

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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT CASE NO.: REP19-03

APPLICATION NO. : 19-106447-LD

NOTICE OF DECISION DATE: May 10, 2019

SUMMARY: An application to consolidate seven existing properties into one lot approximately 2.57 acres in size in order to accommodate the proposed relocation and development of the Union Gospel Mission (UGM) of Salem's men's shelter.

REQUEST: A replat to consolidate seven existing properties (comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the Salem plat) into one lot approximately 2.57 acres in size. The subject property is zoned CB (Central Business District) and CO (Commercial Office) with Riverfront Overlay, and is located in the 700 to 800 blocks of Commercial Street NE and 253 to 275 Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22AC03300 and 073W22DB01600, 1700, 1800, 1900, 2000 & 2100).

APPLICANT: Union Gospel Mission of Salem

LOCATION: 700 to 800 Blocks of Commercial Street NE & 253 to 275 Division Street NE / 97301

CRITERIA: Salem Revised Code 205.025(d)

FINDINGS: The findings are in the attached Decision dated May 10, 2019.

DECISION: The Planning Administrator **APPROVED** Replat Case No. REP19-03 subject to the following conditions of approval:

Condition 1: For the existing slope easement (Reel 189, Page 1300) shown to be vacated on the replat tentative plan, the applicant shall either:

- a) Obtain City approval to quitclaim the easement prior to final plat approval; or
- b) Show the existing slope easement on the final plat.

The rights granted by the attached decision must be exercised, or an extension granted, by **May 29, 2021** or this approval shall be null and void.

Application Deemed Complete:	<u>March 21, 2019</u>
Notice of Decision Mailing Date:	<u>May 10, 2019</u>
Decision Effective Date:	<u>May 29, 2019</u>
State Mandate Date:	<u>July 19, 2019</u>

Case Manager: Bryce Bishop, bbishop@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 5:00 p.m., Tuesday, May 28, 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
(CASE NO. REP19-03)**

*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
REPLAT NO. 19-03;)	
700 TO 800 BLOCKS OF COMMERCIAL)	MAY 10, 2019
STREET NE & 253 to 275 DIVISION)	
STREET NE)	

REQUEST

A replat to consolidate seven existing properties (comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the Salem plat) into one lot approximately 2.57 acres in size. The subject property is zoned CB (Central Business District) and CO (Commercial Office) with Riverfront Overlay, and is located in the 700 to 800 blocks of Commercial Street NE and 253 to 275 Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22AC03300 and 073W22DB01600, 1700, 1800, 1900, 2000 & 2100).

DECISION

The replat is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following condition prior to final plat approval, unless otherwise indicated:

- Condition 1:** For the existing slope easement (Reel 189, Page 1300) shown to be vacated on the replat tentative plan, the applicant shall either:
- a) Obtain City approval to quitclaim the easement prior to final plat approval; or
 - b) Show the existing slope easement on the final plat.

PROCEDURAL FINDINGS

1. On February 22, 2019, an application for a replat was filed by AKS Engineering & Forestry on behalf of the applicant, the Union Gospel Mission (UGM) of Salem, in order to consolidate seven existing properties located in the 700 to 800 blocks of Commercial Street NE and 253 to 275 Division Street NE (**Attachment A**).
2. On March 21, 2019, the application was deemed complete for processing and notice was subsequently provided pursuant to Salem Revised Code (SRC) requirements on March 22, 2019. The state-mandated 120-day local decision deadline for the application is July 19, 2019.

SUBSTANTIVE FINDINGS

1. Salem Area Comprehensive Plan (SACP)

The subject property is designated “River Oriented Mixed-Use” on the Salem Area Comprehensive Plan map.

2. Zoning

The majority of the subject property is zoned CB (Central Business District). Two of the properties that comprise the subject property which are located at 253 to 275 Division Street NE, however, are zoned CO (Commercial Office). The entire subject property, including the two CO zoned properties located at the southwest corner of the site, are also within the Riverfront Overlay Zone. The zoning of surrounding properties is as follows:

North: Across D Street NE, CB (Central Business District) with Riverfront Overlay;
South: Across Division Street NE, CO (Commercial Office) with Riverfront Overlay Zone;
East: Across Commercial Street NE, CB (Central Business District) with General Retail/Office Overlay;
West: Across alley, CO (Commercial Office) with Riverfront Overlay Zone.

3. Proposal

The proposed replat seeks to consolidate seven existing properties (comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the Salem plat) into one lot approximately 2.57 acres in size in order to accommodate development of the Union Gospel Mission’s proposed new relocated men’s shelter.

4. Existing Conditions

As previously discussed, the subject property consists of seven tax lots (Marion County Assessor Map and Tax Lot Numbers: 073W22AC03300 and 073W22DB01600, 1700, 1800, 1900, 2000 & 2100) and totals approximately 2.57 acres in size.

The subject property has frontage on three streets, Commercial Street NE to the east, D Street NE to the North, and Division Street NE to the south; and abuts an alley to the west. Commercial Street is designated as a Parkway under the Salem Transportation System Plan (TSP) and both Division Street and D Street are designated as local streets.

The subject property also includes several existing buildings and off-street parking areas located throughout the site that are all proposed to be removed, with the exception of the existing retail store building located on the northern portion of the site and the existing office building located at the southwest corner of the site which will both remain.

Under the proposed future redevelopment of the property, the new relocated men’s shelter will be located on the southern portion of the site, the existing retail store will

remain on the northern portion of the site, and a shared parking area will be provided in the middle of the site between the two buildings.

5. Applicant's Plans and Statement

Land use applications must include a statement addressing the applicable approval criteria and be supported by proof they conform to all applicable standards and criteria of the Salem Revised Code. The tentative plan of the proposed replat submitted by the applicant showing the size and configuration of the proposed consolidated lot is included as **Attachment B**.

The written statement provided by the applicant addressing the applicable approval criteria associated with the proposal is included as **Attachment C**.

6. Neighborhood Association Comments

The subject property is located within the boundaries of the Central Area Neighborhood Development Organization (CANDO) neighborhood association. No comments were received from the neighborhood association.

7. Public Comments

Notice of the proposal was mailed to property owners and tenants within 250 feet of the subject property. No comments were received.

8. City Department Comments

- A. The Salem Fire Department and the Building and Safety Division reviewed the proposal and indicated they have no objections to it.
- B. The City of Salem Public Works Department, Development Services Section, reviewed the proposal and provided comments and recommendations for plat approval. The comments provided by the Public Works Department are included as **Attachment D**.

9. Public Agency & Private Service Provider Comments

Notice of the proposal was provided to public agencies and to public & private service providers. One comment was received from Salem Electric indicating that Salem Electric will provide electric service to the development according to the rates and policies at the time of construction.

10. REPLAT APPROVAL CRITERIA

Pursuant to SRC 205.025(a), a replat is required to reconfigure lots or parcels and public easements in a recorded partition or subdivision plat, to increase or decrease the number of lots in a subdivision, or where multiple property line adjustments require a replat.

SRC 205.025(d) establishes the approval criteria which must be met in order for a replat to be approved. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the proposal's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the replat, or for the issuance of certain conditions to ensure the criteria are met.

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

Finding: The purpose of the proposed replat is to consolidate the seven existing properties which make up the subject property (*comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the Salem plat*) into one lot approximately 2.57 acres in size in order to allow for the future development of the proposed relocated Union Gospel Mission's men's shelter. In addition, an existing slope easement granted to the City of Salem, recorded in Reel 189, Page 1300 and affecting a small portion of land adjacent to Commercial Street, is also proposed to be vacated with the replat.

Though the existing slope easement is proposed to be vacated, the replat does not, however, propose to vacate any of the public streets which abut the property or any recorded covenants or restrictions.

In order to address the proposed vacation of the slope easement, the following condition of approval shall apply:

- Condition 1:** For the existing slope easement (Reel 189, Page 1300) shown to be vacated on the replat tentative plan, the applicant shall either:
- a) Obtain City approval to quitclaim the easement prior to final plat approval; or
 - b) Show the existing slope easement on the final plat.

The proposed replat, as conditioned, meets this approval criterion.

(2) *The tentative replat will not create non-conforming units of land or non-conforming development, or increase the degree of non-conformity in existing units of land or development.*

Finding: The majority of the subject property is zoned CB (Central Business District); however, the two existing properties located in the southwestern portion of the site are zoned CO (Commercial Office). In addition to the CB and CO zoning, the entire property is also located within the Riverfront Overlay Zone.

The minimum lot size and dimension requirements applicable to the subject property based on its existing zoning are included under SRC 524.010(a) (*CB Zone lot standards*) and SRC 521.010(a) (*CO Zone lot standards*). There are no minimum lot size or dimension requirements established under the Riverfront Overlay Zone.

