

## NOTICE OF DECISION

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



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

## DECISION OF THE PLANNING ADMINISTRATOR

**REPLAT CASE NO.:** REP21-02

**APPLICATION NO.:** 21-107283-LD

**NOTICE OF DECISION DATE:** July 28, 2021

**REQUEST:** A replat to consolidate five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood Plat) into one lot approximately 25.99 acres in size. The subject property is zoned IG (General Industrial), located at 5246 and 5260 Gaffin Road SE and 5191 Santiam WB Hwy SE - 97317 (Marion County Assessor Map and Tax Lot Number(s): 082W05A / 3100, 3200 and 3300).

**APPLICANT:** Zach Pelz, AKS Engineering and Forestry, on behalf of Salem Keizer School District 24J

**LOCATION:** 5260 Gaffin Rd SE, Salem OR 97317

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

**FINDINGS:** The findings are in the attached Decision dated July 28, 2021.

**DECISION:** The **Planning Administrator APPROVED** Replat Case No. REP21-02 subject to the following conditions of approval:

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

The rights granted by the attached decision must be exercised, or an extension granted, by August 13, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>June 23, 2021</u>
Notice of Decision Mailing Date:	<u>July 28, 2021</u>
Decision Effective Date:	<u>August 13, 2021</u>
State Mandate Date:	<u>October 21, 2021</u>

Case Manager: Sally Long, [sjlong@cityofsalem.net](mailto: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](mailto:planning@cityofsalem.net), no later than 5:00 p.m., Thursday, August 12, 2021. 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 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 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 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. REP21-02)**

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<http://www.cityofsalem.net/planning>*

<b>IN THE MATTER OF THE APPROVAL OF</b>	)	<b>FINDINGS AND ORDER</b>
<b>REPLAT NO. 21-02;</b>	)	
<b>5246 &amp; 5260 GAFFIN ROAD SE and</b>	)	
<b>5191 SANTIAM WB HWY SE</b>	)	<b>JULY 28, 2021</b>

**REQUEST**

A replat to consolidate five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood plat) into one lot approximately 25.99 acres in size. The subject property is zoned IG (General Industrial) and located at 5246 and 5260 Gaffin Road SE and 5191 Santiam WB Hwy SE - 97317 (Marion County Assessor Map and Tax Lot Number(s): 082W05A / 3100, 3200 and 3300).

**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 pursuant to PWDS.

**PROCEDURAL FINDINGS**

1. On April 15, 2021, an application for a replat was filed by Zach Pelz, AKA Engineering, on behalf of the applicant, Joel Smallwood, Salem-Keizer School District, in order to consolidate five existing properties located at 5246 and 5260 Gaffin Road SE and 5191 Santiam WB Hwy SE (**Attachment A**).
2. On June 23, 2021, the application was deemed complete for processing and notice was subsequently provided pursuant to Salem Revised Code (SRC) requirements on June 23, 2021. The state-mandated 120-day local decision deadline for the application is October 21, 2021.

**SUBSTANTIVE FINDINGS**

**1. Proposal**

The proposed replat seeks to consolidate five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood plat) into one lot approximately 25.99 acres in size in order to accommodate development of a transportation facility for the School District.

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 comprised of the following units of land: portions of Lots 6, 7, 8, 9, and 20 of the Maplewood Plat recorded in 1911. The southern portions of Lots 7, 8 and 9 have since been dedicated to the public and are now part of the Oregon Route 22 right-of-way. The triangular lot identified as Tax Lot 3300 is the remaining portion of Lot 20 of the Maplewood Plat, and the northwest portion of the site includes a portion of Lot 6. The proposal will create one lot approximately 25.99 acres in size.

The subject property has street frontage on Gaffin Road SE to the northeast and freeway frontage on North Santiam WB Hwy SE to the southeast. Gaffin Road SE is designated as a Minor Arterial under the Salem Transportation System Plan (TSP), while North Santiam WB Hwy SE is classified as a Freeway and is under the jurisdiction of Oregon Department of Transportation (ODOT).

The subject property is partially developed with a gravel-surfaced parking lot and storage area for school district buses. Condition 1 of Conditional Use Permit CU12-09 approved the continued use of the existing gravel surfaced parking lot until future development of a permanent structure on the subject property, at which time the gravel surfaced parking area is required to be terminated.

Under the proposed future redevelopment of the property, a new bus storage facility, maintenance facilities, driver training area, office space, employee/visitor parking and fueling stations are proposed to be located throughout the site to the southeast of the existing gravel parking area. The termination of use of the gravel surfaced parking area, approved under CU12-09, will be reviewed for compliance at the time of site plan review.

### 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 "Industrial" on the Salem Area Comprehensive Plan map.

### Zoning and Surrounding Land Use

The subject property is zoned IG (General Industrial). The zoning of surrounding properties is as follows:

- Northeast: Gaffin Road Right-of-way, Marion County UT-5 (Urban Transition – 5 Acre); Across Gaffin Road SE, IBC (Industrial Business Campus) and Marion County SA (Special Agriculture)
- Southeast: IG (General Industrial)
- Southwest: Across North Santiam Hwy SE, RA (Residential Agriculture), PH (Public Health)
- Northwest: IG (General Industrial), Marion County SA (Special Agriculture)

#### Relationship to Urban Service Area

The subject property is located inside the corporate city limits but outside the City's Urban Service Area. The City has agreed to waive the requirement for a Preliminary Urban Growth Declaration because the site is fully served by public utilities.

### **3. Land Use History**

**ZC98-01:** A Zone change from a Marion Co. UT-5 (Urban Transition – 5 Acres) designation to a City of Salem IG (General Industrial) zone designation.

**ADJ07-11:** A Zoning Adjustment to allow a temporary gravel surfaced parking and loading area for an approximately 26-acre property located at 5240 Gaffin Road SE. The permit was approved for a period of one year and has expired.

**PBV07-10:** A Property Boundary Verification to establish the outside boundaries for parcels and lots when the affected units of land are under one ownership and applicable to an ending building permit, for tax lots 082W05A / 3100, 3200, 3300 (Lots 6, 7, 8, and 9 of the Maplewood plat). No lots were created by the boundary verification.

**CU12-09:** A Conditional Use Permit Request to allow for continued use of an existing gravel surfaced parking lot for property located at 5250 Gaffin Road SE. The following condition of approval applies:

- Condition 1.** The use of the gravel surfaced parking area, as requested with this conditional use permit, shall be terminated at the time of future development of a permanent structure on the subject property.

