

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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT CASE NO.: REP21-01

APPLICATION NO.: 20-119707-LD

NOTICE OF DECISION DATE: April 23, 2021

SUMMARY: A replat to consolidate three existing properties into one lot approximately 1.01 acres in size.

REQUEST: A replat to consolidate three existing properties (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately 1.01 acres in size. The subject property is zoned CB (Central Business District) within the General Retail/Office Overlay Zone, located at 450 and 476 Church Street NE, and 605 Center Street NE - 97301 (Marion County Assessor Map and Tax Lot Number(s): 073W22DD / 2900, 3000 and 3100).

APPLICANT: Keith Kohler, Barker Surveying, on behalf of Jayne Downing, Center for Hope and Safety

LOCATION: 450 and 476 Church Street NE, and 605 Center Street NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 205.025(d) - Replat

FINDINGS: The findings are in the attached Decision dated April 23, 2021.

DECISION: The **Planning Administrator APPROVED** Replat Case No. REP21-01 subject to the following conditions of approval:

Condition 1: The applicant shall show all existing and proposed easements on the final plat.

The rights granted by the attached decision must be exercised, or an extension granted, by May 11, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>March 18, 2021</u>
Notice of Decision Mailing Date:	<u>April, 23, 2021</u>
Decision Effective Date:	<u>May 11, 2021</u>
State Mandate Date:	<u>July 16, 2021</u>

Case Manager: Sally Long, sjlong@cityofsalem.net, 503-540-2311

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, May 10, 2021. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to

NOTICE OF DECISION

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



conform to the provisions of the applicable code section, SRC Chapter(s) 205. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. After the hearing, the Salem Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, 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. REP21-01)**

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. 21-01;)	
450 and 476 CHURCH STREET NE &)	
605 CENTER STREET NE)	April 23, 2021

REQUEST

A replat to consolidate three existing properties (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately one acre in size. The subject property is zoned CB (Central Business District) within the General Retail/Office Overlay Zone, located at 450 and 476 Church Street NE, and 605 Center Street NE (Marion County Assessor Map and Tax Lot Number(s): 073W22DD / 2900, 3000 and 3100).

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:

Condition 1: The applicant shall show all existing and proposed easements on the final plat.

PROCEDURAL FINDINGS

On January 12, 2021, an application for a replat was filed by Keith Kohler on behalf of the applicant, Hope Plaza LLC (Jayne Downing), in order to consolidate three existing properties located at 450 and 476 Church Street NE, and 605 Center Street NE (**Attachment A**).

On March 18, 2021, the application was deemed complete for processing and notice was subsequently provided pursuant to Salem Revised Code (SRC) requirements on March 18, 2021. The state-mandated 120-day local decision deadline for the application is July 14, 2021.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed replat seeks to consolidate three existing properties (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately one acre size in order to accommodate development of a three-story mixed-use building consisting of commercial uses on the ground floor and 20 units of multiple family transitional housing on the second and third floors.

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**.

2. Existing Conditions

Site and Vicinity

The subject property consists of three tax lots (Marion County Assessor Map and Tax Lot Numbers: 073W22DD / 2900, 3000 and 3100) and four lots within the Salem Plat subdivision. The proposal will create one lot approximately one acre in size.

The subject property has frontage on two streets, Church Street NE to the west, and Center Street NE to the south; and abuts an alley to the east. Both Court Street and Center Street are designated as a Major Arterial under the Salem Transportation System Plan (TSP).

The subject property is developed with one existing building (Center for Hope and Safety) located on the southwestern corner of the site, and off-street parking areas located throughout the site. Under the proposed future redevelopment of the property, the new mixed-use building will be an addition to the existing building and will be constructed within a portion of one of the off-street parking areas located to the north of the existing building. Off-street parking is proposed for the remaining areas of the site.

Salem Area Comprehensive Plan (SACP) Designation

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

Comprehensive Plan Map: The subject property is designated “Central Business District” on the Salem Area Comprehensive Plan map.