A summary of the applicable minimum lot size and dimension requirements is provided in the following table:

Lot Size & Dimension Standards			
	CB Zone	CO Zone	Riverfront Overlay Zone
Lot Area	None	Min. 6,000 ft. ²	None
Lot Width	None	None	None
Lot Depth	None	None	None
Street Frontage	Min. 16 ft.	Min. 16 ft.	None

As shown on the replat tentative plan (**Attachment B**), the consolidated lot resulting from the proposed replat is approximately 2.57 acres in size with lot dimensions of approximately 165 feet by 678 feet. The proposed consolidated lot exceeds the minimum lot area, dimension, and street frontage requirements of both the CB and CO zones and does not result in the creation of a non-conforming unit of land.

Setbacks and lot coverage requirements applicable to the subject property based on its existing zoning are included under SRC 524.010(b) and (c) (*CB Zone setbacks and lot coverage standards*) and SRC 521.010(b) and (c) (*CO Zone setbacks and lot coverage standards*). The Riverfront Overlay Zone also includes additional setback requirements under the overlay zone's design review standards and corresponding design review guidelines.

As shown on the existing conditions plan (**Attachment E**), there are several existing structures located throughout the subject property. The future proposed redevelopment of the site will result in the removal of all of these existing structures with the exception of the retail store building located on the northern portion of the property and the office building located at the southwest corner of the site.

Because the proposed replat results in the consolidation of the seven existing smaller properties which currently make up the site into one large lot, setbacks to existing structures will generally be increased and building lot coverage will correspondingly be decreased; thereby ensuring the proposed replat will neither create non-conforming development nor increase the degree of non-conformity for existing development.

The proposed replat will not result in either the creation of non-conforming units of land or non-conforming development, and will not increase the degree of non-conformity in existing units of land or development. This approval criterion is met.

(3) *The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.*

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

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

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

SRC Chapter 524 (Central Business District Zone), SRC Chapter 521 (Commercial Office Zone), & SRC Chapter 617 (Riverfront Overlay Zone): The subject property is zoned both CB (Central Business District) and CO (Commercial Office), and is located within the Riverfront Overlay Zone.

The proposed replat seeks to consolidate the seven existing properties which currently make up the subject property into one large lot approximately 2.57 acres in size with lot dimensions of approximately 165 feet by 678 feet.

The lot area and dimensions of the proposed replatted lot exceed the minimum lot size, dimension, and street frontage requirements of both the CB and the CO zones. In addition, the setbacks and lot coverages for the existing buildings on the site will not be made more non-conforming as a result of the proposed replat.

The proposed replatted lot is of a size and configuration suitable to allow for its future redevelopment in conformance with the requirements of the CB and CO zones, as well as the Riverfront Overlay Zone. Any future development on the lot will be reviewed for conformance with the applicable zone and overlay zone development standards at the time of site plan review and design review.

City Infrastructure Standards: The Public Works Department reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of streets,

water, sewer, and storm drainage facilities and determined that such facilities are available and appear to be adequate to serve future development of the lot in conformance with the requirements of SRC Chapter 802 (Public Improvements) and SRC Chapter 803 (Streets and Right-of-Way Improvements). A summary of existing improvements are as follows:

- Water

- ❖ The subject property is located within the G-0 water service level.
- ❖ A 12-inch public water main is located in Commercial Street NE.

- Sewer

- ❖ A 10-inch sewer line is located in the alley abutting the western boundary of the subject property.

- Storm Drainage

- ❖ A 6-inch storm main is located in Commercial Street NE.

- Streets

- ❖ *Commercial Street NE*

Commercial Street is designated as a Parkway street in the Salem Transportation System Plan (TSP) and is under the jurisdiction of the Oregon Department of Transportation (ODOT). The standard for this classification of street is an 80-foot wide improvement within a 120-foot-wide right-of-way. The portion of Commercial Street NE abutting the subject property has an existing approximate 86-foot-wide improvement within a 109.5-foot-wide right-of-way.

As identified in the comments provided from the Public Works Department (**Attachment D**), Commercial Street is required to have a right-of-way width of 120 feet, but currently only has a right-of-way width of 109.5 feet adjacent to the subject property. The existing right-of-way width of Commercial Street along the frontage of the subject property therefore does not conform to the minimum required right-of-way width standards identified under SRC 803.025(a) and the Salem TSP. However, pursuant to SRC 803.040(a) (*Boundary Streets*), dedication of right-of-way and construction of required boundary street improvements along the frontage of a property are required for subdivisions, partitions, planned unit developments, manufactured dwelling parks, and the construction or enlargement of any building or structure requiring a building permit; but are not required for replat applications. As such, no right-of-way dedication is required in conjunction with the proposed replat, but a 10.5-foot special setback, pursuant to SRC 800.040, will continue to apply along the Commercial Street frontage of the property until such time the site is redeveloped and the additional required 10.5-foot right-of-way is dedicated.

❖ *Division Street NE*

Division Street is designated as a Local street in the Salem TSP and is currently improved with a partial cul-de-sac bulb with access from the west only. The standard for this classification of street is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The portion of Division Street abutting the subject property has an existing approximate 40-foot-wide improvement within a 76-foot-wide right-of-way.

❖ *D Street NE*

D Street is designated as a Local street in the Salem TSP. The standard for this classification of street is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The portion of D Street abutting the subject property has an existing approximate 30-foot-wide improvement within a 60-foot-wide right-of-way.

SRC Chapter 808 (Preservation of Trees and Vegetation): The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (*including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater*), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. In addition, a tree conservation plan is required in conjunction with any development proposal 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.

As shown on the applicant's existing conditions plan (**Attachment E**), there are existing trees on the subject property. Because the proposed replat does not involve the creation of a lot to be used for the construction of a single family dwelling unit or duplex, a tree conservation plan is not required in conjunction with the proposed replat. However, any removal of trees from the property to accommodate the future development of the site must still comply with the requirements of the City's tree preservation ordinance (SRC Chapter 808).

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

According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways. The subject property also does not contain any hydric or wetlands-type soils. As such, no impacts to wetlands or required mitigation measures are required in conjunction with the future development of the subject property.

SRC Chapter 810 (Landslide Hazards): The topography of the subject property is flat. According to the City's adopted landslide hazard susceptibility maps, the subject property does not contain any areas of mapped landslide hazard susceptibility points. Pursuant to the City's landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with the future development of the subject property.

As identified above, the proposed replat complies with the standards of SRC Chapter 205 and with all applicable provisions of the UDC. This approval criterion is met.

(4) *The tentative replat complies with all applicable provisions of ORS Chapter 92.*

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

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

Finding: The land subject to the proposed replat consists of properties comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the recorded Salem plat. The proposal complies with this requirement.

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

Finding: Streets and infrastructure have been constructed to serve the platted subdivision lots subject to the proposed replat. The existing subdivision is therefore defined as a "developed" subdivision pursuant to ORS 92.225 and this requirement is not applicable to the proposal.

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

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

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

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

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

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

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

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

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

Finding: The property subject to the proposed replat is subject to a prior zone change and conditional use permit approval to allow the relocation of UGM's existing men's shelter (Case No. CU/ZC17-14). In addition, a subsequent modification to the prior approved conditional use permit was applied for and approved (Case No. CU/ZC17-14MOD1) to allow the two CO zoned properties at the southwest corner of the site (253 to 275 Division Street NE) to be incorporated into the proposed conditional use permit approval for the men's shelter relocation.

Neither of these prior decisions affecting the subject property, nor any of their associated conditions of approval, prohibit the proposed replat. This approval criterion is met.

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

Finding: The Public Works Department reviewed the proposal and indicated in summary, as specified in **Attachment D**, that water, sewer, and storm drainage facilities are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements). The proposed replat meets this criterion.

11. Conclusion

Based upon review of SRC 205.025(d), the findings contained under section 10 above, the comments described, and subject to the condition of approval adopted herein, the tentative replat complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

The request to consolidate seven existing properties (comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the Salem plat) into one lot approximately 2.57 acres in size, zoned CB (Central Business District) and CO (Commercial Office) with Riverfront Overlay, and located in the 700 to 800 blocks of Commercial Street NE and 253 to 275 Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22AC03300 and 073W22DB01600, 1700, 1800, 1900, 2000 & 2100), is hereby **APPROVED** subject to SRC Chapters 205, 521, 524, and 617, and the following condition prior to final plat approval, unless otherwise indicated:

Condition 1: For the existing slope easement (Reel 189, Page 1300) shown to be vacated on the replat tentative plan, the applicant shall either:

- a) Obtain City approval to quitclaim the easement prior to final plat approval; or
- b) Show the existing slope easement on the final plat.



