

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

DECISION OF THE PLANNING ADMINISTRATOR

PARTITION CASE NO.: PAR19-02

APPLICATION NO. : 19-102964-LD

NOTICE OF DECISION DATE: April 19, 2019

SUMMARY: A Tentative Partition application to divide the subject property into three parcels ranging in size from 0.5 acres to 1.79 acres in size.

REQUEST: A Tentative Partition application to divide the subject property into three parcels ranging in size from 0.5 acres to 1.79 acres in size, for property approximately 3.03 acres in size, zoned CG (General Commercial), and located at 525-645 9th Street NW 97304 (Polk County Assessor's Map and Tax Lot numbers: 073W21AD / 06300, 06302, 06303, 06304, 06400, 06500, 06603, 06701, 07100, 07200, 07201, and 07300)."

APPLICANT: DD West Salem One, LLC (Ian Lewallen, Steve Deacon)

LOCATION: 525-645 9th Street NW / 97304

CRITERIA: Salem Revised Code 205.005(d)

FINDINGS: The facts and findings are in the attached Order dates April 19, 2019.

DECISION: The Planning Administrator **APPROVED** Partition Case No. PAR19-02 subject to the following conditions of approval:

Condition 1: The reservation of utilities in the vacated portion of 9th Street NW shall be extinguished by quitclaim deed prior to submitting a final plat application.

Condition 2: Show all necessary private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code.

The rights granted by the attached decision must be exercised, or an extension granted, by **May 7, 2021** or this approval shall be null and void.

Application Deemed Complete:	<u>February 21, 2019</u>
Notice of Decision Mailing Date:	<u>April 19, 2019</u>
Decision Effective Date:	<u>May 7, 2019</u>
State Mandate Date:	<u>June 21, 2019</u>

Case Manager: Aaron Panko, APanko@cityofsalem.net

NOTICE OF DECISION

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



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 Monday, May 6, 2019, by 5:00 p.m.** 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
(CASE NO. PAR18-02)**

*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)	FINDINGS AND ORDER
TENTATIVE PARTITION PLAN)	
CASE NO. PAR19-02;)	
525-645 9TH STREET NW)	APRIL 19, 2019

REQUEST

Summary: A Tentative Partition application to divide the subject property into three parcels ranging in size from 0.5 acres to 1.79 acres in size.

Request: A Tentative Partition application to divide the subject property into three parcels ranging in size from 0.5 acres to 1.79 acres in size, for property approximately 3.03 acres in size, zoned CG (General Commercial), and located at 525-645 9th Street NW - 97304 (Polk County Assessor's Map and Tax Lot numbers: 073W21AD / 06300, 06302, 06303, 06304, 06400, 06500, 06603, 06701, 07100, 07200, 07201, and 07300).

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 approval which must be completed prior to final plat approval, unless otherwise indicated:

- Condition 1:** The reservation of utilities in the vacated portion of 9th Street NW shall be extinguished by quitclaim deed prior to submitting a final plat application.
- Condition 2:** Show all necessary private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code.

PROCEDURAL FINDINGS

An application was filed on January 14, 2019 for a tentative partition plan was submitted by Mackenzie, represented by Suzannah Stanley, on behalf of the applicant and property owner, DD West Salem One, LLC, represented by Ryan Schera, to divide property located at 525-645 9th Street NW (**Attachment A**) into three parcels (**Attachment B**). After receiving additional information from the applicant, the application was deemed complete on February 21, 2019, and notice was sent pursuant to SRC requirements to owners of property located within 250 feet of the subject property, the West Salem Neighborhood Association, and others entitled to notice under SRC 300.520(b)(1)(B).

The state-mandated local decision deadline for this application is June 21, 2019.

SUBSTANTIVE FINDINGS

1. Proposal

The tentative plan proposes to divide the property into three parcels, each of the proposed parcels will contain one building from the recently complete commercial shopping center, and a portion of the shared off-street parking area. The three parcels within the tentative partition plan are proposed as follows:

PROPOSED PARCEL 1

Parcel Size: 1.79 acres (78,138 SF)
Parcel Dimensions: Approximately 190 feet in width and 270 feet in depth

PROPOSED PARCEL 2

Parcel Size: 0.73 acres (31,866 SF)
Parcel Dimensions: Approximately 130 feet in width and 180 feet in depth

PROPOSED PARCEL 3

Parcel Size: 0.5 acres (21,756 SF)
Parcel Dimensions: Approximately 215 feet in width and 95 feet in depth

Access and Circulation: The subject property has frontage located on Glen Creek Road NW which is designated as a minor arterial street within the Salem Transportation System Plan (TSP), Wallace Road NW which is designated as a major arterial street, and 9th Street NW, which is designated as a local street.

Driveway access to the existing development site is provided by Glen Creek Road NW and 9th Street NW.

2. Existing Conditions

Site and Vicinity

The subject property is irregular shaped and currently consists of twelve separate tax lots with a combined size of approximately 3.03 acres. The property has approximately 675 feet of frontage along Glen Creek Road NW to the north, approximately 120 feet of frontage along Wallace Road NW to the east, and approximately 475 feet of frontage on 9th Street NW to the south. The property was recently developed with a commercial shopping center containing three new buildings and a shared off-street parking area.