### **4. Neighborhood Association and Public Comments**

The subject property is located within the boundaries of the Southeast Mill Creek Neighborhood Association (SEMCA). Notice of the application was provided to the SEMCA Neighborhood Association pursuant to SRC 300.620(b)(2)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, no comments have been received from the neighborhood association.

### Public Comment

Notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, comments from one individual have been received. The comment indicated no objections to the proposed replat.

### Homeowners Association

The subject property is not located within a Homeowners Association.

## **5. City Department Comments**

- A. The Building and Safety Division reviewed the proposal and indicated they have no concerns with the Replat.
- B. The Salem Fire Department reviewed the proposal and indicated no concerns with the Replat and that items including but not limited to Fire Department access and water supply will be required at the time of development.
- C. 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**.

## **6. Public Agency & Private Service Provider Comments**

Notice of the proposal was provided to public agencies and to public & private service providers. As of the date of completion of this staff report, no comments have been received.

## **7. 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 five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood plat) into one lot approximately 25.99

acres in size in order to accommodate development of a transportation facility for the School District.

The replat does not propose to vacate any of the public rights-of-way 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 IG (General Industrial).

SRC Chapter 554 (General Industrial District): The proposed replat would result in one parcel approximately 25.99 acres in size. Compliance with development standards within the IG zone are addressed in the following findings:

*SRC 554.010(a) – Lot Standards*: There are no minimum lot area, width, or depth requirements in the IG 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 25.99 acres with approximately 1544 feet of street frontage on Gaffin Road SE. The reconfiguration and consolidated lots exceed the minimum street frontage requirement of the IG zone and do not result in the creation of a non-conforming unit of land.

*SRC 554.010(b) – Setbacks*: Setbacks and lot coverage requirements applicable to the subject property based on its existing zoning are included under SRC 554.010(b) and (c).

As shown on the replat tentative plan (**Attachment B**), there are no existing buildings located on the subject property. An existing gravel parking lot is located on the northwest corner of the site. Conditional Use Case NO. CU12-09 granted approval for the continued use of the existing gravel lot with the following condition of approval:

Condition 1: The use of the gravel surfaced parking area, as requested with this conditional use permit, shall be terminated at the time of future development of a permanent structure on the subject property.

Future development of the subject property will be reviewed for conformance with the applicable zone district standards at the time of site plan review. The development will need to conform to 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. The City has agreed to waive the requirement for a Preliminary Urban Growth Declaration because the site is fully served by public utilities.

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.

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 Chapter 554 (General Industrial) The subject property is zoned IG (General Industrial).

The proposed replat seeks to consolidate five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood plat) into one lot approximately 25.99 acres in size in order to accommodate development of a transportation facility for the School District, with street frontage of approximately 1544 feet on Gaffin Road SE. The lot area and dimensions of the proposed replatted lot exceed the applicable minimum lot size, dimension, and street frontage requirements of the IG zone. The proposed replatted lots are of a size and configuration suitable to allow for its future redevelopment in conformance with the requirements of the IG zone.

Any future development on the lot will be reviewed for conformance with the applicable zone standards at the time of site plan 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 S-1 water service level.
- A 20-inch public water main is located in Gaffin Road SE.
- A 24-inch public water main is located on the subject property.

Sewer

- A 15-inch sewer main is located in Gaffin Road SE.
- A 30-inch sewer main is located on the subject property.

Storm Drainage

- A 24-inch stormwater main is located in Gaffin Road SE.
- A ditch and culverts are located along the frontage of the subject property.

Streets

**Gaffin Road SE**

Gaffin Road is designated as a Minor Arterial street in the Salem Transportation System Plan (TSP) and is partially under Marion County jurisdiction. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way. The portion of Gaffin Road abutting the subject property has an existing approximate 24-foot-wide improvement within a 58-foot-wide right-of-way.

SRC Chapter 800 (General Development Standards):

*SRC 800.015(a) (Buildings to be on a Lot):* Pursuant to SRC 800.015(a), every building or structure shall be entirely located on a lot. As described in findings above, the subject property is several tax lots that consist of several platted lots. The proposal would eliminate all interior platted lot lines. Future development will be sited entirely on a lot.

The proposal conforms to the requirements of SRC Chapter 800.

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 no existing trees on the subject property. Because the proposed development 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.

The proposal conforms to the requirements of 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.

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

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 and Lot 20 of the Maplewood 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. The City Surveyor will confirm ORS 92 compliance as part of the final plat mylar review prior to recording.

***(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 no 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). The applicant shall ensure relocated property lines coincide with future driveway locations and do not create conflicts with existing utility poles, cable boxes, fire hydrants, etc. 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 pursuant to PWDS.

As conditioned above, the proposed replat meets this criterion.

## 8. 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 five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood plat) into one lot approximately 25.99 acres in size, for property zoned IG (General Industrial) and located at 5246 and 5260 Gaffin Road SE and 5191 Santiam WB Hwy SE - 97317 (Marion County Assessor Map and Tax Lot Number(s): 082W05A / 3100, 3200 and 3300) is hereby **APPROVED** subject to SRC Chapters 205 and 554 and the following condition prior to final plat approval:

