



Oregon

Kate Brown, Governor

Department of Administrative Services

Enterprise Asset Management Division

1225 Ferry Street SE

Salem, OR 97301-4281

PHONE: 503-378-2865

FAX: 503-373-7210

March 23, 2017

Mr. Anthony Gamallo
Senior Transportation Planner
City of Salem
555 Liberty Street SE, Room 325
Salem, OR 97301-3513

Re: Assessment of Special Benefit/County Road 844

Dear Mr. Gamallo:

DAS has received your March 14 letter regarding an assessment of special benefit payment in the amount of \$50,960 for vacation of the unused county road right-of-way south of Aumsville Highway SE and east of Kuebler Boulevard SE, in addition to \$3,670 in fees already paid.

County Road 844 has never been a paved thoroughfare, but rather served primarily as a farm access road. It has provided no public benefit since the construction of Kuebler Boulevard, which bypassed this right-of-way in favor of new acquisitions a few hundred feet to the west.

When Mill Creek Corporate Center (then Salem Regional Employment Center) was conceived and the decision to vacate CR844 became essentially inevitable, the property was agricultural land, and much lower in value than it is today. Determining value based upon the value of EC-zoned land, an upzone undertaken in partnership with the City of Salem with the specific intent of allowing higher-value redevelopment of this property, is inappropriate.

Further, the vacation of this right-of-way allows the City of Salem to generate property tax revenue from what otherwise would be tax-exempt property, and allows it to be built upon, further increasing its value and that of surrounding property while providing employment.

Previous vacations of right-of-way at Mill Creek Corporate Center appear to have been subject to no such assessment. I have attached documentation from a 2006 right-of-way vacation on Phase 1B of Mill Creek Corporate Center.

DAS believes it is appropriate to waive the assessment of special benefit to release this long-unused right-of-way, consistent with past practice and in recognition of the benefits accruing to the City of Salem through its release.

Sincerely,

Shannon Ryan, Administrator
Attachments



555 Liberty St SE
Room 325 - receipt
Salem, OR 97301-3503

Sequence #: 17-102751-GP

Payment #: 10363194

Date: Jan 27, 2017

Check #: 124610373

GENERAL PAYMENTS

RECEIPT

Customer

OREGON DEPARTMENT OF ADMIN SERVICES
1225 FERRY ST SE 140
SALEM OR 97301

Payment for Address: 4520 AUMSVILLE HW SE

Description	Billed Fees	Previously Paid	Today's Payment	Balance Due
Vacation Application Fee	\$3,665.00			
Automation Surcharge	\$5.00			
Total for Bill # 934230:	\$3,670.00	\$0.00	\$3,670.00	\$0.00

RECEIPT TOTAL:	\$3,670.00	\$0.00	\$3,670.00	\$0.00
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Total Paid: \$3,670.00

PAY ONLINE: Have you heard about SPLASH? That is Salem's Permitting, Licensing, and Application Services Home website. You can make this payment online using your VISA or MasterCard if you become a registered SPLASH user. If you are interested, go to <http://splash.cityofsalem.net>



February 7, 2006

RECEIVED
FEB 10 2006
FACILITIES DIVISION
DEPT OF ADMINISTRATIVE SVCS

Gregory Parker, Lands Transaction Coordinator
Department of Administrative Services-Facilities Division
1225 Ferry Street SE
Salem OR 97301-4281

SUBJECT: **MILL CREEK INDUSTRIAL PARK-PHASE 1B
RIGHT-OF-WAY VACATION (ORDINANCE NO. 69-05)**

Dear Mr. Parker:

On October 10, 2005, the City Council passed Ordinance No. 69-05, vacating a public right-of-way on Phase 1B of the Mill Creek Industrial Park. Section 3: Conditions, of the Ordinance reserved an easement within the boundaries of the right-of-way because of the presence of Portland General Electric (PGE) poles and power lines. It states, "[a] City of Salem utility easement is reserved for . . . public utilities, over, under, upon, above and across the Property vacated hereby." Our records indicate that this is the only utility located within this easement.

This easement may be relocated or vacated at the request of the Phase 1B developer or property owner if the PGE equipment is relocated or removed. Vacating such an easement is a fairly simple City process. Note, however, that as a City easement, any franchise utility operating within the City has the right to use it. Any other utilities within the easement would also need to be removed or relocated. Given its location and surrounding land uses, we do not anticipate any additional use of the easement.

I hope this clarifies this condition for you. If you have any questions, or require additional information, please let me know.