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 “Commercial” on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: (Across Glen Creek Road NW) – Commercial, Multi-Family Residential, and Single Family Residential
South: (Across 9th Street NW) – Commercial and Industrial
East: (Across Wallace Road NW) – West Salem Central Business
West: Industrial

Zoning and Surrounding Land Use

The subject property is zoned CG (General Commercial) and was recently developed as a multi-tenant commercial complex with shared parking. The surrounding properties are zoned and used as follows:

North: (Across Glen Creek Road NW) – Commercial, Multi-Family Residential, and Single Family Residential
South: (Across 9th Street NW) – Commercial and Industrial
East: (Across Wallace Road NW) – West Salem Central Business
West: Industrial

Relationship to Urban Service Area

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

Infrastructure

Water: The subject property is located within the G-0 water service level. A 8-inch water main is located in 9th Street NW, an 8-inch water main located in Glen Cree Road NW, and an 18 inch water main located in Wallace Road NW.

Sewer: There are 15-inch sewer main is located in 9th Street NW, an 18-inch sewer main is located in Wallace Road NW, and a 10-inch sewer main is located in Glen Creek Road NW.

Storm Drainage: There is an existing 10-48 inch storm main located in Glen Creek Road NW, two 18-inch storm mains located in Wallace Road NW and a 12-inch storm main is located in 9th Street NW.

Streets: *Glen Creek Road NW* abuts the northern boundary of the subject property, and is designated as a Minor Arterial street in the Salem Transportation System Plan (TSP).

- The standard for a Minor Arterial street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

- This street currently has a variable-width improvements within a varying-width right-of-way abutting the subject property.

Wallace Road NW abuts the eastern boundary of the subject property, and is designated as a Major Arterial street in the Salem Transportation System Plan (TSP).

- The standard for this section of Wallace Road NW is a 76-foot-wide improvement within a 108-foot-wide right-of-way per the Salem TSP Special Street Right-of-Way and Improvements Table G-1.
- The street has a variable-width improvement within a varying-width right-of-way abutting the subject property.

9th Street NW abuts the southern boundary of the subject property, and is designated as a local 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 abutting the subject property.
- The street has an approximate 38-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

3. Public and Private Agency Review

Public Works Department - The City of Salem Public Works Department has reviewed the proposal and provided a memo included as Attachment C.

Salem Fire Department – Salem Fire Department reviewed the proposal has indicated that Fire Department access and water supply were evaluated for the development site based on it being a single lot. Fire Department access and water supply are required to be maintained and will likely require easements.

Building and Safety Division – The Building and Safety Division reviewed the proposal and indicated that if existing lines and buildings are not compliant then they would be “existing non-compliant” but acceptable.

Salem Electric – Salem Electric commented that they have existing services that cross property boundaries of the proposed parcels and is requesting owner provide platted easements approved by Salem Electric.

4. Neighborhood Association Comments

The subject property is within the West Salem Neighborhood Association. Notice of the application was provided to the neighborhood association, 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. One citizen comment was received, indicating no objections to the request.

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.

Finding: 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).

The tentative partition plan includes a reservation of utilities in a vacated portion of 9th Street NW with an existing building encroachment on proposed Parcel 3. The reservation shall be extinguished by quitclaim deed prior to submitting a final plat application.

Condition 1: The reservation of utilities in the vacated portion of 9th Street NW shall be extinguished by quitclaim deed prior to submitting a final plat application.

SRC Chapter 523 (General Commercial): The proposed partition would divide the 3.03-acre property into three parcels with no remainder. The subject property is currently zoned CG (General Commercial). The minimum lot area requirements of the CG zone are established under SRC 523.010(a) as follows:

Lot Standards for CG zone (All other uses) (see SRC Chapter 523, Table 523-2)

Requirement	Minimum Standard
Lot Area	None
Lot Width	None
Lot Depth	None
Street Frontage	16 feet

Proposed parcels in the partition range in size from 0.5 acres and 1.79 acres. The proposed parcels exceed minimum lot area, dimension, and frontage requirements and therefore conform to the applicable standards.

Setback Requirements: SRC Chapter 523 establishes the following setback standards for development within a CG (General Commercial) zone:

Abutting Streets:

- Minimum 5 foot building setback, and 6-10 foot vehicle use area setback per SRC Chapter 806.

Interior Front, Side, and Rear Yards:

- A minimum 5 foot building and vehicle use area setback is required in the CG zone when abutting an IP (Industrial Park) zone.

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. Where two or more lots are under single

ownership to accommodate a single development, the entire combined area shall be considered as a single lot for purposes of the UDC. The subject property was developed with three new commercial buildings and a shared parking lot (SPR-ADJ-DAP17-26). Each of the three proposed parcels will contain a building located entirely on that proposed parcel.

Lot Coverage: There is no maximum lot coverage requirement within the CG zone pursuant to SRC 523.010(c), Table 523-5.

The proposal meets the requirements of SRC Chapter 523.

(B) City Infrastructure Standards.

Finding: 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.

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 three parcel partition generates less than 1,000 average daily vehicle trips, 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 Glen Creek Road NW, Wallace Road NW and 9th Street NW, which are all public streets.

