Condition 4:** Provide private sewer easements where sewer services are located on a parcel other than the one being served.
- Condition 5:** Construct sewer services to the lot line for each parcel.
- Condition 6:** Provide a 10-foot public utility easement (PUE) along the entire frontages of Belmont Street NE and Cottage Street NE.

- Condition 7:** Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 3. Construct stormwater facilities that are proposed in the public right-of-way.
- Condition 8:** At the time of building construction, shall repair non-conforming sidewalks along the frontages of both Belmont Street NE and Cottage Street NE, including construction of curb ramp(s) at the intersection in compliance with PWDS.

### **PROCEDURAL FINDINGS**

1. On July 24, 2018 an application for a Tentative Partition Plan was filed proposing to divide a 0.28 acre property at 725 Belmont Street NE into three parcels.
2. The application was deemed complete for processing on October 23, 2018. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on October 23, 2018.

### **SUBSTANTIVE FINDINGS**

#### **1. Proposal**

The tentative plan proposes to divide the property into three parcels, with Parcel 1 consisting of approximately 4,035 square feet, Parcel 2 consisting of approximately 4,191 square feet, and Parcel 3 consisting of approximately 4,229 square feet. The existing single family residence would remain on Parcel 2, and Parcel 1 and Parcel 3 would consist of vacant land for the future development of single family homes (**Attachment B**). Proposed Parcels 1 and will access to Belmont Street NE via a shared driveway and proposed Parcel 3 will access Belmont Street NE. The three parcels within the tentative partition plan are proposed as follows:

#### **PROPOSED PARCEL 1**

Parcel Size: 4,035 square feet,  
Parcel Dimensions: Approximately 46 feet in width and 88 feet in depth.

#### **PROPOSED PARCEL 2**

Parcel Size: 4,191 square feet,  
Parcel Dimensions: Approximately 47 feet in width and 88 feet in depth.

#### **PROPOSED PARCEL 3**

Parcel Size: 4,229 square feet,  
Parcel Dimensions: Approximately 48 feet in width and 88 feet in depth.

**Access and Circulation:** The subject property has frontage along the southerly property line on Belmont Street NE, which is designated as a local street within the

Salem Transportation System Plan (TSP). The subject property has frontage along the westerly property line on Cottage Street 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 146 feet of frontage on Belmont Street NE along its southerly boundary and 88 feet of frontage on Cottage Street NE. The property is approximately 146 feet in width and approximately 88 feet in depth from north to south. The applicant proposes to retain the existing home on proposed Parcel 2 after the partition is completed. Additionally, there is an existing accessory structure that the applicant will remove prior to recording the final plat.

### 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: Across Belmont Street NE - Single Family Residential

East: Across Cottage Street 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 dwelling. The surrounding properties are zoned and used as follows:

North: Single Family Residential (RS) – Single family dwelling

South: Across Belmont Street NE - Single Family Residential (RS) – Single family dwelling

East: Across Cottage Street NE - Single Family Residential (RS) – Single family dwelling

West: Single Family Residential (RS) – 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. An 8-inch City of Salem water main is located in Belmont Street NE and the existing buildings are connected to this line. A 10-inch public water line is located in Cottage Street NE.

*Sewer:* An 8-inch City of Salem sewer line is located along the easterly portion of the subject property, approximately 7 feet from the east property line. A 24-inch sewer line is located in Belmont Street NE.

*Storm Drainage:* There is an 8-inch storm main located in Belmont Street NE, near the intersection of Cottage Street NE.

*Streets:* *Belmont Street NE* abuts the southerly 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 Belmont Street NE currently has an approximately 30-foot wide improvement within a 66-foot-wide right-of-way.

*Cottage Street NE* abuts the westerly 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 Cottage Street NE currently has an approximately 30-foot wide improvement within a 66-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 indicated minimum setbacks will be reviewed for the future dwellings at the time of building permit review.

**Salem Fire Department** – Salem Fire Department reviewed the proposal and commented that fire has no objections to the proposed partition.

#### 4. Neighborhood Association Comments

The subject property is within the Grant 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.” No comments were received from the neighborhood association prior to the close of the comment period.

#### 5. Public Comments

Property owners within 250 feet of the subject property were mailed notification of the proposed partition. Three comments were received from neighboring property owners before the close of the comment period. They are summarized below:

- a. One comment received had no objections to the proposal but stated it would be beneficial for the alley to continue through to Belmont Street NE.

**Staff Response:** The applicant is not proposing to extend the alley through the subject property to connect to Belmont. There is a City of Salem Sewer main within this portion of the property, the applicant will dedicate an easement to the City of Salem of adequate width to maintain and access the sewer main. No buildings or structures of any kind will be permitted within the easement so this proposal will not preclude the alley from potentially being extended through to Belmont Street NE in the future.

- b. One comment received was in favor of the project stating the applicant has restored a home in the Grant neighborhood previously and has done a wonderful job. Additionally, the applicant and his family reside in the neighborhood which makes them invested in making it a better place to live.

- c. One comment received was in opposition of the proposal for the following reasons: limited parking, small lots without yards, construction noise, concerns about properties becoming rentals, and flooding issues due to new impervious surface.