Sincerely,

Peter Fernandez, P.E.
Assistant Director

LN:PA-CORR2006\LETTER\PETER\PARKER.FEBRUARY 7.WPD

cc: John Wales, Assistant Director, Urban Development

Daye Baltz, Senior Transportation Planner

❖ ADA Accommodations Will Be Provided Upon Request ❖

PUBLIC WORKS DEPARTMENT

555 Liberty St. SE / Rm. 325 • Salem, OR 97301-3503 • Phone (503) 588-6211 Fax (503) 588-6025 TTY (503) 588-6292

Facilities Division

1225 Ferry St. SE U100
Salem, OR 97301-4281
(503) 378-2865 X253
Fax: (503) 373-7210

Department of
Administrative Services

Fax

To: Joe Dills, Otak	From: Greg Parker Project Manager
Fax: (503) 635-5395	Pages: [Click here and type # of pages] including this page
Phone: (503) 699-4598	Date: 2/13/2006
Re: Easement on vacated street	CC:

☐ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**
☐ **FYI** ☐ **Per Your Request**

● **Comments:**

To follow is a letter from Peter Fernandez regarding the easement reservation in the right of way vacation.

There is an easement for a PGE line that runs across there to a couple of well pumps owned by DoC in the IB parcel. DoC will be decommissioning these wells and we can remove the power line and thus the easement.

Call if you have questions.



Public Works Department / City Hall
555 Liberty Street SE / Room 325
Salem OR 97301-3503
503-588-6211
Civic Center FAX 503-588-6025
Engineering PM FAX 503-315-2568
TTY 503-588-6292

Transmittal

Date: November 17, 2005
Attention: Gregory Parker
To: Dept. of Admin. Services
1225 Ferry St. SE
Salem, OR 97301

Project No.:

RECEIVED

NOV 21 2005

FACILITIES DIVISION
DEPT OF ADMINISTRATIVE SVCS

Subject: Mill Creek Vacation

We are sending you:

- ☐ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ Recorded Vacation Ordinance

Copies	Date	No.	Description

These are transmitted as checked below:

- ☐ For Approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☒ FYI

Remarks:

Copy to:

Signed: 

If enclosures are not as noted, kindly notify us at once.

A BILL FOR ORDINANCE NO. 69-05

AN ORDINANCE TO VACATE PUBLIC RIGHT-OF-WAY LOCATED WITHIN OREGON
DEPARTMENT OF CORRECTIONS PROPERTY AND PARTIALLY WITHIN THE MILL CREEK
INDUSTRIAL PARK, SALEM, OREGON.

THE CITY OF SALEM ORDAINS AS FOLLOWS:

Section 1. FINDINGS.

(a) On May 2, 2005, the State of Oregon (the Petitioner), acting by and through the Oregon
Department of Administrative Services, filed a petition to vacate a portion of unopened
public right-of-way within Oregon Department of Corrections property (the Property), more
particularly described as:

A strip of land located in Lot 1 and Lots 14 through 21 of the plat of
"Maplewood" subdivision, located in the Northwest 1/4 and the
Southeast 1/4 of Section 5, Township 8 South, Range 2 West,
Willamette Meridian, City of Salem, Marion County, Oregon,
described as follows: Beginning at the Initial Point of the Plat of
"Maplewood" as recorded in Plat Book 7 at Page 69, Marion County
Plat Records; thence S.44°45'E. along the southwesterly line of said
plat, 40 feet to the northwesterly corner of said Lot 1 and the True
Point of Beginning of the herein described strip; thence continuing
along the westerly line of said plat, S.44°45'E. 4806.38 feet to the
southeasterly corner of said Lot 14; thence N.45°15'E. along the
southeasterly line of said Lot 14, 40.0 feet; thence along the
northeasterly line of that 40-foot Road as shown on said plat, 4806.45
feet to the northwesterly line of said Lot 1; thence S.45°15'W. along
said northwesterly line, 40 feet to the True Point of Beginning;
Except that portion of said 40-foot Road contained within the Right
of Way of the North Santiam Highway (Highway No. 22) as shown
on Oregon Department of Transportation Right of Way Drawing
Number 7B-22-18.

(b) The Planning Commission reviewed vacation of the Property on August 16, 2005 and
recommended approval of the vacation.

(c) A public hearing before the City Council to consider the vacation of the Property was set for
October 10, 2005, and pursuant to ORS 271.110(1), notice of the hearing was provided as
required by law.

(d) Hearing upon the proposed vacation of the Property was held on October 10, 2005, at which
time all interested persons were afforded the opportunity to present evidence and provide

testimony in favor of or in opposition to the proposed vacation, and upon consideration of such evidence and testimony and after due deliberation, the City Council further finds as follows:

- (1) The Property proposed for vacation contains approximately 192,000 square feet and abuts land zoned Employment Center and Community Service-Government and Public and Private Health Services.
- (2) All utilities have been notified of these proceedings and it has been determined that utilities located within the Property include Portland General Electric.
- (3) The proposed vacation complies with the City of Salem Comprehensive Plan.
- (4) The Property is not actively used for transportation.
- (5) The proposed vacation will in no way impair safe and convenient pedestrian, bicycle and vehicular circulation, and complies with the "Transportation Planning Rule," OAR 660-012-0045 (3).
- (6) The Property is not improved.
- (7) The Property proposed to be vacated is not needed for future roadway purposes, and public interest will not be prejudiced if the area is vacated.
- (8) Vacation of the Property will not substantially affect the market value of abutting properties.
- (9) The Petitioner will, after vacation, dedicate other areas within its property that will inure to the benefit of the City of Salem. Upon construction, the City of Salem will take ownership of these streets, and the City will ultimately receive a benefit equal to or greater than the benefit conferred upon the Petitioner through the vacation of the Property, and no assessment of special benefit should be assessed upon and against Petitioner's real property abutting the Property.