SRC 803.025 (Right-of-Way and Pavement Widths): 9th Street NW, Wallace Road NW and Glen Creek Road NW meet the right-of-way width and pavement width standards per the Salem TSP; therefore no additional right-of-way dedication or street improvements are required as a condition of the proposed partition plat.

SRC 803.030 (Street Spacing): The limited size of the proposal, existing development, and natural features of the property preclude development of further street connections as part of the proposal. The proposal conforms to applicable street standards.

SRC 803.040 (Boundary Streets): 9th Street NW, Wallace Road NW and Glen Creek Road NW meet the right-of-way width and pavement width standards per the Salem TSP; therefore no additional right-of-way dedication or street improvements are required as a condition of the proposed partition plat.

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

Finding:

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 for the purpose of creating parcels for single family or duplex dwelling units, and does not result in the removal of trees, 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) there are no mapped wetlands present, but there are hydric soils on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

SRC Chapter 810 (Landslide Hazards): According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are areas of landslide susceptibility on the subject property. There are 2 mapped site points for the property pursuant to SRC Chapter 810. The proposed activity of a partition adds two

activity points to the proposal, which results in a total of 4 points. Therefore, the proposed partition is classified as a low landslide risk.

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 3.03 acre property recently developed with a shopping center into three proposed parcels with no remainder. The proposed partition would not impede the future use or development of any portion of the property. Access to the existing development site is provided via driveways on Glen Creek Road NW and 9th Street NW, the applicant will be providing a shared access and parking easement for each parcel in the shopping center allowing for shared use of the existing parking lot and driveways. The proposed configuration of parcels is consistent with applicable zoning standards. 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, storm and sewer infrastructure is available along the perimeter of the site and is adequate to serve the property as shown on the applicant's preliminary partition plan. Private utility services to serve each proposed parcel were recently constructed by the redevelopment approved through Case No. SPR-ADJ-DAP 17-26 and under Public Works Permit Numbers 17-112484-CO and 17-112702-PC. As shown on the tentative partition plat, private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code, shall be provided on the final partition plat.

Condition 2: Show all necessary private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code.

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 street system provides for safe and efficient circulation of traffic into, through and out of the partition. 9th Street NW, Wallace Road NW and Glen Creek Road NW meet the right-of-way width and pavement width standards per the Salem TSP; therefore no additional right-of-way dedication or street improvements are required as a condition of the proposed tentative partition plan.

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

Finding: The existing street system provides for safe and efficient circulation of traffic into, through and out of the partition. 9th Street NW, Wallace Road NW and Glen Creek Road NW meet the right-of-way width and pavement width standards per the Salem

TSP; therefore no additional right-of-way dedication or street improvements are required as a condition of the proposed tentative partition plan.

The existing driveway accesses onto 9th Street NW and Glen Creek Road NW provide for safe turning movements into and out of the property.

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 subject property slopes from Glen Creek NW downward to the south towards 9th Street NW. The subject property was development recently with a shopping center containing three new buildings. The slope adjacent to Glen Creek NW was taken into consideration for the layout of site, but the site was able to development without variances. 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, the subject property slopes from Glen Creek NW downward to the south towards 9th Street NW. The subject property was development recently with a shopping center containing three new buildings. The slope adjacent to Glen Creek NW was taken into consideration for the layout of site, but the site was able to development without variances. 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 is not applicable.

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. 19-02, to divide approximately 3.03 acres into three parcels, ranging in size from 0.5 acres to 1.79 acres, for property zoned CG (General Commercial) and located at 525-645 9th Street NW is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following conditions of approval listed below, which must be completed prior to final plat approval, unless otherwise indicated:

Condition 1: The reservation of utilities in the vacated portion of 9th Street NW shall be extinguished by quitclaim deed prior to submitting a final plat application.

Condition 2: Show all necessary private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code.



Aaron Panko, Planning Administrator Designee

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

Application Deemed Complete: February 21, 2019
Notice of Decision Mailing Date: April 19, 2019
Decision Effective Date: May 7, 2019
State Mandated Decision Date: June 21, 2019

The rights granted by this decision must be exercised or extension granted by **May 7, 2021**, or this approval shall be null and void.