Zoning and Surrounding Land Use

The subject property is zoned CB (Central Business District), with General Retail/Office Overlay zoning. The zoning of surrounding properties is as follows:

- North: CB (Central Business District) with General Retail/Office Overlay
- South: Across Center Street NE, CB (Central Business District) within General Retail/Office Overlay
- East: Across alley, CR (Commercial Retail) with General Retail/Office Overlay
- West: Across Church Street NE, CB (Central Business District) with General Retail/Office Overlay

Relationship to Urban Service Area

The subject property is located inside the City’s Urban Service Area. Pursuant to the Urban Growth Management requirements contained under SRC Chapter 200, an Urban Growth

Preliminary Declaration is not required when property is located inside the boundaries of the Urban Service Area.

Land Use History

Class 3 Site Plan Review & Class 2 Adjustment Case No. SPR-ADJ14-05:

A Class 3 Site Plan Review for a change of use for a nonprofit social service agency and a Class 2 Adjustment to determine the off-street parking requirement for the proposed use, for property approximately 0.3 acres in size, zoned CB (Central Business District) and CR (Retail Commercial) within the General Retail/Office Core District Overlay Zone, and located at 605 and 657 Center Street NE 97301 (Marion County Assessor's Map and Tax Lot number: 073W22DD / 03100 and 03200).

Summary of Record:

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

Neighborhood Association and Citizen 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. Notice of the proposal was mailed to property owners and tenants within 250 feet of the subject property. According to the applicant, the subject properties are not within a Homeowners Association.

One comment was received that supported the expansion of the Center for Hope and Safety.

City Department Comments

- A. The Salem Fire Department and the Building and Safety Division reviewed the proposal and indicated they have no concerns with the Replat.
- 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**.

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 Portland General Electric (PGE) indicating that the replat request does not appear to impact PGE facilities.

3. 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 three existing properties which make up the subject property (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately one acre in size to allow for the future development of a three-story mixed-use building consisting of commercial uses on the ground floor and 20 units of multiple family transitional housing on the second and third floors.

The replat does not propose to vacate any of the public streets which abut the property or any recorded covenants or restrictions. Therefore, the proposed replat, 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.

The subject property is zoned CB (Central Business District). In addition to the CB zone, the properties are also located within the General Retail/Office Overlay zone.

SRC Chapter 524 (Central Business District): The proposed replat would result in one parcel approximately one acre in size. Compliance with development standards within the CB zone are addressed in the following findings:

SRC 524.010(a) – Lot Standards: There are no minimum lot area, width, or depth requirements in the CB zone; uses other than single-family require a minimum 16 feet of street frontage.

As shown on the replat tentative plan (**Attachment B**), the consolidated lot resulting from the proposed replat is approximately one acre with lot dimensions of approximately 265 feet, abutting Church Street NE by 166 feet, abutting Center Street NE. The reconfiguration and consolidated lots exceed the minimum lot area, dimension, and street frontage requirements of the CB zone and does not result in the creation of a non-conforming unit of land.

SRC 524.010(b) – Setbacks: Setbacks and lot coverage requirements applicable to the subject property based on its existing zoning are included under SRC 524.010(b) and (c). The General Retail/Office Overlay zone also includes additional setback

requirements under the overlay zone's design review standards and corresponding design review guidelines.

As shown on the replat tentative plan (**Attachment B**), there is one existing building located on the subject property that abuts Church Street NE to the west and Center Street NE to the south. The future proposed redevelopment of the site will result in the existing structure remaining with an addition proposed on the north side of the existing building.

The existing building setback abutting the streets is nonconforming. Portions of the existing parking lot abutting the north and south property lines and the northern portion of the parking lot abutting Church Street NE are also nonconforming. Future development of the subject property will be reviewed for conformance with the applicable zone district standards at the time of site plan review and design review. The development will need to conform to the setback requirements, or the applicant will need to apply for an adjustment to deviate from the required setbacks.