Bryce Bishop, Planner II
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Replat Tentative Plan
C. Applicant's Written Statement
D. City of Salem Public Works Department Comments
E. Existing Conditions Plan

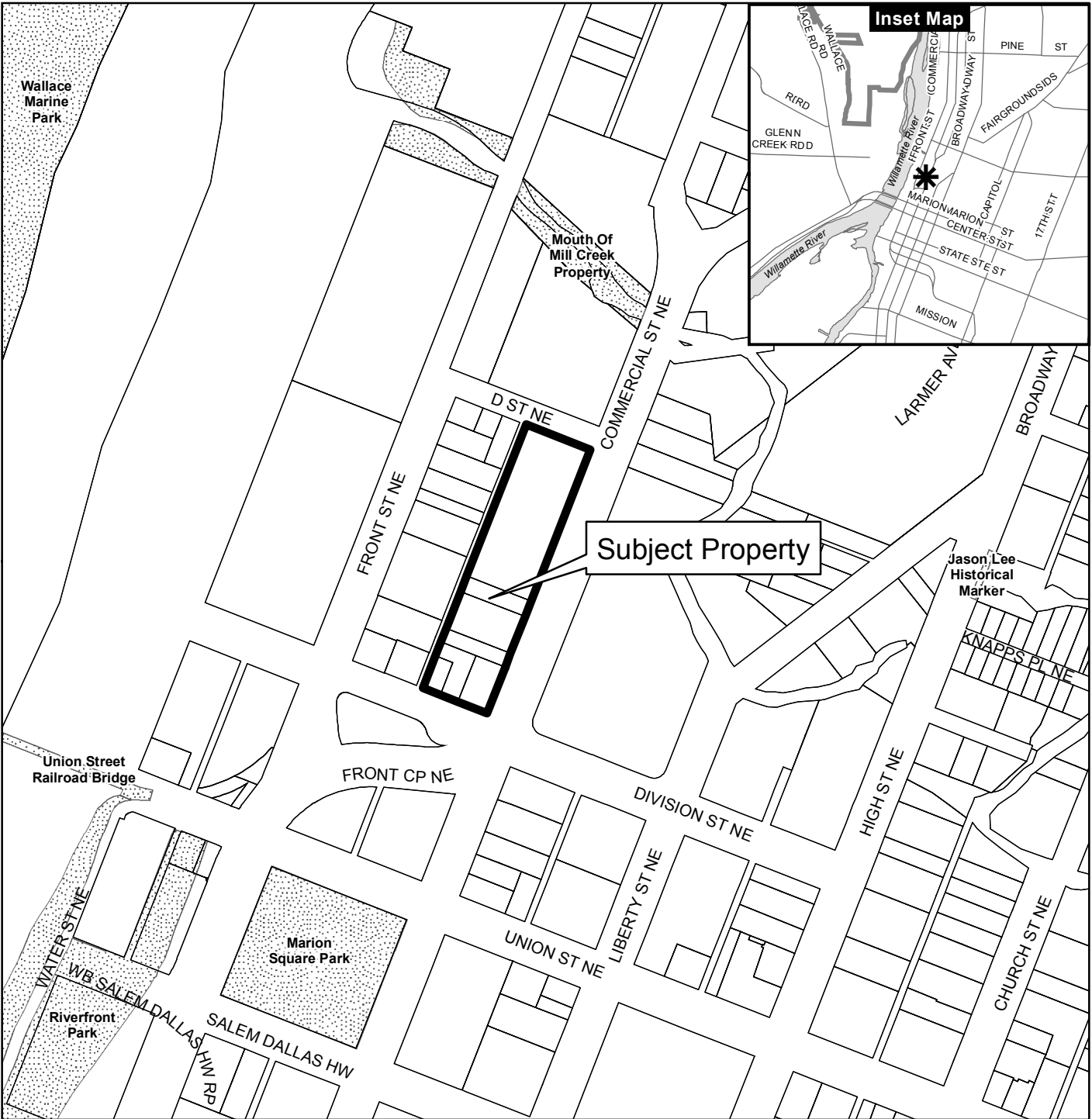
Application Deemed Complete:	<u>March 21, 2019</u>
Notice of Decision Mailing Date:	<u>May 10, 2019</u>
Decision Effective Date:	<u>May 29, 2019</u>
State-Mandated Decision Deadline:	<u>July 19, 2019</u>

The rights granted by this decision must be exercised or extension granted by May 29, 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 **Tuesday, May 28, 2019, 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
700 to 800 Blocks of Commercial Street NE;
253 to 275 Division Street NE



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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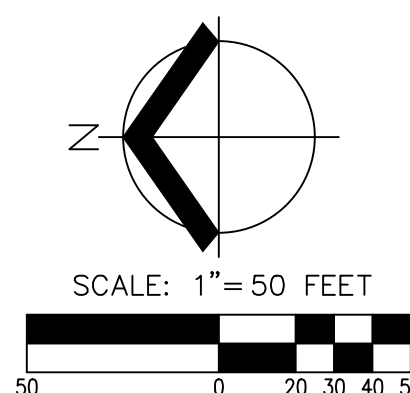
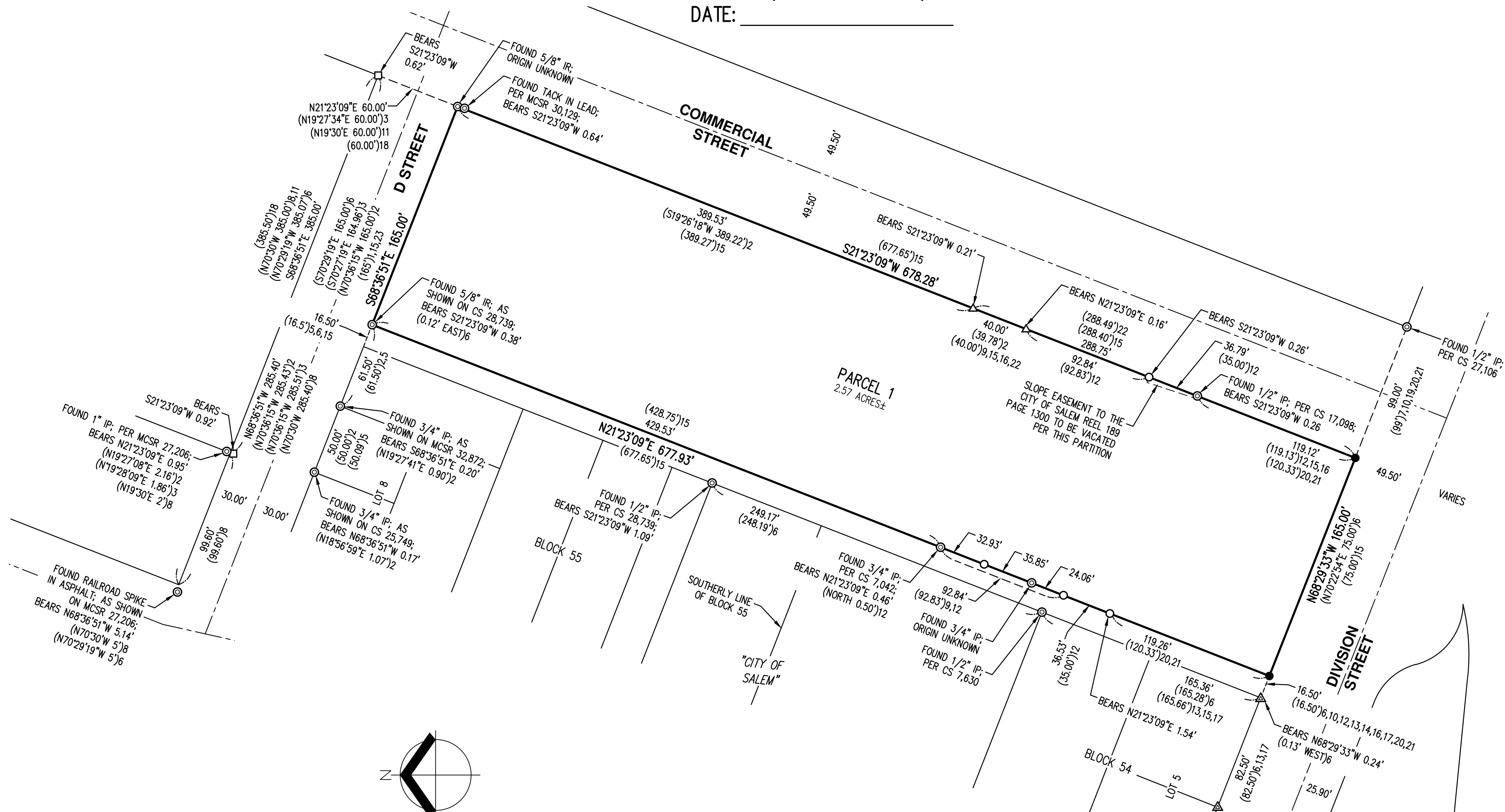
0 100 200 400 Feet