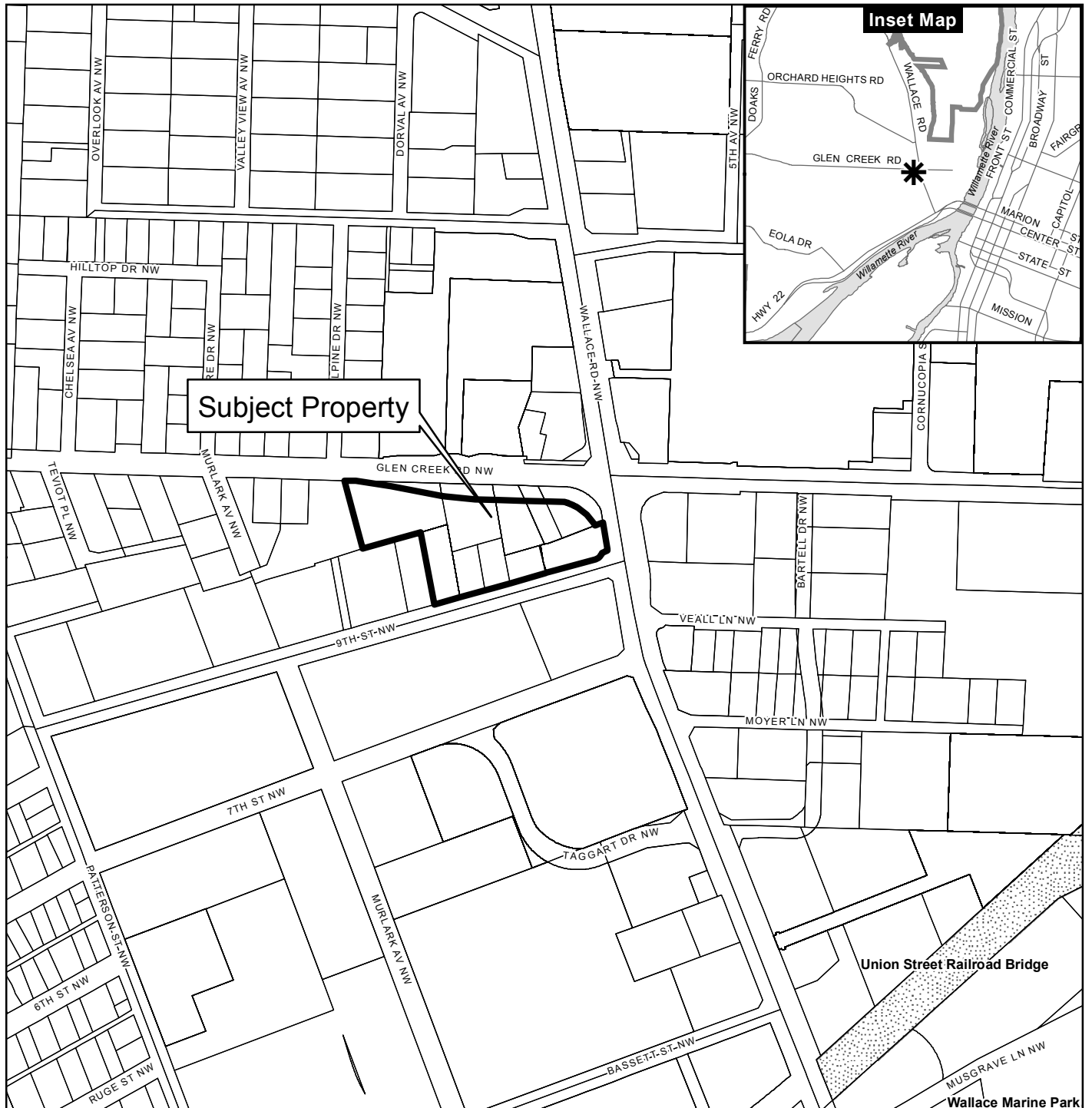
A copy of the complete Case File is available for review during regular business hours at the Planning Division office, 555 Liberty Street SE, Room 305, Salem OR 97301.

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 Monday, May 6, 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