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), and SRC Chapter 632 (General Retail/Office Overlay Zone): The subject property is zoned CB (Central Business District) and is located within the General Retail/Office Overlay Zone.

The proposed replat seeks to consolidate three existing properties which make up the subject property (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately one acre in size, with lot dimensions of approximately 265 feet by 166 feet. The lot area and dimensions of the proposed replatted lot exceed the minimum lot size, dimension, and street frontage requirements of the CB zone. In addition, the setbacks and lot coverage for the existing building on the site will not be made more non-conforming as a result of the proposed replat.

The proposed replatted lots are of a size and configuration suitable to allow for its future redevelopment in conformance with the requirements of the CB zone, as well as the General Retail/Office 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 water main is located in Church Street NE.

Sewer

- An 8-inch sewer main is located in the alley east of the subject property.
- There are 48-inch sewer mains located in Church Street NE.

Storm Drainage

- An 8-inch storm main is located within an easement on the subject property.
- An 8-to-10-inch storm main is located in the alley east of the of the subject property.

Streets

Church Street NE

Church Street is designated as a Major Arterial street in the Salem Transportation System Plan (TSP). The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way. The portion of Church Street abutting the subject property has an existing approximate 58-foot-wide improvement within a 100-foot-wide right-of-way.

Center Street NE

Center Street is designated as a Major Arterial street in the Salem Transportation System Plan (TSP). The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way. The portion of Center Street abutting the subject property has an existing approximate 58-foot-wide improvement within a 98-foot-wide right-of-way.

As identified in the comments provided from the Public Works Department (**Attachment D**), Church Street and Center Street are both required to have a right-of-way width of 96 feet, but currently Church Street only has a right-of-way width of 68 feet adjacent to the subject property and Center Street only has a right-of-way width of 58 feet adjacent to the subject property.

The existing right-of-way widths of both Church and Center 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. The replat is reducing the amount of lots which will have access to the existing streets. Since the amount of lots is proposed to be reduced dedication of right-of-way is not proportional to the impact of the replat. As such, no right-of-way dedication or improvements are required in conjunction with the proposed replat.

Alley

The standard for an alley classification is right-of-way measuring 10 to 20 feet, with improvements detailed in Public Works Standards Plan Numbers 304 and 305. The alley abutting the subject property

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 replat tentative plan (**Attachment B**), 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) and the landscaping and screening development standards of SRC Chapter 807.

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 6-9 of Block 68 of the 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 City has not previously approved land use decision on the subject property which would prohibit the proposed replat application. The proposal therefore satisfies this criterion.

(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 infrastructure are existing and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements). Public streets abutting the subject property are available to provide adequate street access.

An existing six-foot storm drainage easement is shown on the tentative replat plan. To ensure that all existing and proposed easements are shown on the final plat, the following condition of approval shall apply:

Condition 1: The applicant shall show all existing and proposed easements on the final plat.

As conditioned above, the proposed replat meets this criterion.

4. Conclusion

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

IT IS HEREBY ORDERED

The request to consolidate three existing properties (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately one acre in size, zoned CB (Central Business District) within the General Retail/Office Overlay Zone, and located at 450 and 476 Church Street NE, and 605 Center Street NE (Marion County Assessor Map and Tax Lot Number(s): 073W22DD / 2900, 3000 and 3100) is hereby **APPROVED** subject to SRC Chapters 205, 524, and 632, and the following condition prior to final plat approval:

Condition 1: The applicant shall show all existing and proposed easements on the final plat.