PARTITION PLAT

A REPLAT OF LOTS 1-4 OF BLOCK 54 AND LOTS 1-4 OF BLOCK 55 OF THE PLAT OF
"CITY OF SALEM" LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON

DATE: _____



LANDOWNERS

UNION GOSPEL MISSION OF SALEM, OR
P.O. BOX 431
745 COMMERCIAL ST NE
SALEM, OR 97308

RICK YURK
260 LUTHER ST S
SALEM, OR 97302

TENTATIVE REPLAT
PREPARED FOR

UNION GOSPEL MISSION OF SALEM, OR
P.O. BOX 431
745 COMMERCIAL ST NE
SALEM, OR 97308

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW

COPY

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/20

JOB NAME:	UNION GOSPEL
JOB NUMBER:	6441
DRAWN BY:	CC
CHECKED BY:	NW
DRAWING NO.:	6441ROS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
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AKS

ENGINEERING • SURVEYING • NATURAL RESOURCES
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PARTITION PLAT

A REPLAT OF LOTS 1-4 OF BLOCK 54 AND LOTS 1-4 OF BLOCK 55 OF THE PLAT OF "CITY OF SALEM" LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON

DATE: _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE OUTER BOUNDARY OF THE LOTS 1-4 OF BLOCK 54 AND LOTS 1-4 OF BLOCK 55 OF THE PLAT OF "CITY OF SALEM", SAID PROPERTY BEING DESCRIBED IN BOOK 1115 PAGE 327, REEL 3614 PAGE 429, REEL 3642 PAGE 467, REEL 3671 PAGE 500, REEL 1424 PAGE 412 AND REEL 2546 PAGE 468 AND TO SHOW A CONSOLIDATION OF THE COMMON PROPERTY LINES BETWEEN SAID DEEDS, PER CITY OF SALEM CASE FILE NO. PLA-____-__.

THE EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND 5/8-INCH IRON AT THE NORTHEAST CORNER OF BOOK 1115 PAGE 327 AND BY HOLDING THE FOUND 1/2-INCH IRON PIPE AT THE NORTHEAST CORNER OF PARCEL 1 OF REEL 3671 PAGE 500, AND BY PROJECTING THAT LINE SOUTHERLY.

THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND 1/2-INCH IRON PIPES ON THE SOUTHERLY LINE OF LOT 5, BLOCK 54 OF THE PLAT OF "CITY OF SALEM" AND BY PROJECTING THAT LINE EASTERLY.

THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF BOOK 1115 PAGE 327 AND BY HOLDING THE FOUND 1/2-INCH IRON PIPE AT THE NORTHWEST CORNER OF REEL 3671 PAGE 500, AND BY PROJECTING THAT LINE SOUTHERLY.

THE NORTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF BOOK 1115 PAGE 327 AND BY HOLDING THE TWO FOUND 3/4-INCH IRON PIPES ON THE NORTHERLY LINE OF LOT 8, BLOCK 55 OF THE PLAT OF "CITY OF SALEM".

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: ____/____/20____
- FOUND 1" COPPER DISK INSCRIBED "PLS 2351"; PER MCSR 36,998; HELD UNLESS NOTED OTHERWISE
- FOUND 1/2" IRON PIPE; PER CS 20,751; HELD UNLESS NOTED OTHERWISE
- △ FOUND 1/2" IRON PIPE; PER CS 17,975; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 1/2" IRON PIPE; PER CS 19,267; HELD UNLESS NOTED OTHERWISE
- ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER MARION COUNTY DEED RECORDS
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- MCSR MARION COUNTY SURVEY RECORD
- CS COUNTY SURVEY PER MARION COUNTY SURVEY RECORDS

BASIS OF BEARINGS

BASIS OF BEARINGS: STATE PLANE GRID BEARINGS.

HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH 2010 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001018008 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES OF N477505.201, E7545358.453. STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK.

REFERENCES

- ()1 RECORD INFORMATION PER PLAT OF "SALEM" V 1, P 20 BOTP
- ()2 RECORD INFORMATION PER MCSR 38,400
- ()3 RECORD INFORMATION PER MCSR 36,998
- ()4 RECORD INFORMATION PER MCSR 35,350
- ()5 RECORD INFORMATION PER CS 32,872
- ()6 RECORD INFORMATION PER CS 28,739
- ()7 RECORD INFORMATION PER CS 27,956
- ()8 RECORD INFORMATION PER CS 27,206
- ()9 RECORD INFORMATION PER CS 27,178
- ()10 RECORD INFORMATION PER CS 27,106
- ()11 RECORD INFORMATION PER CS 25,749
- ()12 RECORD INFORMATION PER CS 20,751
- ()13 RECORD INFORMATION PER CS 19,267
- ()14 RECORD INFORMATION PER CS 19,182
- ()15 RECORD INFORMATION PER CS 17,975
- ()16 RECORD INFORMATION PER CS 17,098
- ()17 RECORD INFORMATION PER CS 13,121
- ()18 RECORD INFORMATION PER CS 8,567A
- ()19 RECORD INFORMATION PER CS 7,813
- ()20 RECORD INFORMATION PER CS 7,630
- ()21 RECORD INFORMATION PER CS 7,381
- ()22 RECORD INFORMATION PER CS 7,042
- ()23 RECORD INFORMATION PER CS 6,870
- ()24 RECORD INFORMATION PER DEED REEL 1424 PAGE 412

TENTATIVE REPLAT
PREPARED FOR

UNION GOSPEL MISSION OF SALEM, OR
P.O. BOX 431
745 COMMERCIAL ST NE
SALEM, OR 97308

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW

COPY

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/20

JOB NAME:	UNION GOSPEL	<div>AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com</div> <div>AKS</div>
JOB NUMBER:	6441	
DRAWN BY:	CC	
CHECKED BY:	NW	
DRAWING NO.:	6441ROS	ENGINEERING • SURVEYING • NATURAL RESOURCES FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PARTITION PLAT

A REPLAT OF LOTS 1–4 OF BLOCK 54 AND LOTS 1–4 OF BLOCK 55 OF THE PLAT OF
"CITY OF SALEM" LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
DATE: _____

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF SALEM CASE FILE NO. CU–ZC17–14.
- THIS PARTITION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER _____, MARION COUNTY RECORDS.

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS PARTITION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. _____, MARION COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, _____

MARION COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, NICK WHITE, 70652 PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THE ACCOMPANYING MAP, BEING A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8–INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK 55 OF THE PLAT OF "CITY OF SALEM", THENCE ALONG THE NORTHERLY LINE OF SAID LOT, SOUTH 68°36'51" EAST 165.00 FEET TO THE EASTERLY LINE OF SAID BLOCK; THENCE ALONG SAID EASTERLY LINE, AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 21°23'09" WEST 678.28 FEET TO THE SOUTHERLY LINE OF LOT 4, BLOCK 54 OF SAID PLAT; THENCE ALONG SAID SOUTHERLY LINE, NORTH 68°29'33" WEST 165.00 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE AND THE NORTHERLY EXTENSION THEREOF, NORTH 21°23'09" EAST 677.93 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.57 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS PARTITION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

NICK WHITE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 70652

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE SALEM UNION GOSPEL MISSION, AN OREGON CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92 AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS OF WAY.

XXXXXXXXXXXXXX
_____, _____

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
COUNTY OF MARION)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019
BY RICK YURK AS MANAGER OF UNION GOSPEL MISSION OF SALEM, OR, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE

NOTARY PUBLIC – OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

CONSENT AFFIDAVIT

A PARTITION PLAT CONSENT AFFIDAVIT BY _____, A TRUST
DEED BENEFICIARY, HAS BEEN RECORDED IN DOCUMENT NUMBER _____,
MARION COUNTY RECORDS.

CITY OF SALEM APPROVALS

DEDICATION ACCEPTANCE OF PUBLIC EASEMENTS

APPROVED THIS _____ DAY OF _____, 2018

CITY OF SALEM PLANNING ADMINISTRATOR
PLANNING CASE NO: PAR17–01

APPROVED THIS _____ DAY OF _____, 2018

CITY OF SALEM, SURVEYOR

MARION COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____, 2018

BY: _____
MARION COUNTY ASSESSOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH _____.
APPROVED THIS _____ DAY OF _____, 2018.