525-645 9th Street NW



Legend

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

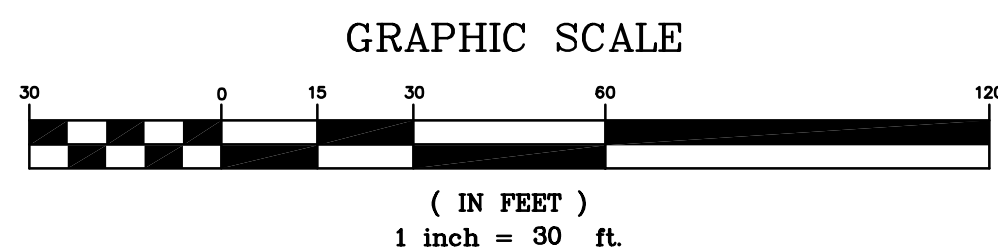
 Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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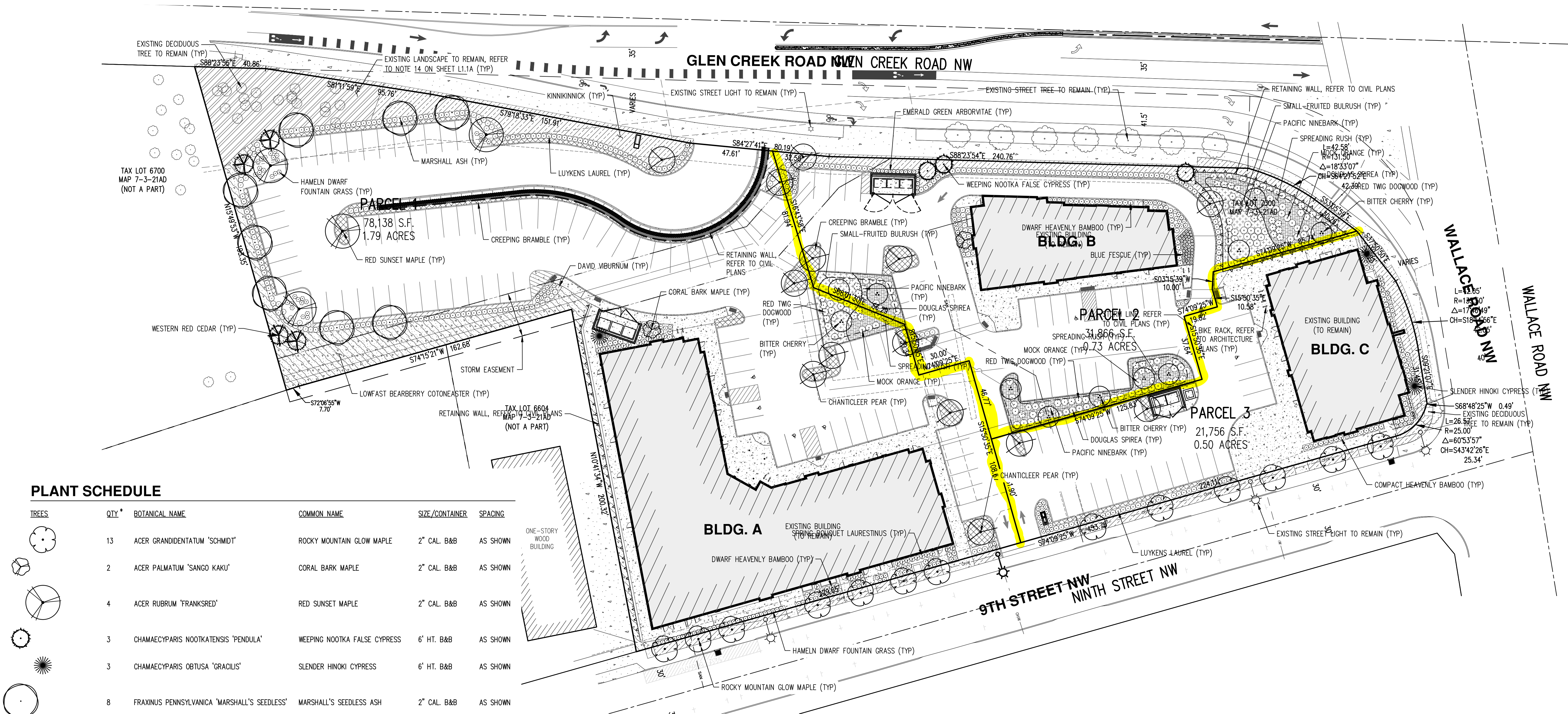


1. A PREVIOUS DITCH ALONG THE SOUTHERLY SIDE OF TAX LOT 6701 HAS BEEN PLACED INTO A PIPE AND FILLED OVER. THERE ARE NO OTHER DITCHES, WATERWAYS OR WETLANDS LOCATED ON THE PROPERTY.
2. SANITARY SEWER LINES AS DEPICTED ARE BASED ON ENGINEERING DRAWINGS.
3. THE NORTHWESTERLY PORTION OF THE PROPERTY IS IN UNSHADED ZONE "X" WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THE REMAINDER IS IN SHADED ZONE "A" DEFINED AS "AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD; AREAS OF 5-YEAR FLOOD; AND AREAS OF AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE PROPERTY IS DEPICTED ON FIRM MAP 41047C0333H WITH AN EFFECTIVE DATE OF JANUARY 2, 2003.
4. THE PROPERTY IS SUBJECT TO A BLANKET ACCESS EASEMENT TO THE BENEFIT OF THE CITY OF SALEM TO INSPECT STORMWATER FACILITIES ON THE PROPERTY PER DOC. NO. 2018-008104.
5. EXISTING EASEMENTS ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2018 AND FILE NO. NCS-885173-GR1.
6. PROPOSED EASEMENTS ARE BASED ON ENGINEERING DRAWINGS AND MAY BE SUBJECT TO CHANGE. EACH PARCEL WILL EITHER DIRECT CONNECTIONS OR AN EASEMENT OVER ADJACENT PROPERTY WHERE NECESSARY FOR STORM AND SANITARY SEWER LINES.
7. ADDITIONAL PROPERTY WITHIN EASEMENTS FOR RIGHT-OF-WAY PURPOSES LOCATED IN GLEN CREED ROAD NW AND WALLACE ROAD NW IS SHOWN. THESE AREAS ARE HELD IN FEE TITLE BY THE OWNER OF THE ADJACENT PROPERTY AND ARE INTENDED TO BE DEEDICATED TO THE CITY OF SALEM AND DONATED TO O.D.O.T. PRIOR TO THE FINAL PLAT BEING RECORDED.
8. THE PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF A PRIVATE STORMWATER FACILITY MAINTENANCE COVENANT AND ACCESS AGREEMENT RECORDED AS DOC. 2018-008104.