**Staff Response:** Staff must review the applicant’s proposal against the applicable criteria for a partition application within the RS (Single Family Residential) Zone. Construction noise and the properties being used for rentals are not part of the review criteria and cannot be considered for the applicant’s proposal. Within the residential

zone, the SRC (Salem Revised Code) requires a minimum of two off-street parking spaces be required. At the time of building permit application for the two new dwelling units, City staff will review the building plans for compliance with the off-street parking requirement. Within the RS zone, the minimum lot size allowed is 4,000 square feet. Each of the proposed parcels is exceeding the minimum allowed size. The applicant is required to address stormwater management as part of their application proposal. The Public Work's department has reviewed the applicant's proposal and has found that the proposed stormwater system meets the requirements, however, Condition 7 is imposed on this approval to ensure the standards are met and the system is designed to adequately handle the new impervious surfaces.

## **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 0.28 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
Two Family	7,000 square feet
Lot Width	40 feet
Lot Depth (Single Family)	70 feet
Street Frontage	40 feet

Proposed parcels in the partition range from approximately 4,035 square feet to 4,229 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. Each of the proposed parcels exceed the minimum frontage requirement.

**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

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 single family home on proposed Parcel 2 meets these standards for setbacks for the front, sides and rear yards. Setback requirements for the proposed Parcels 1 and 3 will be reviewed at the time of application for building permits.

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

**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 4,191 square feet. The existing single family dwelling is less than 60% of the proposed parcel. Future development of Parcel 1 and 3 will be reviewed for conformance with the development standards of SRC 511 at the time of building permit review.

Within the RS zone, accessory structures are not permitted on a lot or parcel without a main structure (single-family dwelling). The subject property includes an accessory structure that, if retained, would be on proposed Parcel 3 without a main structure. To ensure this standard is met, the following condition shall apply:

**Condition 1:** Prior to final plat approval, the applicant shall obtain a demolition permit and remove the existing accessory structure on the site.

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 single family dwelling is proposed to remain and is shown on the site plan entirely within the boundaries of proposed Parcel 2, in compliance with this standard.

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

*SRC 806.015(a) (Minimum Required Off-Street Parking):* An existing single family home currently occupies the subject property, with two off-street parking spaces provided within the existing garage and on the driveway leading to the 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 two parcels for residential development (proposed Parcels 1 and 3), with the existing single family home remaining on proposed Parcel 2.

Off-street parking requirements for the proposed Parcels 1 and 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 November 30, 2018 (Attachment C).

*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). There is an existing accessory structure on top of the City sanitary sewer main encumbering the easterly portion of the subject property. The accessory structure will need to be removed, as conditioned above. 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 2:** Obtain permits for installation of water services to serve Parcel 1 and Parcel 3.

**Condition 3:** Dedicate a 20-foot-wide City sanitary sewer easement measured from the eastern boundary of Parcel 3.

**Condition 4:** Provide private sewer easements where sewer services are located on a parcel other than the one being served.

**Condition 5:** Construct sewer services to the lot line for each parcel.

As conditioned, 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 three parcel partition generates less than 300 average daily vehicle trips to Belmont Street NE, which is 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 frontages on Belmont Street NE and Cottage Street NE, which are public streets.

*SRC 803.025 (Right-of-Way and Pavement Widths):* The property abuts Belmont Street NE to the south and Cottage Street NE to the west. Both abutting streets are designated as Local streets in the TSP. The abutting portion of Belmont Street NE has an approximate 30-foot-wide improvement within a 66-foot-wide right-of-way which exceeds the current standard for a local street (30-foot-wide-improvement within a 60-foot-wide right-of-way). The abutting portion of Cottage Street NE has an approximate 30-foot-wide improvement within a 66-foot-wide right-of-way which exceeds the current standard for a local street (30-foot-wide-improvement within a 60-foot-wide right-of-way).

The proposal meets the requirements of SRC Chapter 803.

*SRC 803.030 (Street Spacing):* The proposed partition involves further division of a 0.28 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 6:** Provide a 10-foot public utility easement (PUE) along the entire frontages of Belmont Street NE and Cottage Street NE.

As conditioned, the proposal conforms to applicable street standards.

**(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 is not proposing the removal of any trees in conjunction with the proposed partition, 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.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas.

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 are 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 0.28 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 Belmont Street NE and Cottage Street NE are 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:** 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 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 sewer main located along the eastern portion of the subject property shall have a 20-foot utility pipeline easement centered over the existing pipeline pursuant to PWDS 1.8 - Easements.

The proposed development is subject to SRC Chapter 71 and PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet 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.

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. In order to ensure that stormwater systems within the proposed partition meet the requirements of SRC Chapter 71, the following condition shall apply:

**Condition 7:** Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 3. Construct stormwater facilities that are proposed in the public right-of-way.

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 existing rights-of-way of both Belmont Street NE and Cottage Street NE exceed the required width by the Salem TSP; therefore, no additional right-of-way dedication is required.

The proposal meets this criterion.

**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:** Though the existing rights-of-way are of sufficient widths, the existing sidewalks are non-conforming and are in disrepair. Pursuant to SRC 78.180, the applicant shall repair non-conforming sidewalks along the frontages of both Belmont Street NE and Cottage Street NE at the time of building construction, including construction of curb ramp(s) at the intersection in compliance with PWDS. To ensure this standard is met, the following condition shall apply:

**Condition 8:** At the time of building construction, shall repair non-conforming sidewalks along the frontages of both Belmont Street NE and Cottage Street NE, including construction of curb ramp(s) at the intersection in compliance with PWDS.