BY: _____
MARION COUNTY TAX COLLECTOR

APPROVED THIS _____ DAY OF _____, 2018

BY: _____
CHAIRPERSON OR VICE–CHAIRPERSON
MARION COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) SS
COUNTY OF MARION)

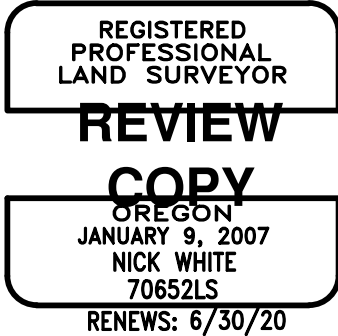
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT
NO. _____ WAS RECEIVED FOR RECORD ON THE
_____ DAY OF _____, 2018, AT _____
O'CLOCK AND RECORDED IN MARION COUNTY DEED RECORDS IN
REEL _____ AT PAGE _____.

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

TENTATIVE REPLAT PREPARED FOR

UNION GOSPEL MISSION OF SALEM, OR
P.O. BOX 431
745 COMMERCIAL ST NE
SALEM, OR 97308



JOB NAME:	UNION GOSPEL	AKS AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
JOB NUMBER:	6441	
DRAWN BY:	CC	
CHECKED BY:	NW	
DRAWING NO.:	6441ROS	

Union Gospel Mission Tentative Replat Application

Submitted to:	City of Salem Planning Department 555 Liberty Street SE, #305 Salem, OR 97301
Applicant/Owner:	Union Gospel Mission of Salem 745 Commercial Street NE Salem, OR 97301
Applicant's Civil Engineer/ Land Use Planner:	AKS Engineering & Forestry, LLC 4300 Cherry Avenue NE Keizer, OR 97303 Contact: Ryan Mosher (mosherr@aks-eng.com) Contact: Zach Pelz, AICP (pelzz@aks-eng.com) Phone: (503) 400-6028 Fax: (503) 400-7722
Site Location:	700-800 block of Commercial Street NE between Division Street NE and D Street NE
Marion County Assessor's Map:	073W22AC, Tax Lot 3300 073W22DB, Tax Lots 1600, 1700, 1800, 1900, 2000, and 2100
Site Size:	±2.57 acres
Land Use Districts:	Central Business District (CB) Commercial Office (CO) Riverfront Overlay

I. Executive Summary

Union Gospel Mission of Salem (Applicant) is pleased to submit this application to the City of Salem for a tentative replat of property located on the west side of the 700 and 800 block of Commercial Street NE north of Division Street and south of D Street NE in the City of Salem. The purpose of this tentative replat application is to consolidate the 7 tax lots on the site into a single lot, allowing the Union Gospel Mission of Salem (UGM) men's shelter to relocate to the site from their current downtown location at 345 Commercial Street NE in the Central Business District. An application for the relocated facility will be submitted under a forthcoming site plan review application.

II. Background

UGM's purpose is to help the neediest of our community break the cycle of homelessness, addiction, and incarceration and become contributing members of our community. This application will enable UGM to relocate their men's shelter to the subject property and expand their services to accommodate up to 300 persons. The expanded shelter will provide those in need with clean clothing, food, shelter, and meals, as well as education, employment, and transition services such as GED exam preparation, resume and interview coaching, and connections to employers.

This is the third application submitted to the City of Salem associated with this project. The first was a Conditional Use Permit and Zone Change approved under Case No. CU-ZC17-14. The Zone Change applied the Central Business District (CB) zoning designation to Tax Lots 1600, 1700, 1800, 1900, and 3300 to establish the UGM retail store located at the northern end of the property as a permitted conforming use rather than an existing nonconforming use. The Conditional Use Permit approved UGM's Non-Profit Shelter use for the CB zoned portion of the site. A modification to this Conditional Use Permit has been submitted which seeks to include the remainder of the site, Tax Lots 2000 and 2100, in the conditional use determination.

III. Site Description/Setting

The subject site consists of multiple tax lots, composing ± 2.57 acres in Salem on the west side of Commercial Street NE between Division Street NE and D Street NE. The property includes CB and CO zoning designations and is located in the Riverfront Overlay District. The property is currently developed with the UGM retail store, parking, the UGM administrative offices, Mike's Electric, an existing residence, and office buildings. Property to the north across D Street NE is in the CB Zone with the Riverfront Overlay and is developed with a Grocery Outlet store. Property to the south across Division Street NE is in the CO Zone and is improved with an office building. The western boundary of the property abuts an alley. The properties to the west of the alley are in the CO Zone and are improved with office and storage buildings. The property across Commercial Street NE is the site of the new City of Salem police station.

IV. Applicable Review Criteria

SALEM REVISED CODE

Title 10: **Zoning**

CHAPTER 205.

205.025.

(a)

LAND DIVISION AND RECONFIGURATION

Replat.

Applicability. A replat is required to reconfigure lots or parcels and public easements in a recorded partition or subdivision plat, to increase or decrease the number of lots in a subdivision, or where

multiple property line adjustments require a replat. No replat shall occur without receiving tentative replat approval as set forth in this section.

- (b) **Procedure Type.** A tentative replat is processed as a Type II procedure under SRC Chapter 300.
- (c) **Submittal Requirements.** In addition to the submittal requirements for a Type II application under SRC Chapter 300, an application for tentative replat shall include the information required in SRC 205.030. If the replat will vacate any easement, the tentative replat plan shall show the easement proposed to be vacated.

RESPONSE: This tentative replat application is required to consolidate the 7 lots on the subject property into a single lot. This application is being processed as a Type II procedure. The information required in SRC 205.030, in addition to the submittal requirements for a Type II application under SRC Chapter 300, are included in this narrative and the supporting exhibits as applicable. These requirements are met.

- (d) **Criteria.** A tentative replat shall be approved if all of the following criteria are met:
 - (1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

RESPONSE: As shown on the Preliminary Plat in Exhibit B, this tentative replat does not include a vacation of any public rights-of-way or any recorded covenants or restrictions. This criterion is met.

- (2) The tentative replat will not create nonconforming units of land or non-conforming development, or increase the degree of nonconformity in existing units of land or development.

RESPONSE: As shown on the Preliminary Plat in Exhibit B and discussed in this narrative, this tentative replat will not create nonconforming units of land, nonconforming development, or increase the degree of nonconformity in existing units of land or development. This criterion is met.

- (3) The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.

RESPONSE: The Preliminary Plat in Exhibit B complies with the standards of this Chapter and the applicable provisions of the UDC as discussed throughout this narrative. The criterion is met.

- (4) The tentative replat complies with all applicable provisions of ORS Chapter 92.

RESPONSE: This tentative replat application is intended to comply with the applicable provisions of ORS Chapter 92. The City can rely on contents of this application, narrative, and supporting exhibits to find that this criterion is met.

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

RESPONSE: A previous City of Salem decision affecting the subject property—CU-ZC17-14—is included in Exhibit G and is referenced throughout this narrative. This decision included 5 conditions of approval. None of these conditions prohibit this tentative replat. The tentative replat will consolidate the 7 lots on the subject property into a single lot that will allow a future Site Plan Review application to be submitted for the relocation of the UGM men’s shelter to the site as discussed in CU-ZC17-14. The criterion is met.

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

RESPONSE: As shown on the Preliminary Plans in Exhibit B, the planned replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets. Exiting City infrastructure and utilities shown on the Existing Conditions Plan in Exhibit B will continue to be available to the consolidated lot. The criterion is met.

- (e) Notice to Utilities. When a utility easement is proposed to be realigned, reduced in width, or eliminated by a replat, notice of the tentative replat application shall be mailed as provided in SRC 300.520(b)(1) to all affected utility companies or public agencies. Any utility company that desires to maintain an easement that would be realigned, reduced in width, or eliminated by a proposed replat must notify the Director in writing within 14 days of the mailing date of the notice. If an objection to the realignment, reduction in width, or elimination of an easement is received within the 14 day period, the utility easement shall not be realigned, reduced in width, or eliminated.

RESPONSE: The Preliminary Plat in Exhibit B does not include the realignment, reduction or elimination of a utility easement. Therefore, this criterion is not relevant to this application.

CHAPTER 521. CO—COMMERCIAL OFFICE

521.005. Uses. The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 522-1.

TABLE 522-1: Uses		
Use	Status	Limitations & Qualifications
Lodging		
Nonprofit shelters	P	Nonprofit shelters serving 5 or fewer persons.
	C	Nonprofit shelters serving 6 to 75 persons.
	P	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other nonprofit shelters.

RESPONSE: This tentative replat application involves consolidating Tax Lots 1600, 1700, 1800, 1900, 2000, 2100, and 3300 into a single lot to allow the UGM men’s shelter to be relocated to the southern portion of the site. The portion of the site including Tax Lots 2000 and 2100 are in the CO Zone. The property is within the Riverfront Overlay, which provides for

approval of a nonprofit shelter with over 75 beds as a conditional use under Section 617.015 of the UDC. This use was approved for Tax Lots 1600, 1700, 1800, 1900, and 3300 under CU-ZC17-14 (See Exhibit G). A modification of CU-ZC17-14 has been submitted separately to apply the conditional use determination to these lots. With the modification to CU-ZC17-14, this standard is met.