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

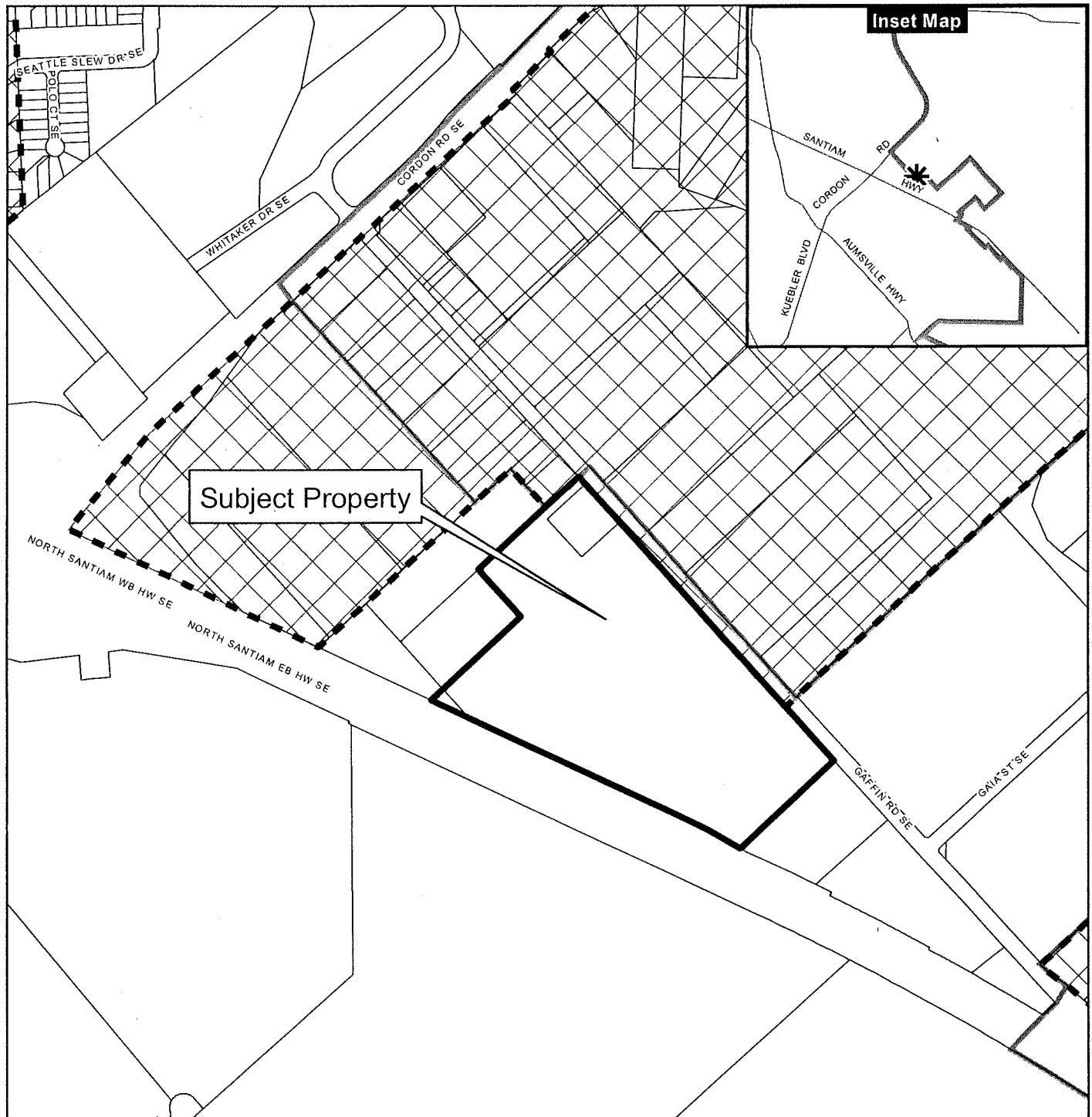


Sally Long, Planner I, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

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 5260 Gaffin Road SE



## 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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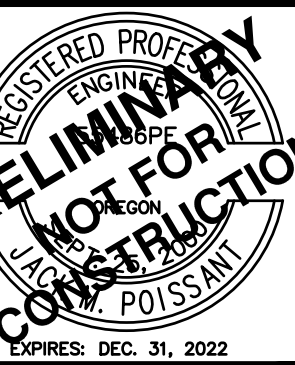
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LAND OWNER: SALEM-KEIZER  
PUBLIC SCHOOLS  
2450 LANCASTER DR NE  
SALEM, OR 97305  
TOWNSHIP: 8 SOUTH  
RANGE: 2 WEST  
SECTION: 5  
TAX LOTS: 3100, 3200, AND 3300

**GAFFIN ROAD TRANSPORTATION CENTER  
SALEM-KEIZER PUBLIC SCHOOLS  
SALEM, OREGON**



NUMBER:	6656-07
DATE:	05/25/2021
DESIGNED BY:	KNU
DRAWN BY:	KNU
CHECKED BY:	TDR



SITE MAP  
NOT TO SCALE

**SHEET INDEX:**

01	COVER SHEET
02	EXISTING CONDITIONS AND DEMOLITION PLAN
03	PRELIMINARY PLAT

DECIDUO  
S. L. MITTALDECIDUO  
S. L. MITTAL

	WATER
	WATER



























	WATER
	WATER

	AIR REL
	SANITAF

	AIR REL
	SANITAF

STREET  
MAILBOXSTREET  
MAILBOXRIGHT-  
BOUNDARYRIGHT-  
BOUNDARY

## LOT LIN

<u>EXISTING</u>		<u>EXISTING</u>
DECIDUOUS TREE		STORM SEWER CLEAN OUT 
CONIFEROUS TREE		STORM SEWER CATCH BASIN 
FIRE HYDRANT		STORM SEWER MANHOLE 
WATER BLOWOFF		GAS METER 
WATER METER		GAS VALVE 
WATER VALVE		GUY WIRE ANCHOR 
DOUBLE CHECK VALVE		POWER POLE 
AIR RELEASE VALVE		POWER VAULT 
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX 
SANITARY SEWER MANHOLE		POWER PEDESTAL 
SIGN		COMMUNICATIONS VAULT 
STREET LIGHT		COMMUNICATIONS JUNCTION BOX 
MAILBOX		COMMUNICATIONS RISER 
<u>EXISTING</u>		
RIGHT-OF-WAY LINE	_____	
BOUNDARY LINE	_____	
PROPERTY LINE	_____	
LOT LINE	_____	
DEED LOT LINE	_____	
CENTERLINE	_____	
CREEK	_____ > _____ > _____	
CURB	=====	
EDGE OF PAVEMENT	-----	
EASEMENT	_____	
FENCE LINE	_____ XXX _____ XXX _____ XXX _____	
GRAVEL EDGE	.....	
POWER LINE	_____ PWR _____ PWR _____	
OVERHEAD WIRE	_____ OW _____	
COMMUNICATIONS LINE	_____ COM _____ COM _____	
FIBER OPTIC LINE	_____ FTO _____ FTO _____	
GAS LINE	_____ GAS _____ GAS _____	
STORM SEWER LINE	_____ STM _____ STM _____	
SANITARY SEWER LINE	_____ SAN _____ SAN _____	
WATER LINE	_____ WAT _____ WAT _____	