Section 2. VACATION. That certain Property more particularly described as follows is hereby vacated, subject to the condition set forth Section 3 of this ordinance:

A strip of land located in Lot 1 and Lots 14 through 21 of the plat of

1 "Maplewood" subdivision, located in the Northwest 1/4 and the Southeast 1/4
2 of Section 5, Township 8 South, Range 2 West, Willamette Meridian, City
3 of Salem, Marion County, Oregon, described as follows: Beginning at the
4 Initial Point of the Plat of "Maplewood" as recorded in Plat Book 7 at Page
5 69, Marion County Plat Records; thence S.44°45'E. along the southwesterly
6 line of said plat, 40 feet to the northwesterly corner of said Lot 1 and the True
7 Point of Beginning of the herein described strip; thence continuing along the
8 westerly line of said plat, S.44°45'E. 4806.38 feet to the southeasterly corner
9 of said Lot 14; thence N.45°15'E. along the southeasterly line of said Lot 14,
10 40.0 feet; thence along the northeasterly line of that 40-foot Road as shown
11 on said plat, 4806.45 feet to the northwesterly line of said Lot 1; thence
12 S.45°15'W. along said northwesterly line, 40 feet to the True Point of
13 Beginning; Except that portion of said 40-foot Road contained within the
14 Right of Way of the North Santiam Highway (Highway No. 22) as shown on
15 Oregon Department of Transportation Right of Way Drawing Number
16 7B-22-18.

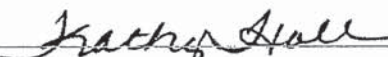
17 **Section 3. CONDITIONS.** A City of Salem utility easement is reserved for the purpose of continuing,
18 maintaining, repairing, reconstructing, renewing, replacing, rebuilding, enlarging or locating utilities,
19 including, upon the issuance of a permit therefore, public utilities, over, under, upon, above and across the
20 Property vacated hereby.

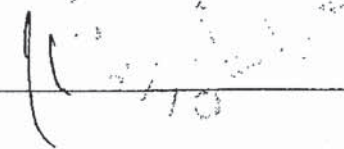
21 **Section 4. ASSESSMENT OF SPECIAL BENEFIT.** No special benefit shall be assessed upon and
22 against the land abutting upon the Property vacated hereby.

23 **Section 5. EFFECTIVE DATE.** This vacation shall not be effective until the City Recorder has satisfied
24 all requirements of SRC 76.144, and a certified copy of this ordinance vacating the Property is
25 recorded by the City Recorder with the county clerk, assessor and surveyor. The City Recorder shall provide
26 copies to the Marion County Assessor, the Marion County Surveyor and any affected public utility.