(***)

521.010. **Development Standards.** Development within the CO zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the CO zone shall conform to the standards set forth in Table 521-2.

TABLE 522-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All other uses	Min. 6000 sq. ft.	
LOT WIDTH		
All other uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
All Other Uses	Min. 16 ft.	

RESPONSE: As shown on the Preliminary Plat in Exhibit B, this tentative replat application will consolidate 7 Tax Lots resulting in a single lot over 6,000 square feet in area with more than 16 feet of street frontage. This standard is met.

(b) **Setbacks.** Setbacks within the CO zone shall be provided as set forth in Tables 521-3 and 521-4.

TABLE 521-3: SETBACKS		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	Min 12 ft	
Accessory Structures		
Accessory to all other uses	Min. 12 ft.	Not applicable to transit stop shelters.
Vehicle Use Areas		
All uses, other than Single Family and Two Family	Min. 12 ft.	
INTERIOR FRONT		
Buildings		
All Other Uses	Zone-to-Zone Setback (Table 521-4)	
Accessory Structures		

Accessory to all other uses	Zone-to-Zone Setback (Table 521-4)	
Vehicle Use Areas		
All other uses	Zone to Zone Setback (Table 521-4)	
INTERIOR SIDE		
Buildings		
All other uses	Zone-to-Zone Setback (Table 521-4)	
Accessory Structures		
Accessory to all other uses	Zone-to-Zone Setback (Table 521-4)	
Vehicle Use Areas		
All uses, other than Single Family and Two Family	Zone-to-Zone Setback (Table 521-4)	
INTERIOR REAR		
Buildings		
All other uses	Zone-to-Zone Setback (Table 521-4)	
Accessory Structures		
Accessory to all other uses	Zone-to-Zone Setback (Table 521-4)	
Vehicle Use Areas		
All other uses	Zone-to-Zone Setback (Table 521-4)	

RESPONSE:

As discussed previously, the CO zoning designation applies to the portion of the property currently identified as Tax Lots 2000 and 2100 in the southwest corner of the property. There are two existing structures on the CO zoned portion of the site. This tentative replat application does not propose changing the location of the exterior property line abutting Division Street SE. The existing building setback is greater than 12 feet from the southern property boundary and this setback will be maintained on the consolidated lot. The applicable zone-to-zone setbacks are addressed below. This standard is met.

TABLE 521-4: ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback	Landscaping & Screening
EFU	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Residential Zone	Buildings and Accessory Structures	Min. 15 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A

Commercial Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Public zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Limitations and Qualifications: Zone-to-Zone setbacks are not required abutting an alley.			

RESPONSE:

The lot resulting from this tentative replat application will have CO and CB zoning designations. The portion of the lot in the CO Zone abuts the CB Zone as shown on the Preliminary Plat in Exhibit B. The CO Zone and the abutting CB Zone are both commercial zoning designations identified in Table 110-1 in Section 110.025 of the UDC. There is not a setback requirement that applies to the existing buildings in the CO Zone and the abutting Commercial Zone (CB). The portion of the site in the CO Zone does not contain a vehicle use area. Therefore, the applicable zone-to-zone setbacks in the CO zoned portion of the property are met.

- (e) **Lot Coverage; Height.** Buildings and accessory structures within the CO zone shall conform to the lot coverage and height standards set forth in Table 521-5.

TABLE 521-5 LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All Uses	Max 60%	
REAR YARD COVERAGE		
Buildings		
All Uses	N/A	
ACCESSORY STRUCTURES		
Accessory to all uses	No Max.	
HEIGHT		
Buildings		
Single Family and Two Family	Max 35 ft.	
Multiple Family, Residential Care, Nursing Care, and Short-term Commercial Lodging	Max 50 ft.	
All other uses	Max. 70 ft.	
Accessory Structures		
Accessory to all other uses	Max. 70 ft.	

RESPONSE: This tentative replat application does not involve new buildings or changes to existing buildings and will not change the area of the site covered by buildings. Existing buildings will cover ±25% of the consolidated lot (±27,808 square feet of existing building coverage divided by ±110,642 square feet lot area = 0.25). The existing buildings on the consolidated lot will continue to meet applicable height standards. These standards are met.

CHAPTER 524. CB—CENTRAL BUSINESS DISTRICT

524.005. Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 524-1.

TABLE 524-1: Uses		
Use	Status	Limitations & Qualifications
Lodging		
Nonprofit shelters	P	Nonprofit shelters serving 5 or fewer persons.
	C	Nonprofit shelters serving 6 to 75 persons.
	P	Nonprofit shelters serving victims of domestic violence for 10 or fewer persons.
	N	All other nonprofit shelters.

RESPONSE: This tentative replat application is being submitted in anticipation of a future Site Plan Review application involving a nonprofit shelter serving over 75 persons. This use has been approved for the portion of the site in the CB Zone under CU-ZC17-14 according to the use standards that apply in the Riverfront Overlay District. This standard is met.

(***)

524.010. Development Standards. Development within the CB zone must comply with the development standards set forth in this section.

- (a) **Lot Standards.** Lots within the CB zone shall conform to the standards set forth in Table 524-2.

TABLE 524-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
LOT AREA		
All uses	None	
LOT WIDTH		
All uses	None	
LOT DEPTH		
All uses	None	
STREET FRONTAGE		
All Other Uses	Min. 16 ft.	

RESPONSE: As shown on the Preliminary Plat in Exhibit B, the lot will have more than 16 feet of frontage on public streets. There are no standards for lot area, width or depth that apply in the CB Zone. These standards are met.

- (b) Setbacks. Setbacks within the CB zone shall be provided as set forth in Tables 524-3.

TABLE 524-3: SETBACKS		
Requirement	Standard	Limitations & Qualifications
ABUTTING STREET		
Buildings		
All uses	0 ft. or 10 ft.	
Accessory Structures		
Accessory to all other uses	0 ft. or 10 ft.	No applicable to transit stop shelters.
Vehicle Use Areas		
All uses	Per SRC chapter 806	
INTERIOR FRONT		
Buildings		
All Other Uses	None	
Accessory Structures		
Accessory to all other uses	None	
Vehicle Use Areas		
All other uses	Per SRC chapter 806	
INTERIOR SIDE		
Buildings		
All other uses	None	
Accessory Structures		
Accessory to all other uses	None	
Vehicle Use Areas		
All uses, other than Single Family and Two Family	Per SRC chapter 806	
INTERIOR REAR		
Buildings		
All other uses	None	
Accessory Structures		
Accessory to all other uses	None	
Vehicle Use Areas		
All other uses	Per SRC chapter 806	

RESPONSE: The existing buildings, structures, and vehicle use areas on the property will continue to meet the applicable setbacks for the CB Zone on the consolidated lot resulting from the replat. See the Existing Conditions Plan in Exhibit B for more information. These standards are met.

- (c) Lot Coverage; Height. Buildings and accessory structures within the CB zone shall conform to the lot coverage and height standards set forth in Table 524-4.

TABLE 524-4 LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations & Qualifications
LOT COVERAGE		
Buildings and Accessory Structures		
All Uses	No Max.	
REAR YARD COVERAGE		
Buildings		
All Uses	N/A	
ACCESSORY STRUCTURES		
Accessory to all uses	No Max.	
HEIGHT		
Buildings		
All uses	No Max.	
Accessory Structures		
Accessory to all other uses	No Max.	

RESPONSE: As shown in Table 254-4, there are no maximum lot coverage or height standards that apply to the portion of the property in the CB Zone. These standards are met.

CHAPTER 617.

RIVERFRONT OVERLAY ZONE

617.001.

Purpose.

The purpose of the Riverfront Overlay Zone is to identify allowed uses and to establish development standards to promote a mixed-use residential and commercial district with an emphasis on office development and pedestrian access to and along the Willamette River.

617.015.

Uses.

Except as otherwise provided in this section, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Riverfront Overlay Zone.

- (a) Continued uses. Industrial uses, including, but not limited to, canned, frozen, and preserved fruits, vegetables, and food specialties, existing within the Riverfront Overlay Zone that were allowed as permitted, special, or conditional uses on December 1, 1998, but which would otherwise be made nonconforming uses by this chapter, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.

- (1) A continued use may be intensified, and buildings or structures housing a continued use may be enlarged, rebuilt, or the exterior altered, provided such intensification, enlargement, rebuilding, or exterior alteration complies with all applicable standards of the Industrial Commercial (IC) Zone.