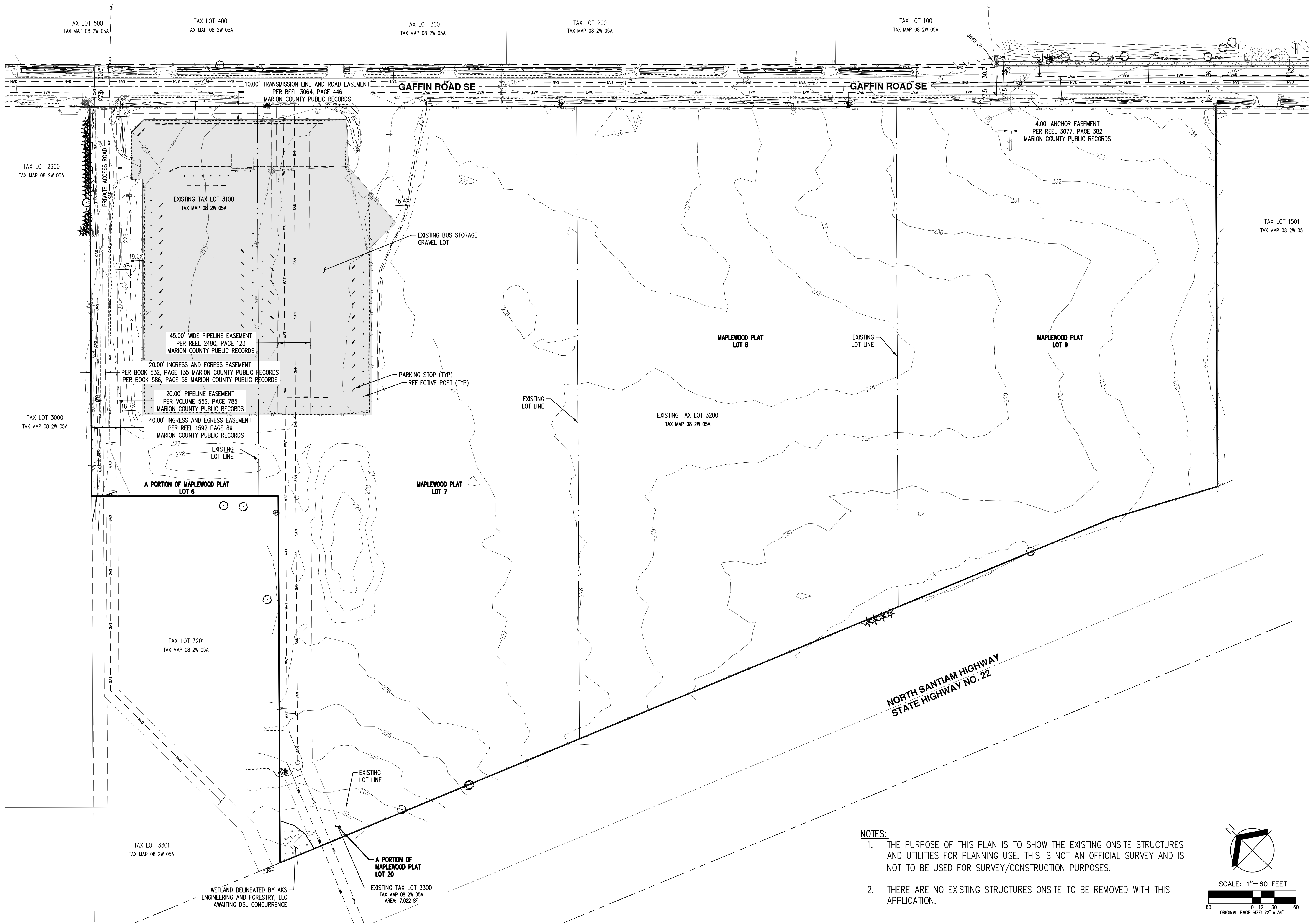
**PROPERTY DESCRIPTION**

LAND OWNER: SALEM-KEIZER  
PUBLIC SCHOOLS  
2450 LANCASTER DR NE  
SALEM, OR 97305  
TOWNSHIP: 8 SOUTH  
RANGE: 2 WEST  
SECTION: 5  
TAX LOTS: 3100, 3200, AND 3300

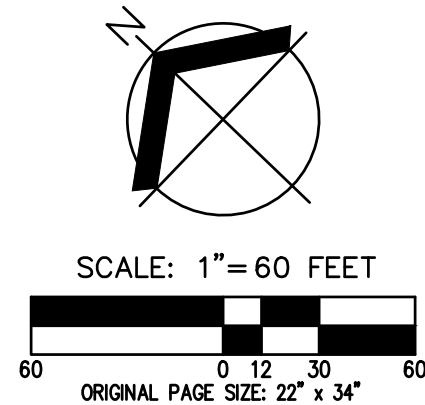
**EXISTING CONDITIONS AND DEMOLITION PLAN  
GAFFIN ROAD TRANSPORTATION CENTER  
SALEM-KEIZER PUBLIC SCHOOLS  
SALEM, OREGON**



EXPIRES: DEC. 31, 2022  
JOB NUMBER: 6656-07  
DATE: 05/25/2021  
DESIGNED BY: KNU  
DRAWN BY: KNU  
CHECKED BY: TDR



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING ONSITE STRUCTURES AND UTILITIES FOR PLANNING USE. THIS IS NOT AN OFFICIAL SURVEY AND IS NOT TO BE USED FOR SURVEY/CONSTRUCTION PURPOSES.
  2. THERE ARE NO EXISTING STRUCTURES ONSITE TO BE REMOVED WITH THIS APPLICATION.



WETLAND DELINEATED BY AKS  
ENGINEERING AND FORESTRY, LLC  
AWAITING DSL CONCURRENCE

A PORTION OF  
MAPLEWOOD PLAT  
LOT 20  
EXISTING TAX LOT 3300  
TAX MAP 08 2W 05A  
AREA: 7,022 SF

TAX LOT 3301  
TAX MAP 08 2W 05A

TAX LOT 3201  
TAX MAP 08 2W 05A

A PORTION OF MAPLEWOOD PLAT  
LOT 6

40.00' INGRESS AND EGRESS EASEMENT  
PER REEL 1592 PAGE 89  
MARION COUNTY PUBLIC RECORDS

20.00' PIPELINE EASEMENT  
PER VOLUME 556, PAGE 785  
MARION COUNTY PUBLIC RECORDS

20.00' INGRESS AND EGRESS EASEMENT  
PER BOOK 532, PAGE 135 MARION COUNTY PUBLIC RECORDS  
PER BOOK 586, PAGE 56 MARION COUNTY PUBLIC RECORDS

45.00' WIDE PIPELINE EASEMENT  
PER REEL 2490, PAGE 123  
MARION COUNTY PUBLIC RECORDS

MAPLEWOOD PLAT  
LOT 7

EXISTING  
LOT LINE

EXISTING TAX LOT 3200  
TAX MAP 08 2W 05A

MAPLEWOOD PLAT  
LOT 8

EXISTING  
LOT LINE

MAPLEWOOD PLAT  
LOT 9

TAX LOT 1501  
TAX MAP 08 2W 05

EXISTING BUS STORAGE  
GRAVEL LOT

PARKING STOP (TYP)  
REFLECTIVE POST (TYP)