27 PASSED by the Council this 10th day of October, 2005.

28 ATTEST:

29 
30 City Recorder

31 Approved by City Attorney: 

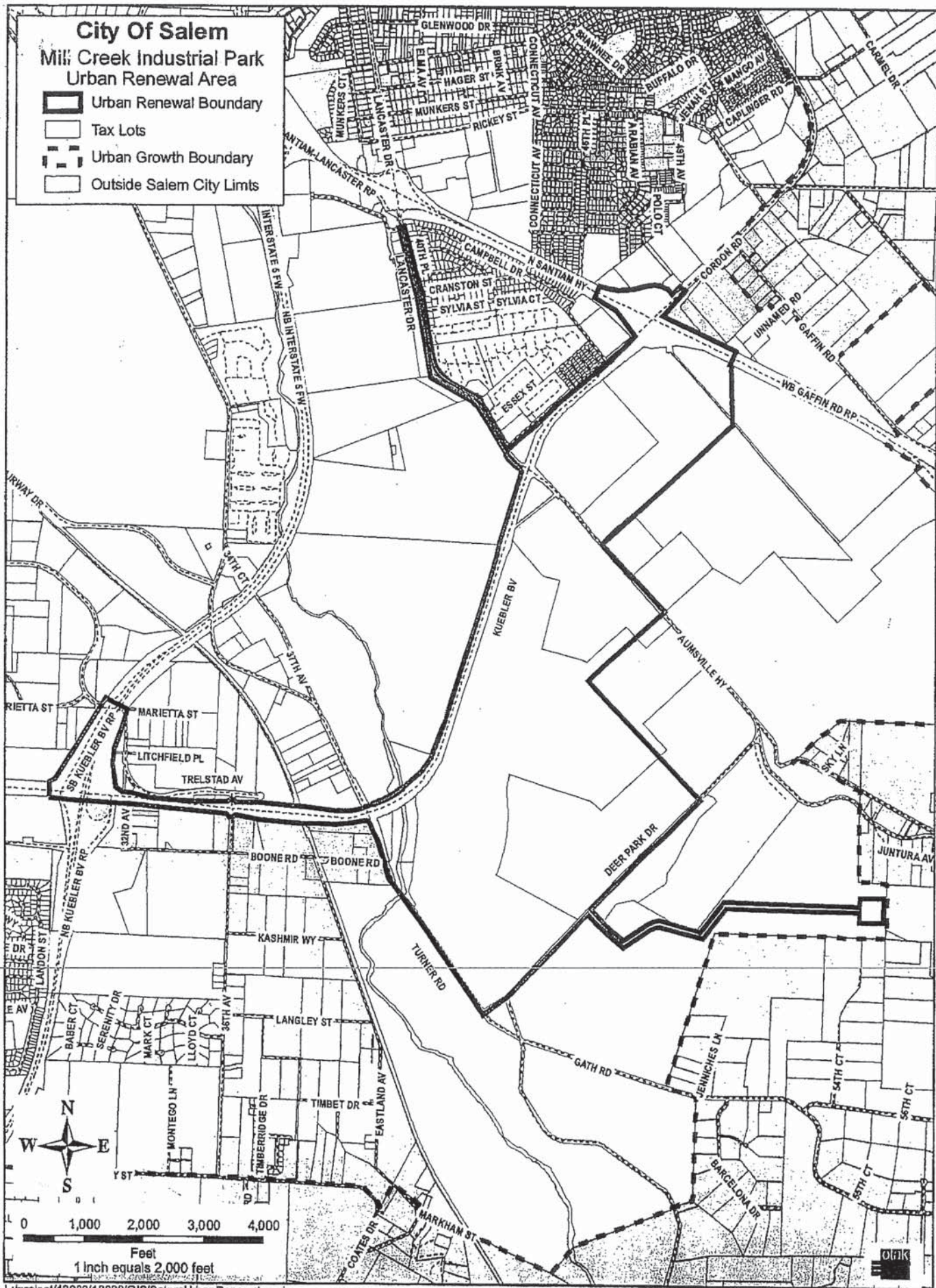
32 Checked By: J. Warncke (red)

33 G:\Group\LEGAL1\Council\01005 Mill Creek vacation ord. wpd

City of Salem

Mills Creek Industrial Park Urban Renewal Area

- Urban Renewal Boundary
- Tax Lots
- Urban Growth Boundary
- Outside Salem City Limits



TO: Ed Jochums, Director
TJ Newman, Park Planning Manager
Annie Battee/Rachel Dixon, Neighborhood Resources Counselor
Department of Community Services

Joe Parrott, Fire Department

Glen Gross, Urban Planning Administrator
Dick Hayden, Real Estate Supervisor Acting
Department of Community Development

Jim Bonnet, City Engineer
Glenn Davis, Chief Development Services Engineer
Kevin Hottmann, City Traffic Engineer
John Nemecek, City Surveyor
Ken Roley, Facilities Engineer
Public Works Department

FROM: Dave Baltz, Senior Transportation Planner *DAB*
Public Works Department

DATE: July 14, 2005

SUBJECT: VACATION REQUEST FROM DEPARTMENT OF CORRECTIONS

The City of Salem has received a request from Oregon Department of Corrections to vacate a section of unopened right-of-way within their holdings in the Mill Creek Industrial Park (see attached drawing and legal description). Please review this area for the following items:

1. Easement requirements
2. Land use restrictions and requirements
3. Any other concerns or objections that should be considered before the vacation request is approved

Please respond to this office before August 1, 2005. If we do not receive your response by the above date, we will assume you do not require easements or any other condition placed on the vacation, and otherwise do not object to the vacation.

The Salem Planning Commission will review this vacation request on August 16, 2005, and City Council has scheduled a public hearing on September 12, 2005.

Your prompt response to this letter will be appreciated. If you need additional information, please contact me at extension 7226.

DESCRIPTION

Vacation of 40' Public Road along the
South lines of Lots 1, and Lots 14-21

"Maplewood"

March 07, 2005

Revised June 01, 2005

A strip of land located in Lot 1 and Lots 14 through 21 of the plat of "Maplewood" subdivision, located in the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 5, Township 8 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, described as follows:

Beginning at the Initial Point of the Plat of "Maplewood" as recorded in Plat Book 7 at Page 69, Marion County Plat Records; thence S.44°45'E. along the southwesterly line of said plat, 40 feet to the northwesterly corner of said Lot 1 and the True Point of Beginning of the herein described strip; thence continuing along the westerly line of said plat, S.44°45'E. 4806.38 feet to the southeasterly corner of said Lot 14; thence N.45°15'E. along the southeasterly line of said Lot 14, 40.0 feet; thence along the northeasterly line of that 40-foot Road as shown on said plat, 4806.45 feet to the northwesterly line of said Lot 1; thence S.45°15'W. along said northwesterly line, 40 feet to the True Point of Beginning;

Except that portion of said 40-foot Road contained within the Right of Way of the North Santiam Highway (Highway No. 22) as shown on Oregon Department of Transportation Right of Way Drawing Number 7B-22-18.