- (2) A continued use may be extended onto vacant land. The extension of a continued use onto vacant land must comply with all applicable standards for the Industrial Commercial (IC) Zone.
- (3) Change of use to a non-industrial use shall terminate the continued use status conferred by this subsection and the property must thereafter only be used for uses allowed in the Riverfront Overlay Zone.
- (4) A determination by the Building Official that the building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Riverfront Overlay Zone.
- (5) Continued uses are exempt from the development standards and the design review guidelines and design review standards of this chapter. Upon termination of continued use status, the development standards and the design review guidelines and design review standards of this chapter shall apply.

RESPONSE: This tentative replat application does not involve continued industrial uses. This section does not apply.

(***)

- (c) *Additional conditional uses.* The uses set forth in Table 617-2 are additional conditional (C) uses in the Riverfront Overlay Zone.

TABLE 617-2. ADDITIONAL CONDITIONAL USES		
Use	Status	Limitations & Qualifications
Lodging		
Nonprofit shelters	C	Relocation of an existing nonprofit shelter from the CB zone serving more than 75 people, provided the shelter continually existing in the CB zone as of September 1, 1993.

(***)

RESPONSE: This tentative replat application is being submitted in anticipation of a future Site Plan Review application involving the relocation of a nonprofit shelter serving more than 75 persons. A Conditional Use Permit has been approved for a portion of the site under CU-ZC17-14. See Exhibit G. A conditional use modification is being submitted to apply this determination to the portion of the site identified on the Existing Conditions Plan in Exhibit B as Tax Lot 2000 and 2100. This standard is met.

CHAPTER 800. GENERAL DEVELOPMENT STANDARDS

Sec. 800.015. Lot standards, generally.

- (a) *Buildings to be on a lot.* 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. Buildings that are attached at a common property line, but which otherwise meet all requirements of SRC chapter 56 as separate buildings shall be considered as separate buildings for purposes of this subsection.

RESPONSE: As shown in the Preliminary Plans in Exhibit B, all the existing buildings will be contained entirely within the consolidated lot resulting from the replat. This standard is met.

- (b) *Side lot lines.* As far as is practicable, side lot lines shall run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

RESPONSE: As shown on the Preliminary Plat in Exhibit B, the consolidated lot resulting from the replat will take up the entire block. Therefore, the property will not have interior lot lines configured at right angles to the street they face. This standard is not relevant to this application. However, all the lot lines will be configured at approximate right angles to each other resulting in a regularly shaped rectangular lot that is consistent with the underlying intent of this standard.

(***)

Sec. 800.035. Setbacks.

- (a) *Setbacks to be unobstructed.* Except as otherwise provided under subsection (b) of this section, required setbacks shall be unobstructed.
- (b) *Permitted projections into required setbacks.* Permitted projections into required setbacks are set forth in Table 800-2.

TABLE 800-2: PERMITTED PROJECTIONS INTO REQUIRED SETBACKS			
Type of Projection	Maximum Projection		
	Front Abutting Street; Side Abutting Street; Interior Front	Interior Side	Rear Abutting Street; Interior Rear
Planter boxes; window bays; greenhouse windows; chimneys; flues; belt courses; leaders; sills; pilasters; lintels; solar collectors; and ornamental features	24 in.	24 in.	24 in.
Cornices; eaves; gutters; and steps	24 in.	One-third the width of the interior side setback or 3 ft., whichever is less.	24 in.
Fire escapes	Not allowed	One-third the width of the interior side setback or 3 ft., whichever is less.	5 ft., provided in no case shall such projection come closer than 6 ft. to any property line.

Wheelchair ramps	Not limited, provided: (1) The floor area does not exceed 4 ft. above grade; and (2) In no case shall the wheelchair ramp come closer than 10 ft. to the property line.	Not limited, provided the floor area does not exceed 3 ft. above grade.	Not limited, provided the floor area does not exceed 4 ft. above grade.
Porches and decks—covered, but unenclosed	Not limited, provided: (1) The structure covering the porch or deck does not exceed 15 ft. above grade; (2) The floor area of the porch or deck does not exceed 4 ft. above grade; and (3) In no case shall the covered porch or deck come closer than 10 ft. to the property line.	Not allowed	Not limited, provided: (1) The structure covering the porch or deck does not exceed 15 ft. above grade; (2) The floor area of the porch or deck does not exceed 4 ft. above grade; and (3) In no case shall the covered porch or deck come closer than 8 ft. to the rear property line.
Porches and decks—uncovered	Not limited, provided: (1) The floor area of the porch or deck does not exceed 3 ft. above grade; (2) No railing or perimeter seating on the porch or deck exceeds 44 inches in height above the floor of the porch or deck at any point; and (3) A landscaped area 4 ft. in depth is maintained between the property line and the porch or deck.	Not limited, provided the floor area of the porch or deck does not exceed 3 ft. above grade.	Not limited, provided the floor area of the porch or deck does not exceed 4 ft. above grade.
			5 ft., when the floor area of the porch or deck exceeds 4 ft. above grade; provided, however, in no case shall the porch or deck come closer than 6 ft. to any property line.
Patios—covered, but enclosed	Not limited, provided: (1) The structure covering the patio does not exceed 15 ft. above grade; (2) The floor area of the patio does not exceed 4 ft. above grade; and (3) In no case shall the covered patio come	Not allowed	Not limited, provided: (1) The structure covering the patio does not exceed 15 ft. above grade; (2) The floor area of the patio does not exceed 4 ft. above grade; and (3) In no case

	closer than 10 ft. to the property line.		shall the covered patio come closer than 8 ft. to the rear property line.
Patios—uncovered	Not limited, provided: (1) The floor area of the patio does not exceed 3 ft. above grade; and (2) A landscaped area 4 ft. in depth is maintained between the property line and the patio.	Not limited, provided the floor area of the patio does not exceed 3 ft. above grade.	Not limited, provided the floor area of the patio does not exceed 4 ft. above grade.
Balconies; outside stairways; and other unenclosed, unroofed projections	Not allowed	Not allowed	5 ft., provided in no case shall such projection come closer than 6 ft. to any property line.
Limitations and Qualifications: No permitted projection into rear setback shall extend to within 10 ft. of the centerline of an alley, or to within 6 ft. of an accessory structure			

RESPONSE:

The subject property is subject to a special setback equal to 60 feet from the centerline of Commercial Street NE. This setback line is located ± 10.5 feet to the west of the current property line abutting Commercial Street NE. The existing building within the special setback area on the southeast corner of the site is planned to be removed for the new non-profit shelter. Therefore, the encroachment of the existing building into the special setback will be resolved through this tentative replat and the future Site Plan Review application for the relocated men's shelter. The consolidated lot resulting from the replat will not cause any of the features of other buildings listed in Table 800-2 to project into any applicable setback. This standard is met.

Sec. 800.040. - Special setbacks.

- (a) *Generally.* To afford better light, air, and vision on public streets and to permit the eventual widening of streets without creating nonconforming structures, special setbacks are hereby established. No structures or paving, other than those identified under subsection (d) of this section, shall be placed within a special setback.
- (b) *Setback distance required; how measured.* The special setback shall equal one-half of the right-of-way width specified in the Salem Transportation System Plan for the street's applicable classification. Special setbacks shall be measured at right angles to the centerline of the street, or, where there is no street, from the centerline of the right-of-way. Where the centerline is not designated, the Director shall designate the location of the centerline.

RESPONSE:

The subject property is subject to a special setback equal to 60 feet from the centerline of Commercial Street NE. This setback line is located ± 10.5 feet to the west of the current property line abutting Commercial Street NE. The existing building within the special setback area on the southeast corner of the site is planned to be removed prior to the construction of the new non-profit shelter. Therefore, the encroachment of the existing building into the special setback/dedication area will be resolved through this tentative replat and the future Site Plan Review application for the new men's shelter.

-
- (c) *Relationship to other required setbacks.* The special setback shall apply in addition to other setbacks required under the UDC. Setbacks required elsewhere under the UDC shall be measured from the special setback line.

RESPONSE: The portion of the subject property abutting Commercial Street NE that is within the special setback is in the CB Zone. The CB Zone does not have a minimum front setback. Therefore, an additional front setback does not apply to the site.

- (d) *Permitted structures and paving within special setbacks.* The following structures and paving are permitted within a special setback with a removal agreement as set forth in subsection (e) of this section:

- (1) Transit stop shelters.
- (2) Signs and their supporting members.
- (3) Fences.
- (4) Off-street parking, other than minimum required off-street parking, provided such parking is developed in conformance with the setback and landscaping requirements set forth in SRC chapter 806.

RESPONSE: As described previously in this narrative, the encroachment of existing buildings into the special setback area will be resolved in the course of this tentative replat and future Site Plan Review.