EXISTING TAX LOT 3100  
TAX MAP 08 2W 05A

TAX LOT 2900  
TAX MAP 08 2W 05A

TAX LOT 500  
TAX MAP 08 2W 05A

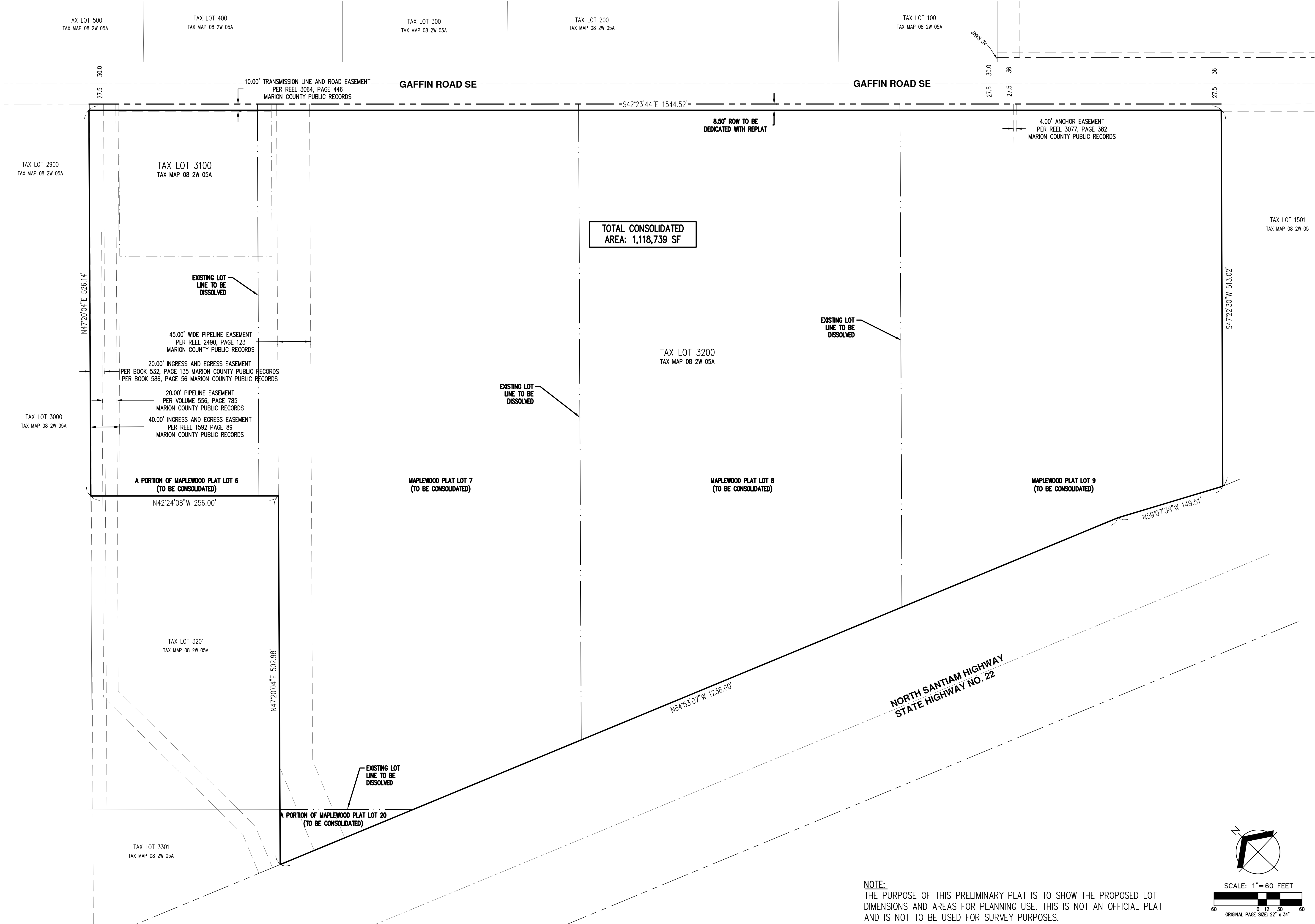
TAX LOT 400  
TAX MAP 08 2W 05A

TAX LOT 300  
TAX MAP 08 2W 05A

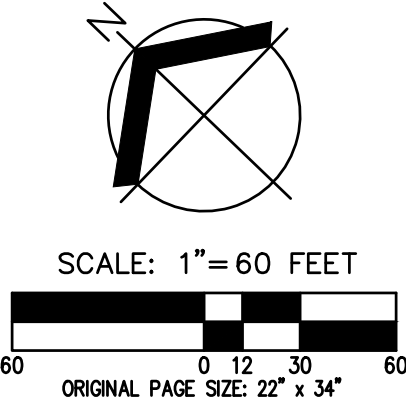
TAX LOT 200  
TAX MAP 08 2W 05A

TAX LOT 100  
TAX MAP 08 2W 05A

AKS DRAWING FILE: 6656-07 PRELIM PLATTING | LAYOUT: PRELIM PLAT



**NOTE:**  
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING USE. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



**PRELIMINARY PLAT  
GAFFIN ROAD TRANSPORTATION CENTER  
SALEM-KEIZER PUBLIC SCHOOLS  
SALEM, OREGON**



JOB NUMBER:	6656-07
DATE:	05/25/2021
DESIGNED BY:	KNU
DRAWN BY:	KNU
CHECKED BY:	TDR

**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD N, STE 1  
KEIZER, OR 97203  
503.400.6028  
WWW.AKS-ENG.COM  
ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**PROPERTY DESCRIPTION**  
LAND OWNER: SALEM-KEIZER  
PUBLIC SCHOOLS  
2450 LANCASTER DR NE  
SALEM, OR 97305  
TOWNSHIP: 8 SOUTH  
RANGE: 2 WEST  
SECTION: 5  
TAX LOTS: 3100, 3200, AND 3300



## Gaffin Road Transportation Center Tentative Replat Application

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**Date:** April 2021

**Submitted to:** City of Salem  
555 Liberty Street SE, #305  
Salem, OR 97301

**Applicant:** Salem-Keizer Public Schools  
2540 Lancaster Drive NE  
Salem, OR 97305

**AKS Job Number:** 6656-07



3700 River Road N, Suite 1  
Keizer, OR 97303  
(503) 400 6028

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## Exhibits

**Exhibit A:** Preliminary Plans

**Exhibit B:** Application Forms

**Exhibit C:** Property Ownership

**Exhibit D:** Pre-Application Written Summary

**Exhibit E:** Approved Property Boundary Verification

**Exhibit F:** Maplewood Plat

**Exhibit G:** 1972 Deed, Volume 727 Page 499 Marion County Public Records

**Exhibit H:** Marion County Assessor's Map

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# Gaffin Road Transportation Center Tentative Replat Application