Containing 4.41 Acres, more or less.

Checked by: 

BEFORE THE CITY COUNCIL OF THE CITY OF SALEM

FOR THE STATE OF OREGON, COUNTY OF MARION

In the matter of the Petition of the)	
Vacation of a portion of Maplewood)	
Subdivision right-of-way in the)	
City of Salem, Marion County,)	ABUTTING PROPERTY
Oregon)	OWNER'S CONSENT TO
)	VACATION
Oregon Department of Administrative)	
Services – Facilities Division,)	
)	
Petitioner)	
)	
)	

WHEREAS, there is a petition directed to the City Council of the City of Salem, Marion County, Oregon, seeking a vacation of a portion of Maplewood Subdivision right-of-way in the City of Salem, Marion County, Oregon, legally described as follows:

DESCRIPTION

Vacation of 40' Public Road along the
South lines of Lots 1, and Lots 14-21
"Maplewood"
March 07, 2005

A strip of land located in Lot 1 and Lots 14 through 21 of the plat of "Maplewood" subdivision, located in the Northwest ¼ and the Southeast ¼ of Section 5, Township 8 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, described as follows:

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Except that portion of said 40-foot Road contained within the Right of Way of the North Santiam Highway (Highway No. 22) as shown on Oregon Department of Transportation Right of Way Drawing Number 7B-22-18.

Containing 4.41 Acres, more or less.

NOW, THEREFORE, the undersigned owner of abutting property affected by the proposed vacated portion of Maplewood Subdivision right-of-way, hereby respectfully consents to the allowance of such petition. The signature(s) of the abutting land owners are hereto set forth in the order they appear upon the report of AmeriTitle as set forth in Exhibit 2 to the petition.

DATED this 27th day of April, 2005.


Max Williams, Director

M. Max Williams
Name

State of Oregon

)

) ss.

County of Marion

)

On the 7th day of April, 2005, personally appeared before me the above named Max Williams, who being duly sworn, did say that the within instrument was signed by him and acknowledge said instrument to be his voluntary act and deed.

DATED this 7th day of April, 2005.

Seal



Cherie L. Greenade

Notary Public for Oregon

My Commission Expires: May 15, 2007

ABUTTING PROPERTY IDENTIFICATION

Assessor's Map & Tax ID No. _____

BEFORE THE CITY COUNCIL OF THE CITY OF SALEM

FOR THE STATE OF OREGON, COUNTY OF MARION

In the matter of the Petition of the)	
Vacation of a portion of Maplewood)	
Subdivision right-of-way in the)	
City of Salem, Marion County,)	ABUTTING PROPERTY
Oregon)	OWNER'S CONSENT TO
)	VACATION
Oregon Department of Administrative)	
Services – Facilities Division,)	
)	
Petitioner)	
)	
)	

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Vacation of 40' Public Road along the
South lines of Lots 1, and Lots 14-21
"Maplewood"
March 07, 2005

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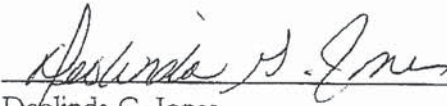
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Containing 4.41 Acres, more or less.

NOW, THEREFORE, the undersigned owner of abutting property affected by the proposed vacated portion of Maplewood Subdivision right-of-way, hereby respectfully consents to the allowance of such petition. The signature(s) of the abutting land owners are hereto set forth in the order they appear upon the report of AmeriTitle as set forth in Exhibit 2 to the petition.

DATED this 25th day of March, 2005.


Deolinda G. Jones
Right of Way Manager

DESCRIPTION

Vacation of 40' Public Road along the
South lines of Lots 1, and Lots 14-21
"Maplewood"
March 07, 2005

A strip of land located in Lot 1 and Lots 14 through 21 of the plat of "Maplewood" subdivision, located in the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 5, Township 8 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, described as follows:

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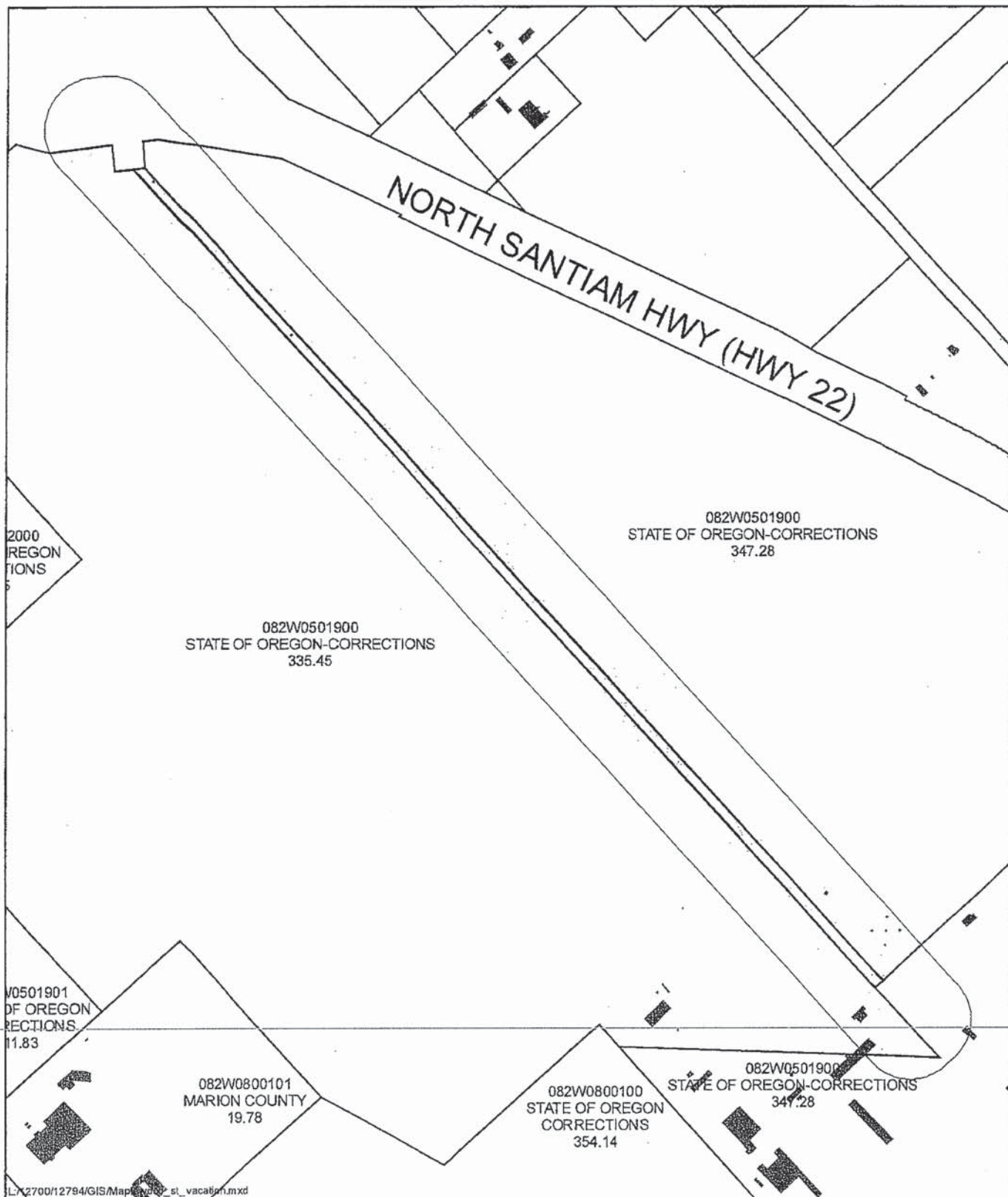
Containing 4.41 Acres, more or less.

EXHIBIT 3

CONSENT TO VACATION BY ALL ABUTTING PROERTY OWNERS

The following owners of all the property abutting the proposed vacation described aforesaid have consented to the vacation by virtue of the attached notarized consent forms:

1. State of Oregon – Corrections, Tax Lot 1900, 082W050
2. State of Oregon – Transportation, North Santiam Highway (Hwy 22)



Action: Road Vacation
Salem Regional Employment Center

Preparer: Otak, Inc.
17355 SW Boones Ferry Rd
Lake Oswego, OR 97035

Date: March 9, 2005
PLSS: T8S R2W Sec. 5,8,17

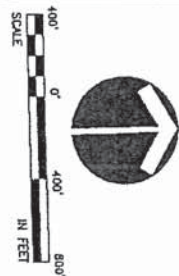
Street Vacation Affected Area Map

Maion CountyTax Lots
Affected Area

0 200 400 600 800 1,000
Feet

1 inch equals 500 feet





Field	BH 11/2004
KVC	11/15/2004
Calculations	KVC 11/05/2004
Drawn	JAC 11/2004
Checked	
DATE	12-31-05
PROFESSIONAL LAND SURVEYOR	
NAME	KEITH V. JOCKHAM
NO.	2045

Oregon Department of Administrative Services
1225 Ferry St. SE, U100
Salem Oregon 97301
(503)-635-3618

PROPERTY LINE ADJUSTMENT SURVEY MILL CREEK DISTRICT

LOCATED S 1/2 OF SECTION 5, SE 1/4 OF SECTION 6, NW 1/4, NE 1/4, SE 1/4, AND NE 1/4 OF THE SW 1/4 OF SECTION 7, ALL OF SECTION 8, NW 1/4, NE 1/4 AND SW 1/4 OF SECTION 17, NW 1/4, NE 1/4, AND SE 1/4 OF SECTION 18, NE 1/4 OF SECTION 19 AND NW 1/4 OF SECTION 20 OF T. 8 S., R. 2 W., W.M. CITY OF SALEM, MARION COUNTY, OREGON