PROJECT ENGINEER
WESTECH ENGINEERING, INC.
3841 FAIRVIEW INDUSTRIAL DR. SE
SUITE 100
SALEM, OR 97302
(503) 585-2474

JOB NUMBER
1451

SHEET
1 OF 1



PLANT SCHEDULE

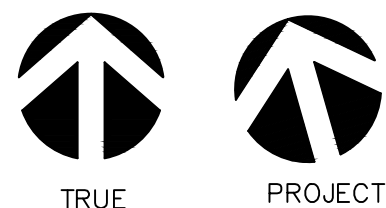
TREES	QTY *	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	13	ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	2" CAL. B&B	AS SHOWN
	2	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2" CAL. B&B	AS SHOWN
	4	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA FALSE CYPRESS	6' HT. B&B	AS SHOWN
	3	CHAMAECYPARIS OBTRUSA 'ORACILIS'	SLENDER HINOKI CYPRESS	6' HT. B&B	AS SHOWN
	8	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	2" CAL. B&B	AS SHOWN
	14	PYRUS CALLERYANA 'GLEN'S FORM'	CHANTICLEER PEAR	2" CAL. B&B	AS SHOWN
	4	THUJA PLICATA	WESTERN RED CEDAR	6' HT. B&B	AS SHOWN
SHRUBS	QTY *	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	44	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL. CONT.	24" o.c.
	89	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	2 GAL. CONT.	36" o.c.
	232	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	251	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	2 GAL. CONT.	36" o.c.
	16	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT. CONT.	30" o.c.
	74	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	36" o.c.
	36	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	2 GAL. CONT.	36" o.c.
GROUND COVERS	QTY *	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	1,384	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	KINNIKINICK	1 GAL. CONT.	30" o.c.
	517	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL. CONT.	36" o.c.
	479	RUBUS CALYCINOIDES	CREeping BRAMBLE	1 GAL. CONT.	30" o.c.

STORMWATER TREES	QTY *	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	PRUNUS EMARGINATA	BITTER CHERRY	1.5" CAL. B&B	AS SHOWN
STORMWATER SHRUBS	QTY *	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	59	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL. CONT.	48" o.c.
	39	PHILADELPHUS LEWISII	MOCK ORANGE	3 GAL. CONT.	48" o.c.
	36	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	3 GAL. CONT.	48" o.c.
	47	SPIRAEA DOUGLASII	DOUGLAS SPIREA	3 GAL. CONT.	48" o.c.
HERBACEOUS PLANTS	QTY *	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2,631	JUNCUS PATENS	SPREADING RUSH	1 GAL. CONT.	12" o.c.
	1,343	SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH	1 GAL. CONT.	12" o.c.

* NOTE: QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND REPRESENT THE ENTIRE LANDSCAPING ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES.

LANDSCAPE DATA:
TOTAL LANDSCAPE AREA WITHIN PROJECT LIMITS: ±31,035 SF
PLANT UNITS REQUIRED WITHIN PROJECT LIMITS: 1,552 (1 PLANT UNIT PER 20 SF)
PLANT UNITS PROPOSED WITHIN PROJECT LIMITS: 2,180
TOTAL PROPOSED SITE TREES: 63 (444 PLANT UNITS, 29% OF REQUIRED PLANT UNITS)
TOTAL EXISTING SITE TREES: 20 (300 PLANT UNITS, 19% OF REQUIRED PLANT UNITS) (29% PROPOSED + 19% EXISTING = 48% OF REQUIRED PLANT UNITS)
TOTAL PROPOSED INTERIOR AREA OF PARKING LOT (INCLUDES THE SUM OF ALL PARKING SPACES, ISLES, AND PLANTING ISLANDS): 58,712 SF
MINIMUM INTERIOR PARKING LOT AREA REQUIRED: 5%
TOTAL PROPOSED PARKING LOT LANDSCAPE AREA: 5,829 SF (10%)
NUMBER OF PROPOSED PARKING SPACES: 144 STALLS
MINIMUM NUMBER OF PARKING LOT TREES (1 PER 12 PARKING STALLS): 12
PROPOSED NUMBER OF PARKING LOT TREES: 15
NOTES:
1. CONTRACTOR SHALL ENSURE THAT BARK MULCH IS NOT APPLIED WITHIN ZONE 1 OF STORMWATER PLANTERS PER CITY OF SALEM STANDARDS.
2. REFER TO SHEET L1.1A FOR LANDSCAPE AND STORMWATER FACILITY NOTES AND DETAILS.

LANDSCAPE IRRIGATION TO BE A DEFERRED SUBMITTAL



ISSUED FOR CONSTRUCTION

CD100%CONSTRUCTIONDOCUMENTS

CB TwoARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 100 / Salem, Oregon 97302
Ph: 503.480.8700 / Fx: 503.480.8701

CIVIL
WESTECH ENGINEERING, INC.
PH: 503.585.2474

LANDSCAPE
AKS ENGINEERING
PH: 360.882.0419

STRUCTURAL
MSC ENGINEERS INC.
PH: 503.399.1399

MECH., ELEC. & PLUMBING
SAZAN GROUP, IN.
PH: 503.416.2400

JURISDICTION
City of Salem
PH: 503.588.6256

THE POINTE
AT GLEN CREEK

525 9th ST. NW
SALEM, OR 97304

DEACON

Issue: PERMIT SET
Date: 10.12.2017
Rev: Description : Date :

LANDSCAPE
PLAN

L1.0A

January 11, 2019

City of Salem
Attention: Planning Department
555 Liberty Street SE, Room 320
Salem, OR 97301-3513

Re: **The Pointe at Glen Creek**
Partition - Tentative Plan Application
Project Number 2160025.00

Dear City of Salem Staff:

This letter responds to Salem Revised Code (SRC) provisions for review and approval of a Tentative Partition plan request, pursuant to SRC 205.005. The Applicant, DD West Salem One, LLC, requests the Partition procedure for approval of a proposal to consolidate seven (7) lots and five (5) tracts (Tax Map 7 3 21AD, Tax Lots 6300, 6302, 6303, 6304, 6400, 6500, 6603, 6701, 7100, 7200, 7201 and 7300) into three (3) lots. A portion of existing Parcels VII, III, II, I and IV are encumbered by a Permanent Easement For Highway Right Of Way Purposes that was placed by ODOT for recent Glen Creek Road improvements (see Exceptions 15, 16, 17, 20 and 26 of the title report). The easement will be extinguished prior to dedicating this portion of land to the City of Salem by final plat and deeding to ODOT by deed recorded concurrently with the plat. The existing parcels and tracts were not created by survey plats, so the replat procedure is not applicable per SRC 205.005. Per that section and staff guidance (Aaron Panko, 9/15/17 email, Exhibit 8), a partition application/review procedure is required to process the consolidation. Following that correspondence, the applicant has elected to create three (3) new lots through the partition application. Per SRC 205.005(a), a partition is also the correct process for the creation of these three (3) lots.

This partition is subsequent to an approved Site Plan Review application for the site, land use Case Number SPR-ADJ-DAP17-26. A copy of that land use decision and findings is attached for reference and is cited below with respect to several of the applicable approval criteria. This application proposes one (1) new lot per building, i.e., to create separate lots for each of the three approved buildings.

SPR-ADJ-DAP17-26 Condition 4 required a 25' public storm easement along the full length of the storm main extension proposed through that decision. The 25" public storm easement has been recorded and is shown on the proposed tentative partition plan. See Exhibit 6.

205.005. Partition Tentative Plan.

(a) *Applicability. Except as provided in ORS 92.010(9), no land shall be divided into three or fewer parcels within a calendar year without receiving tentative partition plan approval as set forth in this section.*

Response: As noted above, the Applicant has submitted this tentative partition application request to consolidate multiple parcels and tracts so as to create three (3) lots in a new configuration. Thus, these standards apply. Approval of the proposed tentative partition plan will allow the Applicant to subsequently submit and record a Partition Plat to create the three (3) parcels of record containing all of the land in the seven (7) parcels and five (5) tracts (twelve [12] existing tax lots), except for the portion of land proposed to be dedicated to the City of Salem and deeded to ODOT.



(b) Procedure Type. A tentative partition plan is processed as a Type II procedure under SRC Chapter 300.

Response: This application requests approval through a Type II procedure.

(c) Submittal Requirements. In addition to the submittal requirements for a Type II application under SRC Chapter 300, an application for tentative partition plan shall include the information required in SRC 205.030.

Response: The items listed in 205.030 are included as exhibits to this submittal. This standard is met.

(d) Criteria. A tentative partition plan shall be approved if all of the following criteria are met:

- (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;*
 - (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.*

Response: All of the cited standards were reviewed as part of the approval for SPR-ADJ-DAP17-26. The proposed Partition Plat will create the consolidated subject property to correspond to that approved development. There are no minimum lot area or dimension requirements in the CG zone. All uses are required to have a minimum of 16' of street frontage; as shown on the preliminary plat drawing, all of the proposed parcels have street frontages exceeding that requirement. Adequate infrastructure exists as demonstrated in SPR-ADJ-DAP17-26 and subsequent site permit #17-112134-BP; no additional development or infrastructure demands are proposed through this application. The development proposed through SPR-ADJ-DAP17-26 and permit #17-112134-BP was shown to meet all applicable development standards. These standards are met or do not apply to the partition.

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

Response: The proposed Tentative Partition Plan will create the subject properties to correspond to the full site redevelopment approved through SPR-ADJ-DAP17-26. That review and approval included consideration of potential effects on neighboring properties and found the proposal to be in compliance with standards. The proposed 3-parcel property configuration will have no effect on the development's compliance with development standards, or operational requirements and expectations. This standard is met.

(3) Development within the tentative partition plan can be adequately served by City infrastructure.

Response: The proposed Tentative Partition Plan will create the subject properties to correspond to the full site redevelopment approved through SPR-ADJ-DAP17-26 and #17-112134-BP. Water and sanitary sewer service is adequately served by connections to mains in 9th Street. Stormwater is adequately treated on site via three stormwater planters and disposed of via a new 48" storm sewer pipe located on the property and connecting to a manhole and storm sewer pipe in Glen Creek Road. The prior approvals included consideration of all required infrastructure to serve the new development and found the proposal to be in compliance with City standards. Easements between the proposed parcels for water, storm sewer, and sanitary sewer are shown on the proposed Tentative Partition Plan (see Exhibit 6). This standard is met.

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

- (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.*

Response: The proposed three (3) lot Tentative Partition Plan will correspond to the full site redevelopment approved through SPR-ADJ-DAP17-26 and subsequent permits. These previous reviews and approvals included consideration of site access, traffic impacts, and improvements necessary to meet Salem TSP requirements, and determined the proposal (subject to approval conditions) was in compliance with standards. This standard is met.

- (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.*

Response: The proposed Tentative Partition Plan corresponds to the full site redevelopment approved through SPR-ADJ-DAP17-26 and #17-112134-BP. That application included a grading plan demonstrating the feasibility of the proposed site construction and did not include any request for a variance. Approval of that Site Plan Review application, subsequent site permit (#17-112134-BP) and final inspections demonstrates that this standard is met.