<b>Submitted to:</b>	City of Salem Planning Department 555 Liberty Street SE, #305 Salem, OR 97301
<b>Applicant/Owner:</b>	Salem-Keizer Public Schools 2540 Lancaster Drive NE Salem, OR 97305
<b>Applicant's Consultant:</b>	AKS Engineering & Forestry, LLC 3700 River Road N, Suite 1 Keizer, OR 97303  Contacts: Zach Pelz, AICP (pelzz@aks-eng.com) Michael Poissant, PE (michaelp@aks-eng.com) Phone: (503) 563-6151
<b>Site Location:</b>	5260 Gaffin Road SE, Salem OR 97317
<b>Marion County Assessor's Map:</b>	082W05A, Tax Lots 3100, 3200, and 3300
<b>Site Size:</b>	±25.99 acres
<b>Comprehensive Plan Designation:</b>	Industrial
<b>Zoning Districts:</b>	Industrial General (IG)

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## **I. Executive Summary**

Salem-Keizer Public Schools (Applicant) is pleased to submit this application to the City of Salem for a Tentative Replat of property located at 5260 Gaffin Road SE, in preparation for future site improvements to the School District's transportation facility. A Property Boundary Verification was approved for this site in 2007 and is included in Exhibit E. However, City staff has informed the Applicant that this provision only applies to building permits, and not to other provisions of the UDC. Therefore, this Tentative Replat application is being submitted to consolidate the legal units of land into a single lot so the project can meet the applicable provisions of the UDC for Site Plan Review. A concurrent Site Plan Review application will involve a new administration and operations building, new bus storage and maintenance facilities, new employee and visitor parking, stormwater facilities, and street frontage improvements. Please refer to the Pre-application Written Summary in Exhibit D for more information regarding the larger bus transportation center project.

The subject site was purchased by the Applicant in November of 2006 and has been in use by the Applicant as a bus maintenance and storage facility since August of 2007. Since being acquired by the Applicant, the site has been intended to host the larger transportation center that is the subject of this application. The Transportation Center will allow the Applicant to move a substantial portion of their vehicle fleet from their existing Hawthorne Avenue facility and will accommodate new vehicles, maintenance and assembly, training, driver facilities, and related operations that are necessary to meet recent and projected growth across the School District.

The City of Salem Revised Code (SRC) requires a Tentative Replat be considered through a Type II procedure. This written statement includes responses demonstrating that the application complies with all applicable approval standards. These responses are supported by substantial evidence, including preliminary plans and other written documentation. This information provides the necessary basis for the City of Salem to approve the planned project.

## **II. Site Description/Setting**

The subject site is comprised of three tax lots (Marion County Assessor's Map 082W05A, Tax Lots 3100, 3200, and 3300) and covers an area approximately 25.99 acres in size. The Tentative Replat involves consolidating and partially reconfiguring portions of Lots 6, 7, 8, 9, and 20 of the Maplewood Plat (Exhibit F) recorded in 1911. The southern portions of Lots 7, 8, and 9 have since been dedicated to the public and are now part of the Oregon Route 22 right-of-way. The triangular lot identified as Tax Lot 3300 on the Marion County Assessor's Map is the remaining portion of Lot 20 of the Maplewood Plat. The northwest portion of the site includes a portion of Lot 6. Tax Lot 3200 corresponds to the unit of land identified as Parcel 1 in Volume 727 Page 499 of Marion County Public Records (See Exhibit G). Tax Lot 3100 corresponds to the unit of land identified as Parcel 1 in Volume 727 Page 499 of Marion County Public Records. While it is not clear that this deed legally created the two parcels described in the deed, all the properties included in the deed were legally platted by the Maplewood Plat in 1911, the Applicant owns the entire property, and this replat will resolve any remaining ambiguity by formally platting the lot boundary and extinguishing any and all of the remaining lot lines contained within it to permit the planned future site improvements.

The site is in the Industrial General (IG) zoning district and below the conical surface in the Airport Overlay Zone. The site contains a small wetland ( $\pm 1,359$  square feet) in the vicinity of TL 3300. The site is currently

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improved with a gravel bus storage area and gravel employee parking area. A property boundary verification consolidating these lots for building permits was approved in 2007 (see Exhibit E).

Access to the site is provided via 2 driveways on Gaffin Road SE. Gaffin Road SE is classified as a Minor Arterial street in the City of Salem's Transportation System Plan and is improved with two ±12-foot-wide travel lanes within a ±57.5-foot-wide right-of-way. The site is inside the Urban Growth Area (UGA) and outside the Urban Service Area (USA). The City has agreed to waive the requirement for a Preliminary Urban Growth Declaration because the site is fully served by public utilities.

Most of the property abutting the western boundary of the site is within the Industrial General (IG) zoning district and is improved with recreational-vehicle (RV) and boat storage and the office of the Asphalt Paving Association of Oregon. These two properties are currently accessed via a 40-foot access easement along the westernmost boundary of the subject site. A single-family home is located immediately west of the site's westernmost (existing) driveway and is located on Exclusive Farm Use (EFU) zoned land in Marion County, outside of the City's Urban Growth Boundary (UGB). The property abutting the subject site to east is also in the IG zoning district and similarly is in use as an RV/boat storage facility.

### **III. Applicable Review Standards**

#### **SALEM REVISED CODE**

##### **CHAPTER 205. LAND DIVISION AND RECONFIGURATION**

##### **205.025. Replat.**

- (a) **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.

**Response:** The lots included in this Tentative Replat application were legally created by the Maplewood subdivision plat recorded in 1911. This replat is proposed to consolidate and reconfigure the remaining portions of lots 6, 7, 8, 9 and 20 of the Maplewood Plat into a single lot as shown on the Preliminary Plat in Exhibit A, including consolidating Parcels 1 and 2 described in Volume 727 Page 499 of Marion County Public Records (See Exhibit G). The replat provisions under this chapter are applicable.

- (b) **Procedure type.** A tentative replat is processed as a Type II procedure under SRC chapter 300.

**Response:** This Tentative Replat application is being processed as part of a consolidated Type II application following a Type II procedure.