324 Church St. N.E.
Salem, OR 97301
581-1431
DATE MAP IS PROVIDED SOLEY FOR THE PURPOSE OF ASSISTING IN THE LEGISLATION OF THE PROPERTY. THE COOPERATOR ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, IN DIMENSIONS OR ELEVATIONS ASCERTAINED BY AN ACTUAL SURVEY.
CORDER NO. 070608

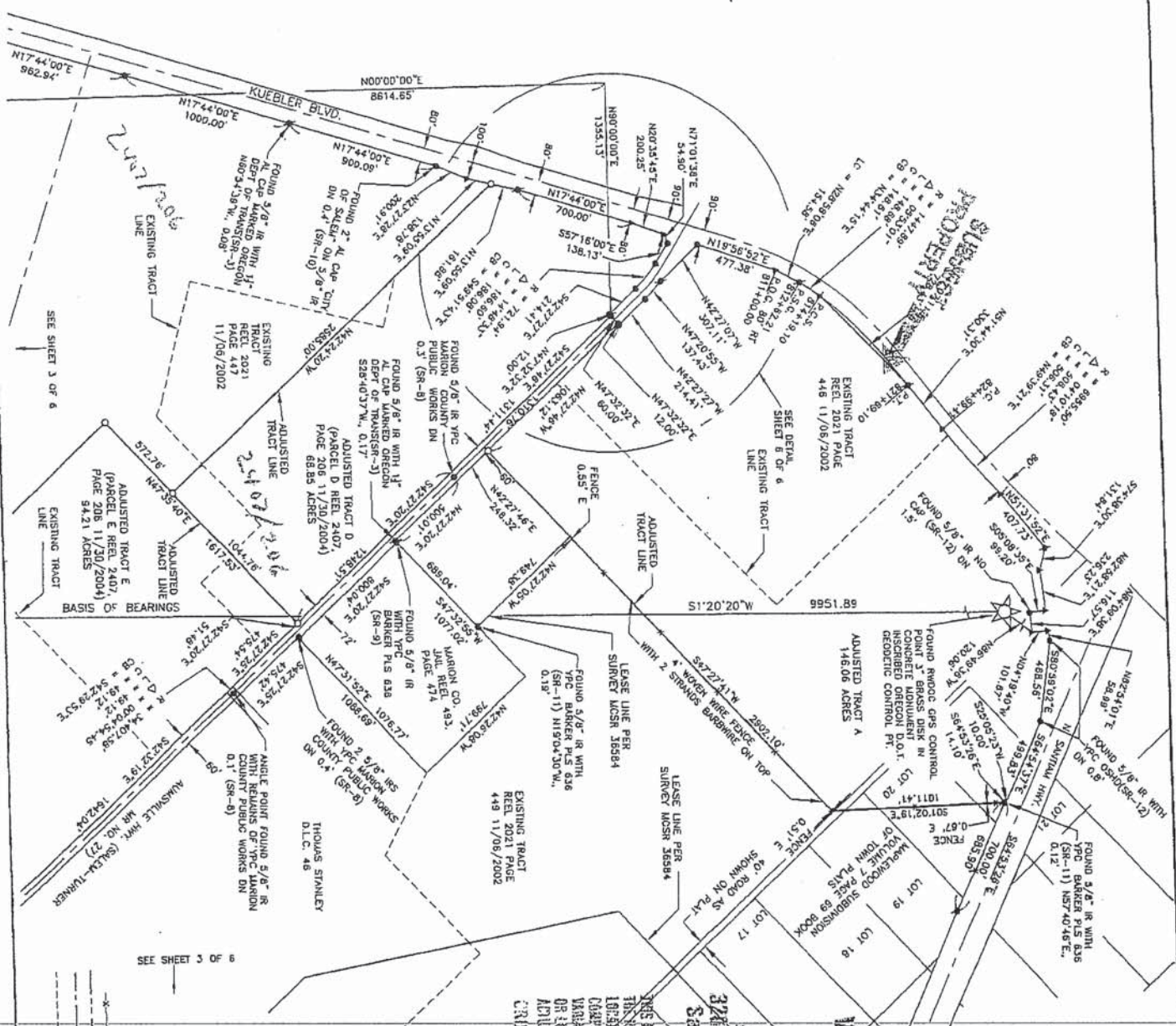
LEGEND:

- O - 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP WARNED O.D.K. INC. SET
- MONUMENTS FOUND EXCEPT AS NOTED
- FOUND 5/8" IRON ROD WITH 1" ALUMINUM CAP STAMPED OREGON DEPT OF TRAVS (SR-3)
- ▲ 5/8" IRON ROD WITH 1" ALUMINUM CAP STAMPED OREGON DEPT OF TRAVS LOCATION PER MOHS 35250
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- MCSR - COUNTY SURVEY RECORDS
- LAN - MARKET ROAD
- (SR-1) - SURVEY REFERENCE NUMBER 1
- LC - LONG CHORD
- DN - DOWN (DEPTH BELOW SURFACE)
- AL - ALUMINUM
- YPC - YELLOW PLASTIC CAP
- WPC - WOODEN WIRE FENCE
- DLC - D.C. LINE
- CENTRLINE OF HIGHWAY OR ROAD
- - - EXISTING TRACT LINE