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. The applicant is proposing a shared driveway between proposed Parcel 1 and Parcel 2 limiting the amount of ground disturbance required to develop the parcels in the future. Additionally, the applicant is proposing to retain the existing single family dwelling on proposed Parcel 2, further limiting the amount of site disturbance that will be required in the future.

**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, the subject site is flat. The proposed layout minimizes the need for substantial grading in any single area. The applicant proposes to retain the existing single family dwelling on Parcel 2 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 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. 18-09, to divide a 0.28 acre lot into three parcels, with Parcel 1 consisting of approximately 4,035 square feet, Parcel 2 consisting of approximately 4,191 square feet, and Parcel 3 consisting of approximately 4,229 square feet. The existing single family residence would remain on Parcel 2, and Parcel 1 and Parcel 3 would consist of vacant land for the future development of single family homes for property zoned RS (Single Family Residential), and located at 725 Belmont Street 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:** Prior to final plat approval, the applicant shall obtain a demolition permit and remove the existing accessory structure on the site.
- Condition 2:** Obtain permits for installation of water services to serve Parcel 1 and Parcel 3.
- Condition 3:** Dedicate a 20-foot-wide City sanitary sewer easement measured from the eastern boundary of Parcel 3.
- Condition 4:** Provide private sewer easements where sewer services are located on a parcel other than the one being served.
- Condition 5:** Construct sewer services to the lot line for each parcel.
- Condition 6:** Provide a 10-foot public utility easement (PUE) along the entire frontages of Belmont Street NE and Cottage Street NE.
- Condition 7:** Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 3. Construct stormwater facilities that are proposed in the public right-of-way.
- Condition 8:** At the time of building construction, shall repair non-conforming sidewalks along the frontages of both Belmont Street NE and Cottage Street NE, including construction of curb ramp(s) at the intersection in compliance with PWDS.



---

Britany Randall, Planner II  
Planning Administrator Designee



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

Application Deemed Complete: October 23, 2018  
Notice of Decision Mailing Date: December 27, 2018  
Decision Effective Date: January 12, 2019  
State Mandated Decision Date: February 20, 2019

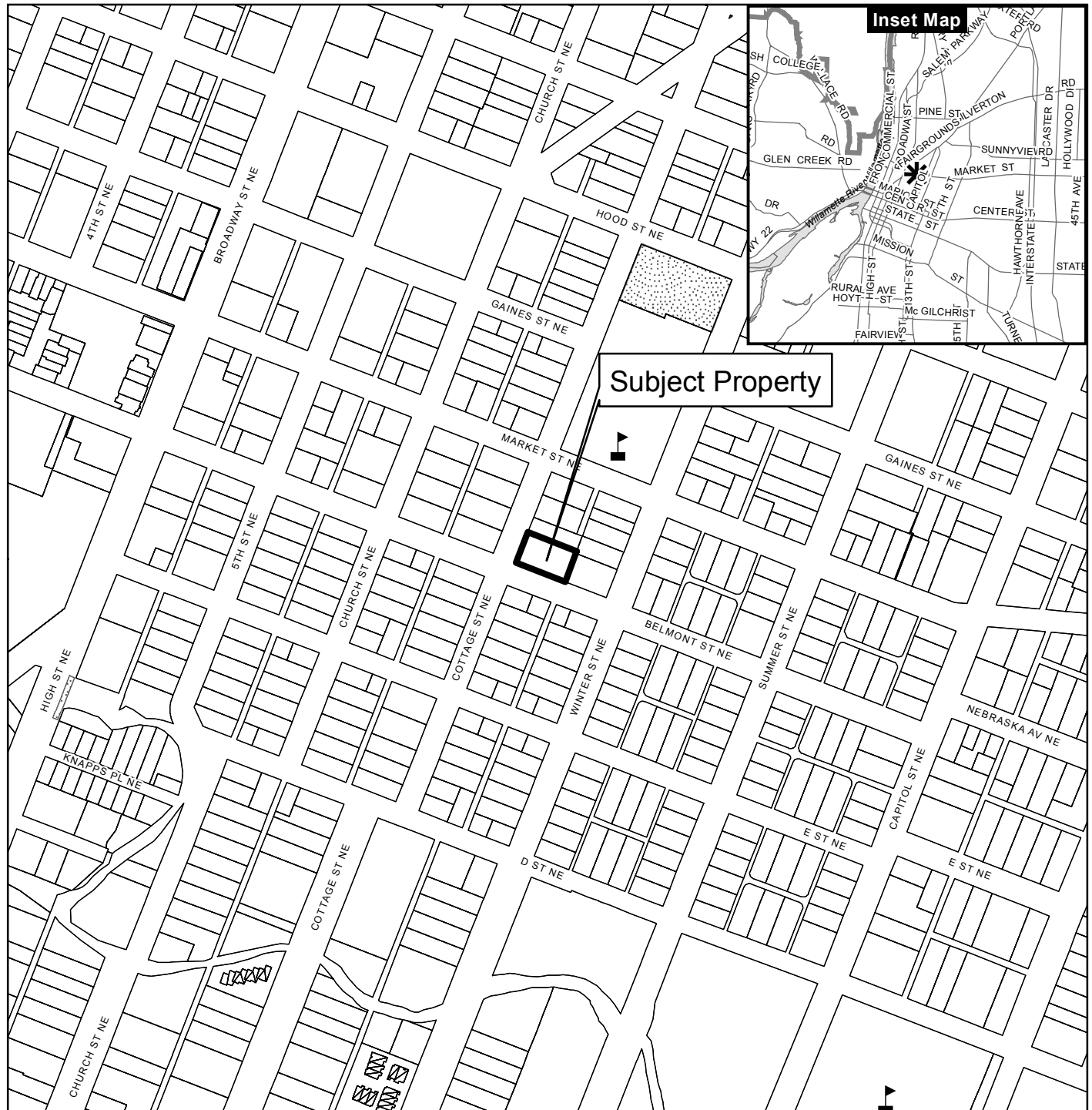
The rights granted by this decision must be exercised or extension granted by **January 12, 2021**, or this approval shall be null and void.