- (c) **Submittal requirements.** In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for tentative 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 application includes the information required in SRC 205.030 in addition to the submittal requirements for a Type II application under SRC chapter 300.

- (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:** This Tentative Replat does not propose to vacate any public street or road, 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:** The IG zoning district does not have standards for lot area, lot width, or lot depth. The consolidated/reconfigured lot will retain the required 16 feet of frontage on Gaffin Road SE. Therefore, this application will not create nonconforming units of land. This criterion is met.

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

**Response:** As discussed in the responses to the applicable standards of this chapter, the Tentative Replat complies with the standards of this chapter and with all applicable provisions of the Uniform Development Code (UDC). This criterion is met.

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

**Response:** The Preliminary Plat shown in Exhibit A is intended to comply with all applicable provisions of Oregon Revised Statutes (ORS) Chapter 92. The final replat will be prepared by a registered professional surveyor and will be reviewed for compliance with the applicable provisions of ORS 92 prior to recording. 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:** The Tentative Replat is not prohibited by any existing City land use approval or previous condition of approval affecting the units of land subject to this replat application. The existing Property Boundary Verification approved for building permits is included in Exhibit E. This 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:** The consolidated/reconfigured lot will maintain the existing availability and access to City infrastructure, public utilities, and streets. The design of the utilities and infrastructure planned to serve the future development of the site will be reviewed as part of the concurrent Site Plan Review application. This 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-

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day period, the utility easement shall not be realigned, reduced in width, or eliminated.

**Response:** This Tentative Replat application does not involve relocating or eliminating a utility easement. This criterion does not apply.

- (f) Expiration. Tentative replat approval shall expire as provided in SRC 300.850, unless an application for final plat is submitted within the time limits set forth in SRC 300.850, or an extension is granted pursuant to SRC 300.850(b).

**Response:** The expiration date for the Tentative Replat approval is understood.

205.030. Additional submittal requirements.

Applications to subdivide, partition, or replat land shall include, in addition to the submittal requirements under SRC chapter 300, the following:

- (a) A tentative plan map, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
- (1) A title block on each sheet indicating the proposed subdivision or phased subdivision name, or, if available, the partition number; the names and addresses of the landowner; the names and addresses of the professional engineers or surveyors responsible for preparing the plan; date; and township, range and section of the subject property;

**Response:** The Preliminary Plans in Exhibit A include the required information, as applicable. This Tentative Replat application does not involve a new subdivision. The proposal involves consolidating and reconfiguring lots created by the Maplewood Plat in 1911 and consolidating Parcels 1 and 2 described in Volume 727 Page 499 of Marion County Public Records (See Exhibit G). Therefore, the Preliminary Plans do not include a proposed subdivision name. These requirements are met.

- (2) Scale and north arrow;

**Response:** Scale and north arrows are included on each sheet of the Preliminary Plans. This requirement is met.

- (3) The location of all property lines within 50 feet of the perimeter of the subject property;

**Response:** The location of all property lines within 50 feet of the perimeter of the subject property are shown on the Vicinity Map on the plan cover sheet. This requirement is met.

- (4) The boundaries, dimensions, and area of each proposed lot or parcel;

**Response:** This Tentative Replat application will result in one lot. The boundaries, dimensions, and area of that lot are shown on the Preliminary Plat in Exhibit A. This requirement is met.

- (5) The location, width, and names of all existing streets, flag lot accessways, and public accessways abutting the perimeter of the subject property;

**Response:** The location, width, and names of all existing streets (Gaffin Road SE), and the accessway along the western the boundary of the subject property are shown on the Preliminary Plans in Exhibit A.



- 
- (6) The location, width, curve radius, grade, and names of all proposed streets, flag lot accessway, and public accessways;

**Response:** This Tentative Replat application does not create a new street. This requirement does not apply.

- (7) The location of all existing and proposed easements;

**Response:** The locations of all existing easements are included on the Existing Conditions Plan in Exhibit A. Proposed easements are shown on the Preliminary Plat in Exhibit A. This requirement is met.

- (8) The location, dimensions, and use of all existing and proposed public areas, including, but not limited to, stormwater management facilities and detention facilities;

**Response:** While stormwater management and detention facilities are not included in this application, they will be included in a concurrent Site Plan Review application.

- (9) The location, dimensions, and use of any existing buildings and structures on the subject property, indicating which will remain and which will be removed;

**Response:** As shown on the Existing Conditions Plan in Exhibit A, the property does not contain any existing buildings or structures. This requirement is not relevant to this application.

- (10) The location of any canals, ditches, waterways, detention facilities, sewage disposal systems, and wells on the subject property, indicating which will remain and which will be removed or decommissioned;

**Response:** The required information is shown on the Existing Conditions Plan in Exhibit A. This requirement is met.

- (11) The location of any natural topographic features on the subject property, including, but not limited to, creeks, drainage ways as shown on the most recent USGS maps, wetlands as shown on the Local Wetland Inventory, and floodplains; and

**Response:** The required information is shown on the Existing Conditions Plan in Exhibit A. This requirement is met.

- (12) For subdivisions and phased subdivisions, site topography shown at five-foot contour intervals, or two-foot contour intervals for areas within a floodplain;

**Response:** This Tentative Replat application does not involve a subdivision. Nevertheless, site topography is included on the Existing Conditions Plan in Exhibit A.

- (b) A current title report for the property;

**Response:** A current title report for the property is included in Exhibit C. This requirement is met.

- (c) A completed tree inventory on a form as provided by the Director and, if required under SRC chapter 808 a tree conservation plan;

**Response:** This Tentative Replat application does not involve the creation of lots or parcels to be used for single-family or two-family uses. Therefore, a tree conservation plan is not required under SRC chapter 808.



- 
- (d) A geological assessment or geo-technical report, if required by SRC chapter 810;

**Response:** The cumulative landslide susceptibility score for the activities included in this application is zero under Table 810-1D in chapter 810. The property is not identified on the Oregon Department of Geology and Mineral Industries (DOGAMI) Interpretive Map Series maps or reports referenced in Chapter 810 (IMS-5, IMS-6, IMS-17, IMS-18, and IMS-22). As shown on the Existing Conditions Plan in Exhibit A, the site does not contain slopes 15 percent or greater. The application does not include any of the activities in Table 810-1C. Therefore, according to SRC 810.025(b)(1), the landslide hazard risk is low and a geological assessment or geotechnical report is not required under chapter 810.