17265 SE Beana Ferry Rd
Lake Oswego, Oregon 97031
Phone: (503) 635-5365
Fax: (503) 635-5365

Project No. 12794
File No. 579-41150
Sheet No. 2 OF 6



February 8, 2005

Mr. Greg Parker
Department of Administrative Services
1225 Ferry St. SE
Salem, OR 97301

Re: *SREC Street Vacation and Phase IB Partition –
Otak Project No. 12794*

Dear Greg:

As requested, we have prepared a scope of work and fee estimate for the next two phases of survey-related work for the Salem Regional Employment Center property. They are:

1. A vacation of the public street that is part of the old Maplewood Subdivision.
2. A partition of the northern-most tax lots to create a legal lot of record for Phase IB and "replat" (i.e. remove) the old Maplewood lot lines.

The scope of work and for each phase is described below.

Street Vacation

1. Coordinate with DAS, planning and public works prior to application submittal.
 2. Prepare legal description.
 3. Prepare application (consent petition, tax maps, title report, reasons for the vacation, and vicinity map). Title report to be supplied by the client. Client will assist with obtaining signatures from adjacent property owners.
 4. Attend one hearing before the Planning Commission and one hearing before the City Council.
-

Phase IB Partition

1. Coordinate with DAS, planning and public works prior to application submittal.
2. Prepare application, making use of materials from previous applications. Submittal to include: form, compilation of deeds, assessors maps, brief statement of reasons,

tentative plan map (GIS), vicinity map, tree conservation plan application form, and aerial photo showing (lack of trees).

3. Coordinate with Salem planner during their review. Review conditions of approval.
4. Prepare draft final plat. Submit to City surveyor.
5. Incorporate revisions required by City and County and prepare final plat. DAS will record.

Our fee estimate for each phase is:

Street Vacation*	\$4,065
Phase IB Partition*	\$12,506
Total Not-to-Exceed Budget*	\$16,571

*Includes budget for direct expenses.

Thanks for the continuing opportunity to assist you with planning and implementation for the Salem Regional Employment Center.

Sincerely,

Joe Dills
Senior Planner
Otak, Incorporated

Enclosures

cc: file

SREC Street Vacation

Fee Estimate

Olak, Inc.

Olak Project # 12794 - Street Vacation

Task	Description	Sr Senior Planner	Sr GIS Planner	PIC/PLS Survey Manager	Sr PLS	Project Assistant	Total Hours	Total Budget by Task
1.0	Pre-applications coordination with Planning and Public Works	2		1	5	2	4	\$400
2.0	Legal description						6	\$593
	Prepare application (consent petition, tax maps, title report [by Title Co], reasons for the vacation, vicinity map). Monitor staff review and review conditions of approval.	8				16	24	\$2,088
3.0	Hearings: 1 PC and 1 City Council.	6					6	\$834
4.0								
	Total Hours	16		1	5	18	40	
	Billing Rate	\$139.00	\$74.00	\$158.00	\$87.00	\$61.00		\$3,915
	Total Labor Cost	\$2,224		\$158	\$435	\$1,098		\$150
	Direct Expenses							
	Subconsultant Administration							
	Project Total							\$4,065

SREC Phase IB Partition
Fee Estimate
Otak, Inc.
Otak Project # 12794.007

<i>Task</i>	<i>Description</i>	<i>Sr PM Planner I</i>	<i>Sr GIS Planner</i>	<i>PI/PLS Survey Manager</i>	<i>PLS</i>	<i>Project Assistant</i>	<i>Total Hours</i>	<i>Total Budget by Task</i>
1.0	Pre-applications coordination DAS, Planning and Public Works	2			8	2	12	\$1,098
2.0	Prepare application - most materials available from previous applications (form, compile deeds, assessors map, brief statement of reasons, tentative plan map (GIS), vicinity map, tree conservation plan form/photo, concomitant petition, tax maps, title report (by Title Co.), reasons for the vacation, vicinity map).	12	10		8	20	60	\$4,324
3.0	Coordinate with Salem planner during review - review conditions of approval	3					3	\$417
4.0	Prepare draft final plat, submit to City surveyor	2		4	50		56	\$5,260
5.0	Address redlines, prepare final plat (DAS will record).	1			10		11	\$1,009
	<i>Total Hours</i>	20	10	4	76	22	132	
	<i>Billing Rate</i>	\$139.00	\$74.00	\$158.00	\$87.00	\$61.00		\$12,106
	<i>Total Labor Cost</i>	\$2,780	\$740	\$632	\$6,612	\$1,342		\$400
	<i>Direct Expenses</i>							
	<i>Subconsultant Administration</i>							
	<i>Project Total</i>							\$12,506