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, January 11, 2019, 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

## 725 Belmont Street NE



### Legend

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

Parks

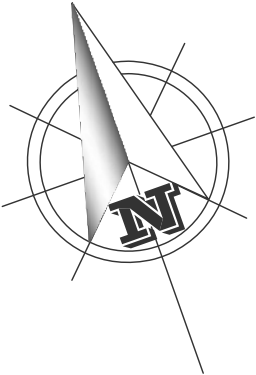
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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.

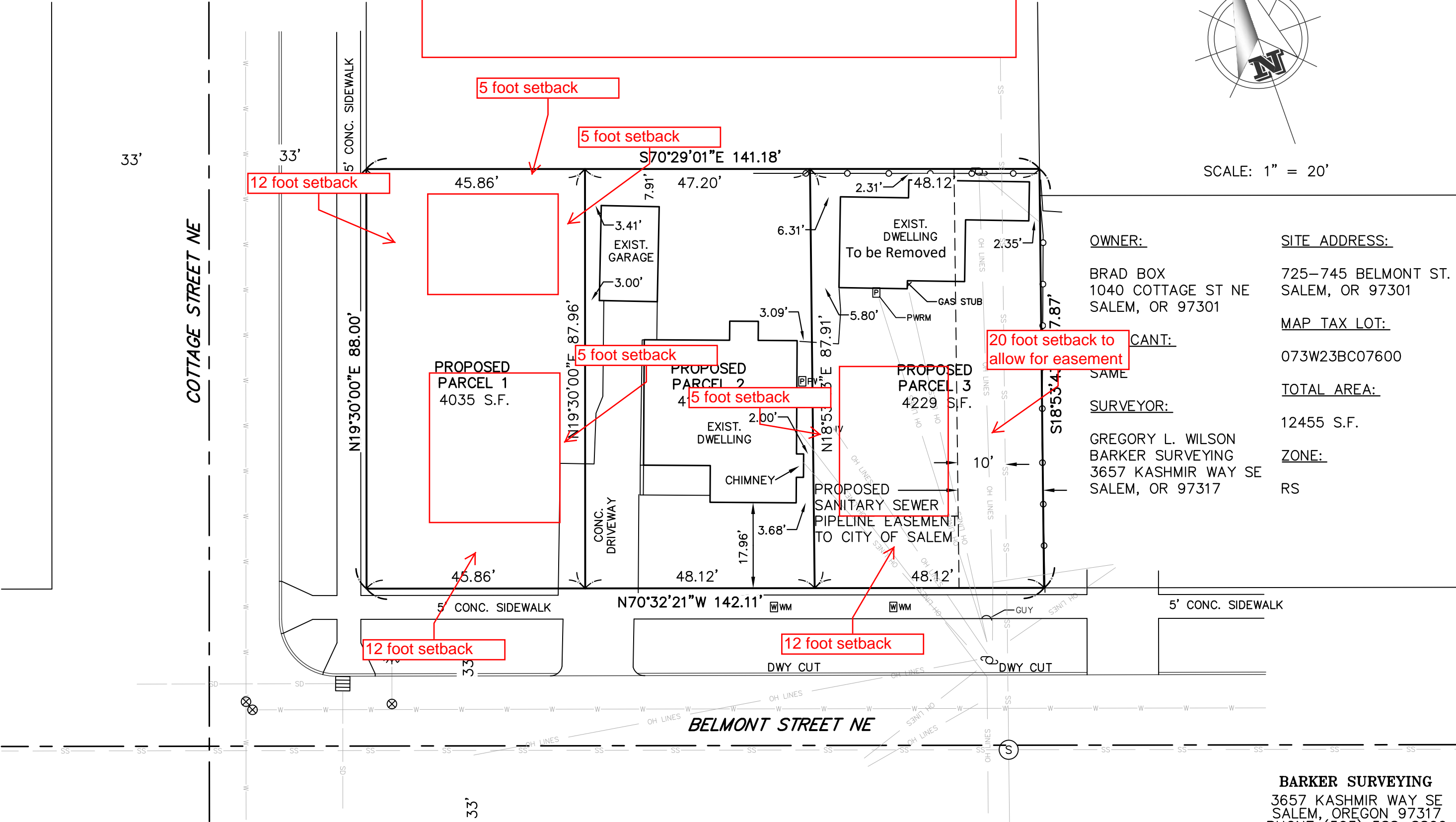
0 100 200 400 Feet



Setbacks to future proposed structures.  
See red setback lines for the two new lots, Lot 1 and Lot 3.