- (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 the site, topography, and vegetation will occur from the reasonable development of the parcels.*

Response: The proposed Tentative Partition Plan corresponds to the full site redevelopment approved through SPR-ADJ-DAP17-26 and #17-112134-BP. That application included a grading plan demonstrating the feasibility of the proposed site construction and did not include any request for a variance. Approval of that Site Plan Review application, subsequent site permit (#17-112134-BP), and associated final inspections demonstrates that this standard is met.

- (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.*

Response: These provisions are not applicable because the property is not located more than 300' from an available sewer main; and, as noted in the approval findings for SPR-ADJ-DAP17-26, the subject property is served by City water and sewer services.

In summary, the project meets applicable approval criteria for a partition used to consolidate lots and create three (3) new parcels and dedicate portions of land to the City of Salem and deed portions of land to ODOT, and merits approval.

Sincerely,



Suzannah Stanley
Associate | Land Use Planner II

City of Salem
The Pointe at Glen Creek
Project Number 2160025.00
January 11, 2019
Page 4

Enclosures:

1. Application Form
2. Expedited Land Division Form
3. Deeds
4. Title Reports
5. SPR-ADJ-DAP17-26 Final Land Use Decision
6. Tentative Partition Plan
7. For reference, from corresponding permits:
 - a. Civil plans
 - b. Tree inventory/conservation plan (Landscape Plan)
 - c. Geotechnical report
 - d. Stormwater report
 - e. Trip Generation Estimate form
8. Staff direction email

c: Ryan Schera – DD West Salem One, LLC



TO: Aaron Panko, Planner II
Community Development Department

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

DATE: April 18, 2019

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
PARTITION PLAT NO. 19-02 (19-102964-LD)
525 9TH STREET NW
PARTITION



PROPOSAL

A Tentative Partition application to divide the subject property into three parcels ranging in size from 0.5 acres to 1.79 acres in size, for property approximately 3.03 acres in size, zoned CG (General Commercial), and located at 525-645 9th Street NW (Polk County Assessors Map and Tax Lot Numbers: 073W21AD / 06300, 06302, 06303, 06304, 06400, 06500, 06603, 06701, 07100, 07200, 07201, and 07300).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Show all necessary private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code.
2. The reservation of utilities in the vacated portion of 9th Street NW shall be extinguished by quitclaim deed prior to submitting a final plat application.

FACTS

1. Glen Creek Road NW
 - a. Existing Condition—This street has a variable-width improvement within a varying-width 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.

2. Wallace Road NW

- a. Existing Condition—This street has a variable-width improvement within a varying-width 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 76-foot-wide improvement within a 108-foot-wide right-of-way per the Salem TSP Special Street Right-of-Way and Improvements Table G-1.

3. 9th Street NW

- a. Existing Condition—This street has an approximate 38-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. A 10- to 48-inch storm main is located in Glen Creek Road NW.
- b. Two 18-inch storm mains are located in Wallace Road NW.
- c. A 12-inch storm main is located in 9th Street NW.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in 9th Street NW. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.
- c. An 8-inch water main is located in Glen Creek Road NW. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.
- d. An 18-inch water main is located in Wallace Road NW. Mains of this size generally convey flows of 4,800 to 11,100 gallons per minute.

Sanitary Sewer

1. Existing Sewer

- a. A 15-inch sewer main is located in 9th Street NW.
- b. An 18-inch sewer main is located in Wallace Road NW.
- c. A 10-inch sewer main is located in Glen Creek Road NW.

CRITERIA AND FINDINGS

SRC 205.005(d) indicates the criteria which 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).

The tentative partition plan includes a reservation of utilities in a vacated portion of 9th Street NW with an existing building encroachment on proposed Parcel 3. The reservation shall be extinguished by quitclaim deed prior to submitting a final plat application.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are areas of landslide susceptibility on the subject property. There are 2 mapped site points for the property pursuant to SRC Chapter 810. The proposed activity of a partition adds two activity points to the proposal, which results in a total of 4 points. Therefore, the proposed partition is classified as a low landslide risk.

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

Findings—Water, storm, and sewer infrastructure are available along the perimeter of the site and are adequate to serve the property as shown on the applicant's preliminary partition plan. Private utility services to serve each proposed parcel were recently constructed by the redevelopment approved through Case No. SPR-ADJ-DAP 17-26 and under Public Works Permit Numbers 17-112484-CO and 17-112702-PC. As shown on the tentative partition plat, private access and utility easements to serve all parcels in conformance with PWDS and Oregon State Plumbing Specialty Code, shall be provided on the final partition 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 street system provides for safe and efficient circulation of traffic into, through, and out of the partition. 9th Street NW, Wallace Road NW, and Glen Creek Road NW meet the right-of-way width and pavement width standards per the Salem TSP; therefore, no additional right-of-way dedication or street improvements are required as a condition of the proposed partition plat.

The existing driveway accesses onto 9th Street NW and Glen Creek Road NW provide for safe turning movements into and out of the property.

Prepared by: Robin Dalke, CFM, Program Manager
cc: File