(***)

V. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate the application is consistent with the applicable provisions of the Salem Revised Code. The evidence in the record is substantial and supports approval. Therefore, the Applicant respectfully requests the City approve this tentative replat application.



MEMO

TO: Bryce Bishop, Planner II
Community Development Department

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

DATE: May 10, 2019

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
REPLAT NO. 19-03 (19-106447)
715 COMMERCIAL STREET NE
CONSOLIDATE LOTS

PROPOSAL

A replat to consolidate seven existing properties (comprised of Lots 1-4 of Block 54 and Lots 1-4 of Block 55 of the Salem plat) into one lot approximately 2.57 acres in size. The subject property is zoned CB (Central Business District) and CO (Commercial Office) with Riverfront Overlay, and is located in the 700 to 800 blocks of Commercial Street NE and 253 to 275 Division Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22AC03300 and 073W22DB01600, 1700, 1800, 1900, 2000 & 2100).

RECOMMENDED CONDITIONS OF APPROVAL

For the existing slope easement (Reel 189, Page 1300) shown to be vacated on the application materials, the applicant shall either: (a) obtain City approval to quitclaim the easement prior to final replat; or (b) show the existing slope easement on the final replat.

FACTS

1. Commercial Street NE

- a. Standard - This street is designated as a Parkway street in the Salem TSP and is under the jurisdiction of the Oregon Department of Transportation (ODOT). The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Conditions - This street has an approximate 86-foot improvement within a 109.5-foot-wide right-of-way abutting the subject property.

2. Division Street NE

MEMO

- 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 Conditions - This street has an approximate 40-foot improvement within a 76-foot-wide right-of-way abutting the subject property. It is currently improved with a partial cul-de-sac bulb with access from the west only.
3. D 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 Conditions - This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A 6-inch storm main is located in Commercial Street NE.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 12-inch public water main is located in Commercial Street NE.

Sanitary Sewer

1. Existing Sewer
 - a. A 10-inch sewer line is located in the alley abutting the western boundary of the subject property.

CRITERIA AND FINDINGS

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

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

MEMO

Findings—The applicant's proposal does not vacate any public rights-of-way, but the tentative plan shows the vacation of a Slope Easement to the City of Salem Reel 189 Page 1300. The applicant shall either: (a) obtain City approval to quitclaim the easement prior to final replat; or (b) show the existing slope easement on the final replat.

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

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

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

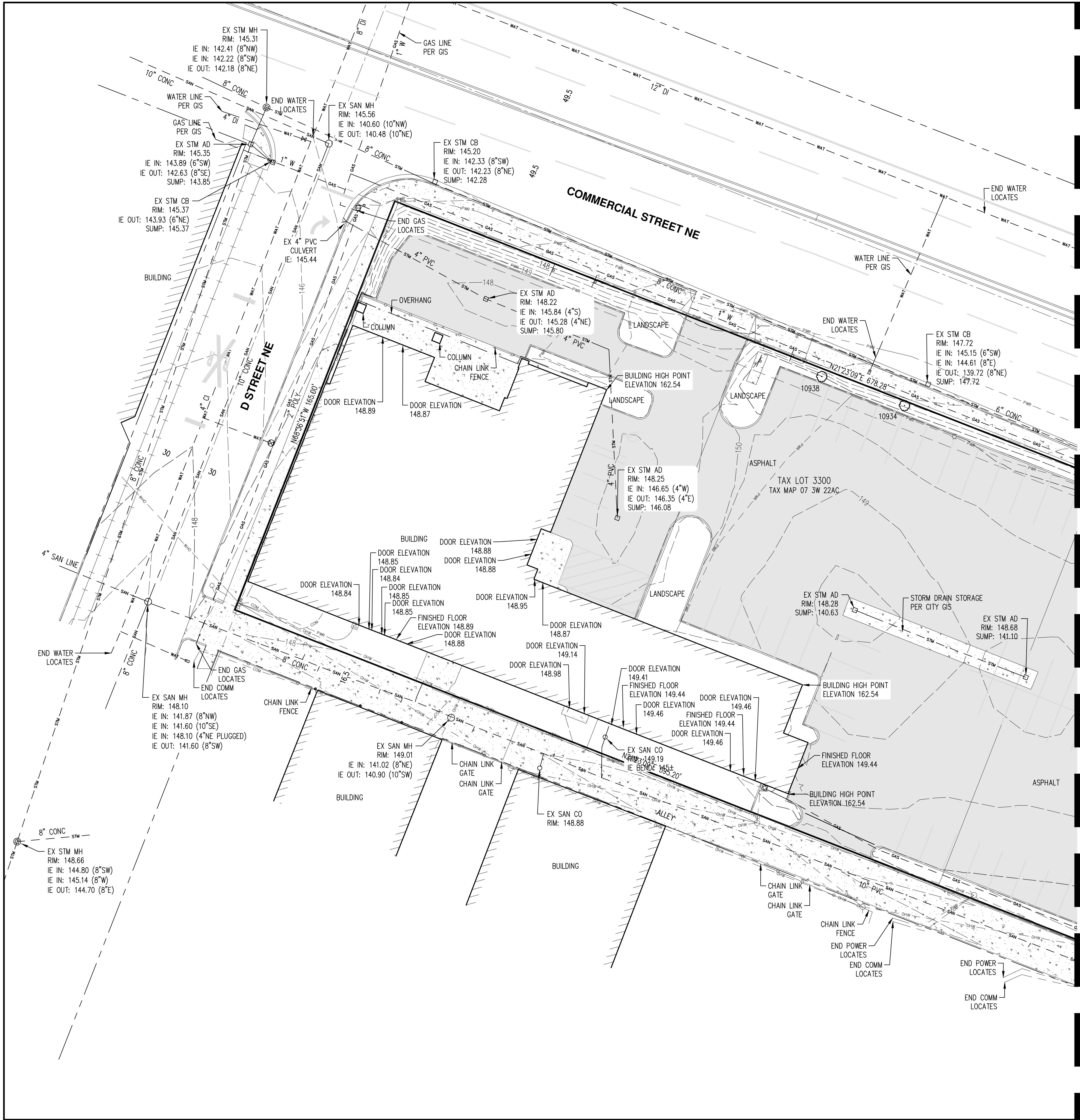
Findings—The tentative replat appears to comply with ORS Chapter 92. The City Surveyor will confirm ORS 92 compliance as part of the final plat mylar review.

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

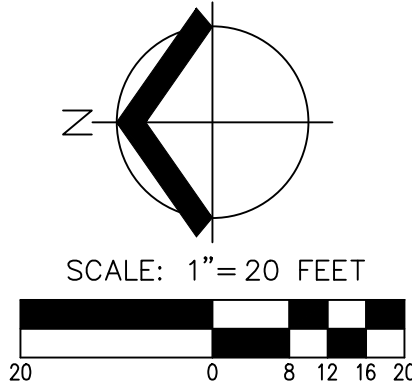
Findings—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure is existing, and appears to be adequate to serve the proposed replat.

Commercial Street NE does not meet the minimum requirements for the street classification as specified in the Salem TSP. However, dedication of right-of-way and boundary street improvements are not warranted in conjunction with the replat pursuant to SRC 803.040.

Prepared by: Jennifer Scott, Program Manager
cc: File



SEE SHEET 2



Attachment E

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10934	DECIDUOUS	20
10938	DECIDUOUS	11

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 18031110, 18031115, 18031156, 18031166. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED FEBRUARY 16-21, 2018.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON MARION COUNTY BENCHMARK 1021. ELEVATION = 150.93 FEET (NGVD 29).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

LEGEND

EXISTING		EXISTING	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER AREA DRAIN	
WATER BLOWOFF		STORM SEWER MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	
EXISTING			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
CURB			
EDGE OF PAVEMENT			
RAIL ROAD TRACK			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			

UNION GOSPEL MISSION

EXISTING CONDITIONS
PLAN

SALEM OREGON
3300 1600 1700 1800 1900 2000 2100 MARION COUNTY MAX MAPS 07 3W 22AC, 07 3W 22DB

AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

DESIGNED BY: _____
DRAWN BY: MSD
CHECKED BY: NSW
SCALE: AS NOTED
DATE: 04/30/2018
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/18

REVISIONS
JOB NUMBER
6441
SHEET
01

DESIGNED BY:	
DRAWN BY:	MSD
CHECKED BY:	NSW
SCALE:	AS NOTED
DATE:	04/30/2018
<div>REGISTERED PROFESSIONAL LAND SURVEYOR</div> <div><i>Nick White</i></div> <div>OREGON JANUARY 9, 2007 NICK WHITE 70652LS</div> <div>RENEWS: 6/30/18</div>	
REVISIONS	
JOB NUMBER	6441
SHEET	02