SCALE: 1" = 20'



**OWNER:**  
BRAD BOX  
1040 COTTAGE ST NE  
SALEM, OR 97301

**SITE ADDRESS:**  
725-745 BELMONT ST. NE  
SALEM, OR 97301

**MAP TAX LOT:**  
073W23BC07600

**CANT:**  
SAME

**TOTAL AREA:**  
12455 S.F.

**ZONE:**  
RS

**SURVEYOR:**  
GREGORY L. WILSON  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OR 97317

**BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

# UTILITY PLAN



SCALE: 1" = 20'

COTTAGE STREET NE

33'

33'

5' CONC. SIDEWALK

N19°30'00"E 88.00'

PROPOSED  
PARCEL 1  
4035 S.F.

LOT 1  
SEWER

PROPOSED  
PARCEL 2  
4191 S.F.  
EXIST.  
DWELLING

CONC.  
DRIVEWAY

PROPOSED  
PARCEL 3  
4928 S.F.

EXIST.  
DWELLING  
to be removed

EXISTING  
ALLEY  
SEWER

OWNER:  
Brad Box

APPLICANT:  
BRAD BOX

SURVEYOR:  
GREGORY L. WILSON  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OR 97317

SITE ADDRESS:  
725-745 BELMONT ST. NE  
SALEM, OR 97301

MAP TAX LOT:  
073W23BC07600

TOTAL AREA:  
12455 S.F.

ZONE:  
RS

45.86'

5' CONC. SIDEWALK

33'

N70°32'21"W 142.11'

BELMONT STREET NE

5' CONC. SIDEWALK

Lot 1 will require an easement across Lot 2 and Lot 3.  
Lot 2 will require an easement across Lot 3.  
This easement and path will be used for both sewer and  
underground electrical (PGE recommended this plan for  
electrical).

BARKER SURVEYING  
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SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

33'

COTTAGE STREET NE

Lot 3  
6' x 20' Rain Garden  
120 sq. ft

OWNER:  
Brad Box

SITE ADDRESS:

725-745 BELMONT ST. NE  
SALEM, OR 97301

MAP TAX LOT:

073W23BC07600

TOTAL AREA:

12455 S.F.

ZONE:

RS

APPLICANT:  
BRAD BOX

SURVEYOR:

GREGORY L. WILSON  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OR 97317

**BARKER SURVEYING**

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EMAIL: INFO@BARKERWILSON.COM

## Simplified Method Form

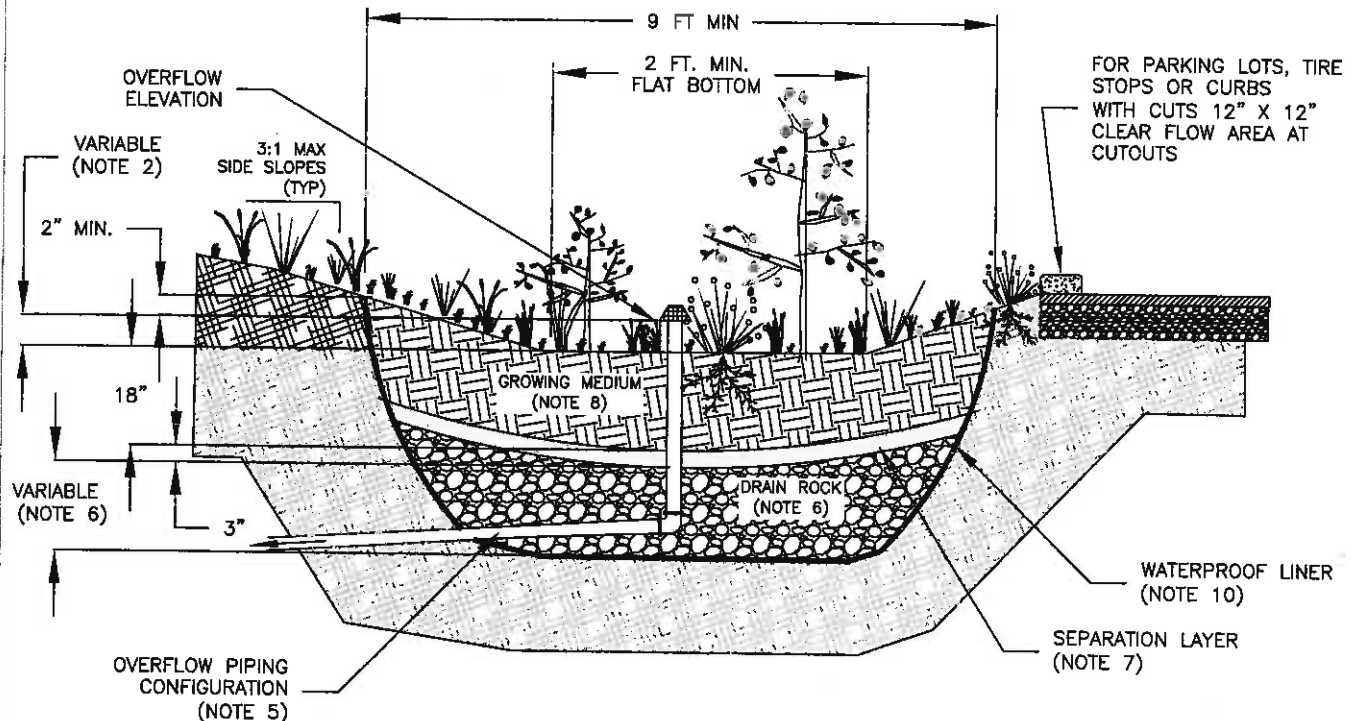
The City has produced this form to provide a quick and simple approach to managing stormwater on-site. Facilities sized with this form are presumed to comply with basic treatment and flow control requirements.