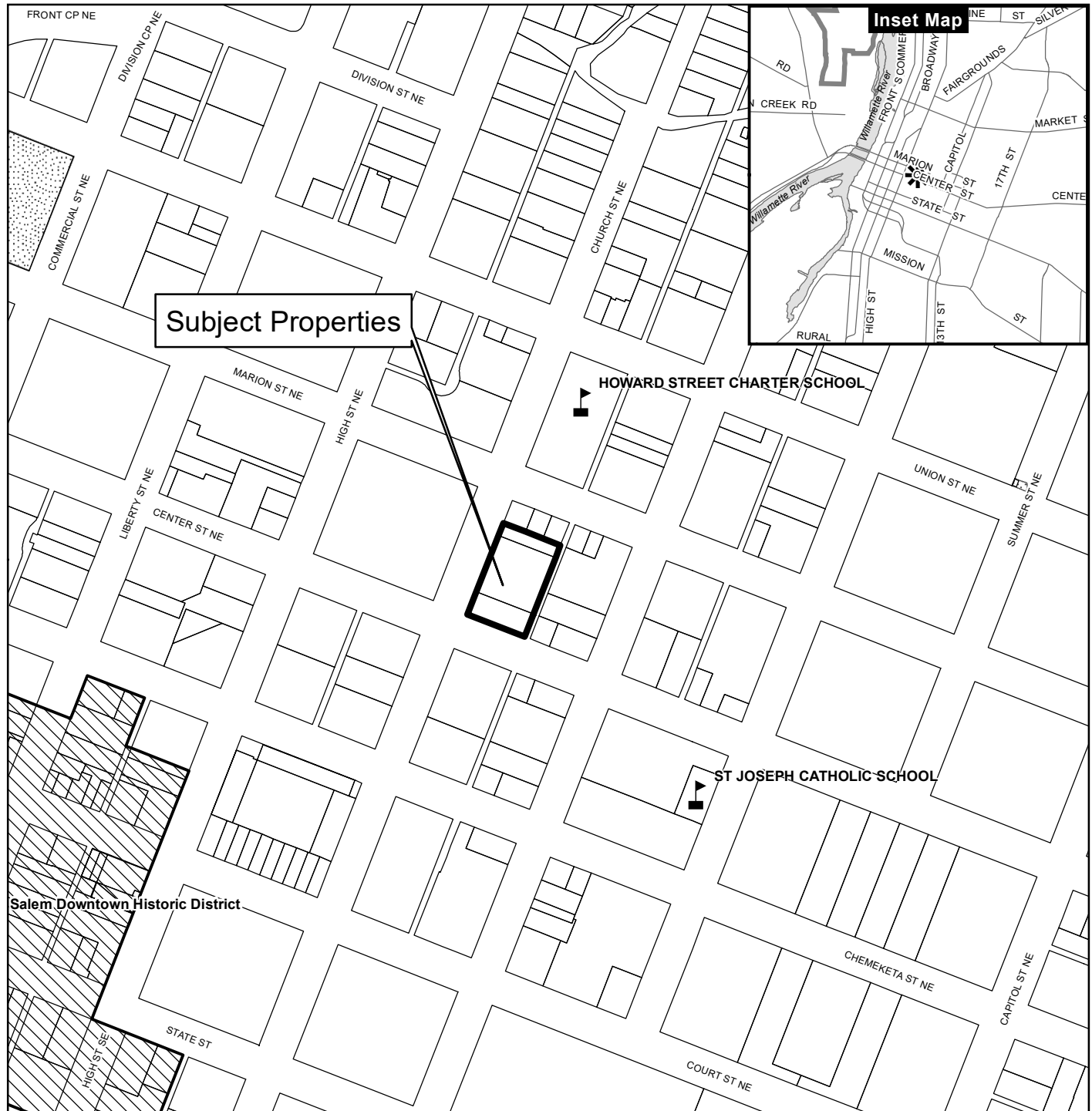
Sally Long, Planner I, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Prepared by, Sally Long, Planner I

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

Vicinity Map

450 & 476 Church St NE and 605 Center St NE



Legend

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

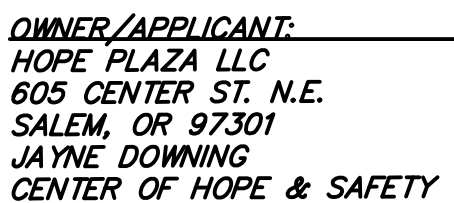
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





TOTAL AREA:
1.01 ACRES

SITE ADDRESS:
476 AND 444 CHURCH ST. N.E. AND
605 CENTER ST. N.E.
SALEM, OR 97301

SURVEYOR:

***GREGORY WILSON
BARKER SURVEYING
3657 KASHMIR WAY S.E.
SALEM, OR 97317
(503) 588-8800 EXT. 1
GREG@BARKERWILSON.COM***



WRITTEN STATEMENT
Application for Consolidation by Replat
For: Hope Plaza LLC
605 Center St NE
Salem, OR 97301

January 22, 2021

City of Salem Permit Application Center
555 Liberty St SE
Salem, OR 97301

Re: Written narrative for the properties located at 444-476 Church St NE and 605 Center St NE, Salem, OR 97301.

To whom it may concern:

The reason for the Replat is to combine properties by eliminating two property lines to allow the proposed development as per PRE-AP 19-39 / 19-107561.

We state that:

- The tentative Replat plan complies with SRC Chapter 205.025 the following ways:
 - There is no proposed vacation of public streets or roads, or any recorded covenants or restrictions.
 - The Property was created in the plat of Salem and consists of portion of Lot 6, and dated February 19, 1953 in Volume 449, Page 99. It is considered a lawfully established unit of land since it was held in separate ownership prior to January 1, 1968.
 - There is no creation of nonconforming units of land or development.
 - The proposed Partition Plat tentative plan complies with the standards of the Urban Development code.
 - This Re-Plat is advised in part of PRE-AP 19-39 / 19-107561-PA to meet required development standards.
 - This tentative replat plan does not affect the availability or access of City Infrastructure. The property is already using City Infrastructure.
- The Tentative replat complies with all applicable provisions of ORS Chapter 92.


Respectfully Submitted,

Hope Plaza LLC



MEMO

TO: Sally Long, Planner I
Community Development Department

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

DATE: April 22, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
REP21-01 (20-119707-LD)
450 AND 476 CHURCH STREET NE
REPLAT TO CONSOLIDATE THREE PARCELS**

PROPOSAL

A replat to consolidate three existing properties (comprised of Lots 6-9 of Block 68 of the Salem plat) into one lot approximately 1.01 acres in size. The subject property is zoned CB (Central Business District) within the General Retail/Office Overlay Zone, located at 450 and 476 Church Street NE, and 605 Center Street NE - 97301 (Marion County Assessor Map and Tax Lot Number(s): 073W22DD / 2900, 3000 and 3100).

RECOMMENDED CONDITION OF PLAT APPROVAL

1. Show all existing and proposed easements on the final plat.

FACTS

1. Church Street NE
 - a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 58-foot improvement within a 100-foot-wide right-of-way abutting the subject property.
2. Center Street NE
 - a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 58-foot improvement within a 98-foot-wide right-of-way abutting the subject property.

3. Alley

- a. Standard—The standard for an alley classification is right-of-way measuring 10 to 20 feet, with improvements detailed in Public Works Standard Plan Numbers 304 and 305.
- b. Existing Conditions—The alley abutting the subject property is paved and has a right-of-way measuring approximately 16 feet.

Storm Drainage

1. Existing Conditions

- a. An 8-inch storm main is located within an easement on the subject property.
- b. An 8-to-10-inch storm main is located in the alley east of the subject property.

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 Church Street NE.

Sanitary Sewer

1. Existing Sewer

- a. An 8-inch sewer main is located in the alley east of the subject property.
- b. There are 48-inch sewer mains in Church Street NE.

CRITERIA AND FINDINGS

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

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

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

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

Findings—The applicant shall provide the required field survey and partition plat 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, the approval of the partition 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 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 are existing, and appear to be adequate to serve the proposed replat. Public streets abutting the subject property are available to provide adequate street access.

All existing and proposed easements shall be shown on the final plat. An existing 6-foot storm drainage easement is shown on the tentative replat plan.

Prepared by: Robin Dalke, Development Services Operations Manager
cc: File