INSTRUCTIONS		SITE INFORMATION	
1. Enter Square footage of new and/or replaced impervious site area.	(1) Total Impervious Area	<input type="text" value="2,000"/>	sf
2. Enter amount of area reduction. This includes trees, pervious pavement, green roofs, and areas with rainwater harvesting.	(2) Total Impervious Area Reduction	<input type="text" value="—"/>	sf
3. Subtract (2) from (1) to calculate total impervious area requiring stormwater facilities (3) = (1) – (2)	(3) Required Mitigation Area	<input type="text" value="2,000"/>	sf
4. Select desired stormwater facilities from rows (b) through (f) in Column 1, below. Enter the square footage of impervious area that will flow into each facility type in Column 2.			
5. Multiply each impervious area from Column 2 by the corresponding sizing factor in Column 3, and enter the result in Column 4. This is the facility surface area required.			
6. Total Column 2 (Rows b - f) and enter the resulting "Impervious Area Managed" on line (6).	(6) Total Impervious Area Managed	<input type="text" value="2,000"/>	sf
7. Subtract (6) from (3) and enter the result on line (7). This must be zero or less. Submit this form with the application for permit. (7) = (3) - (6)	(7) Remaining Area	<input type="text" value="0"/>	sf

Column 1	Column 2	Column 3	Column 4
Stormwater Management Facility	Impervious Area Managed	Infiltration Rate    Sizing Factor	Facility Surface Area
b. Infiltration Planter (Standard Plan STD215)	<input type="text"/> sf	0.5-0.75    0.11	=    sf
		0.75-1.25    0.09	=    sf
		1.25-1.75    0.07	=    sf
		>1.75    0.06	=    sf
c. Filtration Planter (Standard Plan STD216)	<input type="text"/> sf	0.06	=    sf
d. Infiltration Rain Garden (Standard Plan STD217)	<input type="text"/> sf	0.5-0.75    0.11	=    sf
		0.75-1.25    0.09	=    sf
		1.25-1.75    0.07	=    sf
		>1.75    0.06	=    sf
e. Filtration Rain Garden (Standard Plan STD217)	<input type="text" value="2,000"/> sf	<input type="text" value="0.06"/>	=    120 sf
f. Vegetated Filter Strip (Standard Plan STD218)	<input type="text"/> sf	0.20	=    sf





#### NOTES:

1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.

#### 2. DIMENSIONS:

- A. WIDTH: 9 FT. MINIMUM.
- B. DEPTH OF RAIN GARDEN (MEASURED FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION):
  - 1) SIMPLIFIED 12"
  - 2) ENGINEERED 6"-18"
- C. SLOPE OF PLANTER: 0.5% OR LESS

#### 3. SETBACKS (FROM NEAREST POINT AT FINISHED GRADE):

- A. INFILTRATION-10 FT. FROM FOUNDATIONS
- B. FILTRATION MUST BE LINED, NO SETBACK REQUIREMENT FROM FOUNDATIONS
- C. SETBACKS FROM PROPERTY LINES VARY DEPENDING ON SITE CONDITIONS (SEE DESIGN STANDARDS)

#### 4. OVERFLOW:

- A. INLET ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM
- B. PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE

#### 5. PIPING:

SEE STANDARD PLAN 221

#### 6. DRAIN ROCK:

- A. 1 1/2"-3/4" WASHED AGGREGATE WITH 40% VOIDS
- B. DEPTH:
  - SIMPLIFIED- 18" (IF  $\leq 1.75$  "/hr INFILTRATION RATE)
  - 12" (IF  $> 1.75$  "/hr INFILTRATION RATE)
  - ENGINEERED- 0"-48"

7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 3" LAYER OF 3/4"-1/4" OPEN GRADED AGGREGATE.

#### 8. GROWING MEDIUM:

- A. DEPTH: 18"
- B. SEE DESIGN STANDARDS FOR REQUIREMENTS

9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN DESIGN STANDARDS.

10. FOR FILTRATION RAIN GARDEN INSTALL 30 mil. PVC, HDPE OR EQUIVALENT WATERPROOF LINER(SEE STANDARD PLAN #221).

11. INSTALL RIVER ROCK SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM.

## CITY OF SALEM DEPARTMENT OF PUBLIC WORKS

### STANDARD PLAN RAIN GARDEN

APPROVED

CITY ENGINEER

1/01/14

DATE

DRAWN BY

KAK

12/2013

CHECKED BY

KR

12/2013

**NO. 217**

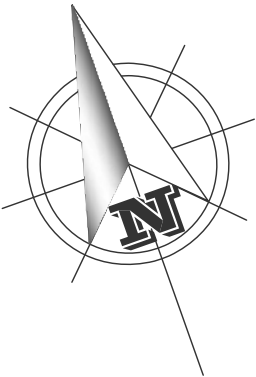
Basic Method—Open Pit Infiltration Test Form

Location: 725 Belmont 5' West of driveway 12' North of sidewalk			Tester's Name: Brad Box			Date: 6/16/18
Depth to bottom of hole: 42			Diameter of hole: 6 inches at bottom, 18" at top			Test Number: 1
n	A	B	C	D	E	F
	Time	Time interval, minutes  ( $A_n - A_{n-1}$ )	Measurement, inches	Drop in water level, inches  ( $C_n - C_{n-1}$ )	Infiltration rate, inches per hour  (D/B) * 60 min/hr	Comments
0	8am	0	32"		—	
1	8:23	25	33.25	1.25	3	
2	8:45	20	33.75	.50	1.5	
3	9:05	20	34.125	.375	1.125	
4	9:25	20	34.625	.5	1.5	
5	9:45	20	34.875	.25	.75	
6	10:05	20	35.25	.375	1.125	
7	10:25	20	35.5	.25	.75	
8	10:45	20	35.75	.25	.75	
Average Infiltration Rate					1.3125	

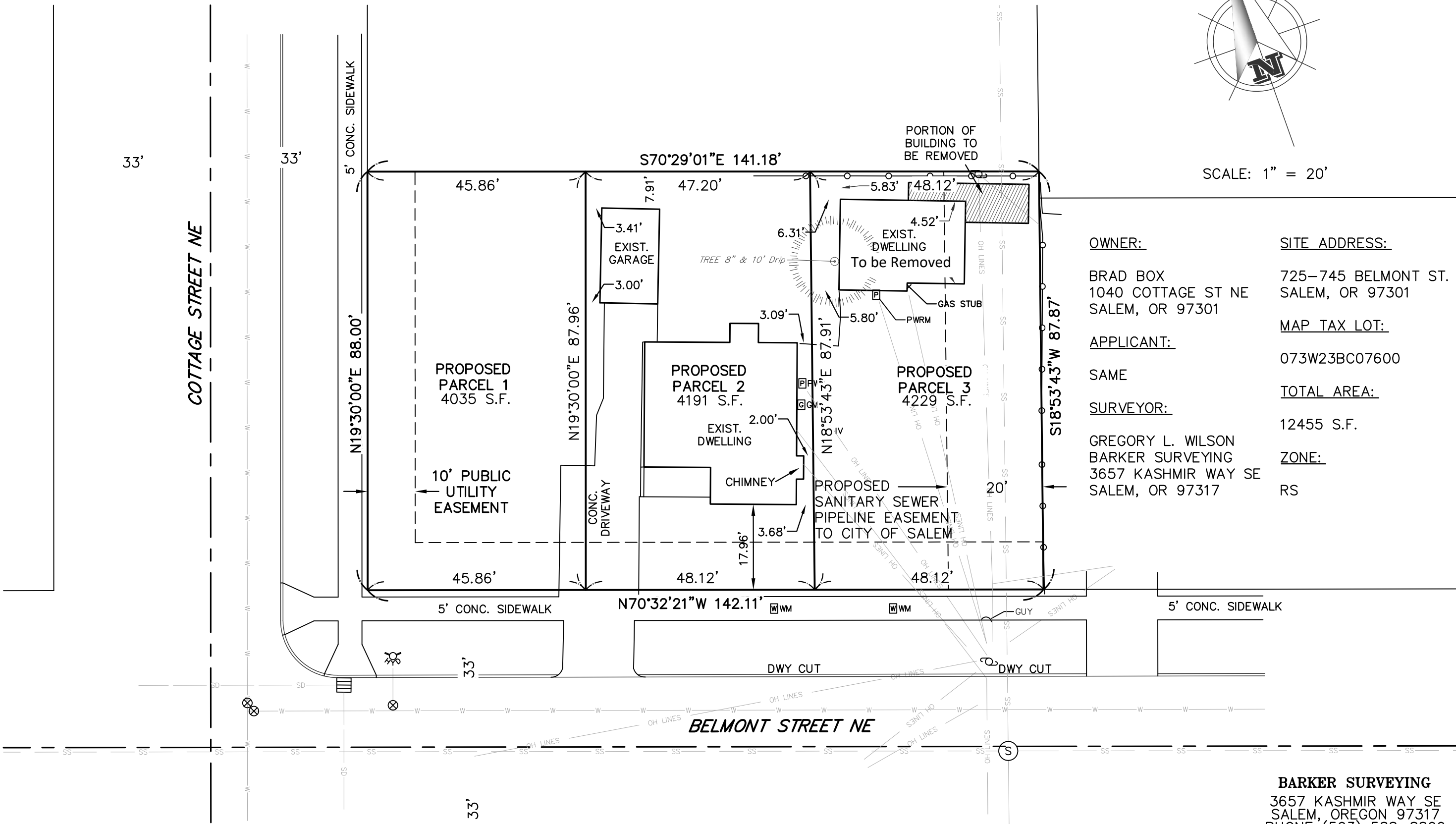




PARTITION TENTATIVE PLAN



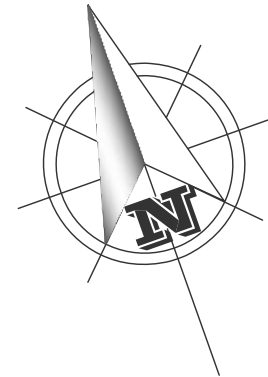
SCALE: 1" = 20'



<b>OWNER:</b>	<b>SITE ADDRESS:</b>
BRAD BOX 1040 COTTAGE ST NE SALEM, OR 97301	725-745 BELMONT ST. NE SALEM, OR 97301
<b>APPLICANT:</b>	<b>MAP TAX LOT:</b>
SAME	073W23BC07600
<b>SURVEYOR:</b>	<b>TOTAL AREA:</b>
GREGORY L. WILSON BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OR 97317	12455 S.F.
	<b>ZONE:</b>
	RS

**BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

# DRIVEWAY PLAN



SCALE: 1" = 20'

33'

33'

COTTAGE STREET NE

5' CONC. SIDEWALK  
N19°30'00"E 88.00'

PROPOSED  
PARCEL 1  
4035 S.F.

N19°30'00"E 87.96'

CONC.  
DRIVEWAY

PROPOSED  
PARCEL 2  
4191 S.F.  
EXIST.  
DWELLING  
CHIMNEY

PROPOSED  
PARCEL 3  
4229 S.F.

Parcel 3: Driveway  
location.

EXIST.  
DWELLING  
To be Removed

5' CONC. SIDEWALK

N70°32'21"W 142.11'

DWY CUT

BELMONT STREET NE

5' CONC. SIDEWALK

Lot 1: Driveway  
location. Shared  
driveway to a single car  
garage.

Parcel 3: Option 2 driveway location. We  
can modify the driveway to ensure no  
impact to existing trees. However,  
current tree near this location is dead and  
needs to be taken down and replanted, so  
likely the new tree could be in a  
preferable location.

OWNER:

BRAD BOX  
1040 COTTAGE ST NE  
SALEM, OR 97301

APPLICANT:

SAME

SURVEYOR:

GREGORY L. WILSON  
BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OR 97317

SITE ADDRESS:

725-745 BELMONT ST. NE  
SALEM, OR 97301

MAP TAX LOT:

073W23BC07600

TOTAL AREA:

12455 S.F.

ZONE:

RS

**BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

Basic Method—Open Pit Infiltration Test Form

Location: 725 Belmont 5' West of driveway 12' North of sidewalk			Tester's Name: Brad Box			Date: 6/16/18
Depth to bottom of hole: 42			Diameter of hole: 6 inches at bottom, 18" at top			Test Number: 2
n	A Time	B Time interval, minutes  (A <sub>n</sub> - A <sub>n-1</sub> )	C Measurement, inches	D Drop in water level, inches  (C <sub>n</sub> - C <sub>n-1</sub> )	E Infiltration rate, inches per hour  (D/B) * 60 min/hr	F Comments
0	8:55 PM	0	34.875			
1	9:15	20	35.25	.375	1.125	
2	9:35	20	35.75	.50	1.5	
3	9:55	20	36.25	.50	1.5	
4	10:15	20	36.75	.50	1.5	
5						
6						
7						
8						
Average Infiltration Rate					1.4	



Ryan Makie



# MEMO

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

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

**DATE:** November 30, 2018

**SUBJECT:** **PUBLIC WORKS RECOMMENDATIONS**  
**PARTITION PLAT NO. 18-09 (18-115367-LD)**  
**725 BELMONT STREET NE**  
**3-LOT PARTITION**

## PROPOSAL

To divide approximately 0.28 acres into 3 parcels in an RS (Single Family Residential) zone at 725 Belmont Street NE.

## RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Obtain permits for installation of water services to serve Parcel 1.
2. Remove the existing structures that are currently located over the City sanitary sewer main and future sanitary sewer easement.
3. Dedicate a 20-foot-wide City sanitary sewer easement measured from the eastern boundary of Parcel 3.
4. Provide private sewer easements where sewer services are located on a parcel other than the one being served.
5. Construct sewer services to the lot line for each parcel.
6. Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 1 and 3. Construct stormwater facilities that are proposed in the public right-of-way.
7. Provide a 10-foot-wide public utility easement along the entire frontages of both Belmont Street NE and Cottage Street NE.



## **FACTS**

### **1. Belmont Street NE**

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 30-foot improvement within an approximate 66-foot-wide right-of-way abutting the subject property.

### **2. Cottage Street NE**

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 30-foot improvement within an approximate 66-foot-wide right-of-way abutting the subject property.

## **Storm Drainage**

### **1. Existing Condition**

- a. An 8-inch storm main is located in Belmont Street NE, near the intersection with Cottage Street NE.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch public water line is located in Belmont Street NE. The existing buildings are connected to this line.
- c. A 10-inch public water line is located in Cottage Street NE.

## **Sanitary Sewer**

### **1. Existing Sewer**

- a. An 8-inch sewer line is along the east side of the property, approximately 7 feet from the east property line.

- b. A 24-inch sewer line is located in Belmont Street 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 the 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).

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas.

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



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

**Findings**—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 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 sewer main located along the eastern portion of the subject property shall have a 20-foot utility pipeline easement centered over the existing pipeline pursuant to PWDS 1.8 - Easements.

The proposed development is subject to SRC Chapter 71 and PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet 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.

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**—The existing rights-of-way of both Belmont Street NE and Cottage Street NE exceed the required width by the Salem TSP; therefore, no additional right-of-way dedication is required.

Pursuant to SRC 78.180, the applicant shall repair non-conforming sidewalks along the frontages of both Belmont Street NE and Cottage Street NE at the time of building construction, including construction of curb ramp(s) at the intersection in compliance with PWDS.

Prepared by: Jennifer Scott, Program Manager  
cc: File