- (e) A description of the proposed stormwater management system, including pre and post construction conditions, prepared in accordance with the Public Works Design Standards;

**Response:** This Tentative Replat application does not include the creation of additional impervious area. The stormwater management system proposed to serve future development will be included in the concurrent Site Plan Review application.

- (f) A schematic plan showing the location of existing and proposed city infrastructure;

**Response:** The existing City infrastructure is shown on the Existing Conditions Plan in Exhibit A. Proposed City infrastructure necessary to serve the future improvements will be included in the Concurrent Site Plan Review application.

- (g) A preliminary grading plan, for partitions, subdivisions, and phased subdivisions, when grading of the subject property will be necessary to accommodate the proposed development;

**Response:** This Tentative Replat application does not involve a partition, subdivision, or phased subdivision. Therefore, this requirement does not apply. A preliminary grading plan will be included in a concurrent Site Plan Review application.

- (h) For residentially zoned property, where the partition or subdivision will result in a lot or parcel that is one-half acre or larger, a plan for the lot or parcel showing the location of lot or parcel lines and other details of layout, and demonstrating that future further division of the lot or parcel may readily be made without violating the development standards of the UDC and without interfering with the orderly extension and connection of adjacent streets.

**Response:** This Tentative Replat application does not involve residentially-zoned property. This requirement does not apply.

- (i) For partitions of property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer, a plan showing:

- (1) The location of lot lines and other details of layout demonstrating that the further division and full development of the property to the urban densities allowed by the comprehensive plan may readily be made in conformance with the development standards of the UDC, and without interfering with the orderly extension and connection of adjacent streets.

- 
- (2) The approximate location of city infrastructure following full development to the urban densities allowed by the comprehensive plan.

**Response:** This Tentative Replat application does not involve a partition and is not located more than 300 feet from an available sewer main. This requirement does not apply.

(j) For subdivisions and phased subdivisions:

- (1) A completed trip generation estimate on forms provided by the City;
- (2) A traffic impact analysis, if required under SRC chapter 803; and
- (3) A statement from the County Surveyor approving the name of the subdivision or phased subdivision.

**Response:** This Tentative Replat application does not involve a subdivision or phased subdivision. This requirement does not apply.

#### CHAPTER 554. IG—GENERAL INDUSTRIAL

##### 554.005. Uses.

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 554-1.

- (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 554-1.

Table 554-1: Uses		
Use	Status	Limitations & Qualifications
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Heavy vehicle and trailer service and storage	P	All other heavy vehicle and trailer service and storage

**Response:** The consolidated/reconfigured lot included in this application will contain future heavy vehicle storage and service for the Applicant's bus fleet, as allowed in the City's IG zoning district. This standard is met.

(\*\*\*)

##### 554.010. Development Standards.

Development within the IG zone must comply with the development standards set forth in this section.

- (a) Lot Standards. Lots within the IG zone shall conform to the standards set forth in Table 554-2.

Table 554-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>Lot Area</b>		
All uses	None	
<b>Lot Width</b>		
All other uses	None	
<b>Lot Depth</b>		
All uses	None	
<b>Street Frontage</b>		
All Other Uses	Min. 16 ft.	

**Response:** This application includes a request for a Tentative Replat to consolidate multiple legal units of land into a single lot to accommodate future planned improvements. The resulting lot will maintain the required 16 feet of street frontage as shown on the Preliminary Plans in Exhibit A. This standard is met.

- (b) Setbacks. Setbacks within the IG zone shall be provided as set forth in Tables 554-3 and 554-4.

Table 554-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>Abutting Street</b>		
<b>Buildings</b>		
All uses	Min 5 ft	
<b>Accessory Structures</b>		
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC chapter 806	
<b>Interior Front</b>		
<b>Buildings</b>		
All Uses	Zone-to-Zone Setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone to Zone Setback (Table 554-4)	
<b>Interior Side</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>Interior Rear</b>		
<b>Buildings</b>		
All other uses	Zone-to-Zone Setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	

**Response:** The property does not include existing buildings. The landscape setbacks that apply to the future parking and vehicle use areas are planned to be addressed in the concurrent Site Plan Review application. The applicable zone-to-zone setbacks are addressed in the response to Table 554-4 below.

Table 554-4: Zone-To-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Public zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Limitations and Qualifications: Zone-to-Zone setbacks are not required abutting an alley.			

**Response:** This Tentative Replat application does not propose modification to the existing vehicle use areas on site. The shared accessway along the western portion of the site will continue to meet the 5-foot setback from the abutting IG zone. The remain portion of the vehicle use area within the 40-foot-wide access easement abuts the Marion County EFU zoning district outside the UGB. Changes to this vehicle use area are not included in this project and the access will not be used to provide access to the future improvements included in the project, other than construction and maintenance of the stormwater facilities. The applicable zone-to-zone setbacks are met.

- (e) **Lot Coverage; Height.** Buildings and accessory structures within the IG zone shall conform to the lot coverage and height standards set forth in Table 554-5.

Table 554-5 Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
<b>Lot Coverage</b>		
<b>Buildings and Accessory Structures</b>		
All Uses	No Max.	
<b>Height</b>		
<b>Buildings</b>		
All Uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to uses	Max. 70 ft.	

**Response:** Table 554-5 does not include a maximum limit on lot coverage and the site does not contain buildings or accessory structures. These standards are met.

- (d) **Landscaping.**
- (1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.

---

**Response:** Landscaping for the required setbacks, as specified in SRC chapters 806 and 807, is planned to be addressed in the concurrent Site Plan Review application. This standard can be met.

- (2) Vehicle use areas. Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.

**Response:** Landscaping for the vehicle use area, as specified in SRC chapters 806 and 807, is planned to be addressed in the concurrent Site Plan Review application. This standard can be met.

- (e) Industrial performance standards. Within the IG zone no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

**Response:** The planned project is intended to be maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ). This standard is and will continue to be met.

- (f) Development standards for continued uses.
- (1) Buildings. Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except the lot size and dimensions standards in SRC chapter 511.
- (2) Accessory structures. Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) Zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.
- \_(3) Option to rebuild in same location. Notwithstanding SRC 554.010(f)(1) and (2), any building or accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) Zone set forth in SRC 511.010(b)

**Response:** The planned project will continue an established use and does not involve modifications to existing buildings. This standard does not apply.

## **CHAPTER 800. GENERAL DEVELOPMENT STANDARDS**

### **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

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as separate buildings shall be considered as separate buildings for purposes of this subsection.

**Response:** The project involves multiple lots under single ownership to accommodate a single development. Therefore, under this provision, the entire combined area shall be considered as a single lot for purposes of the UDC. A Property Boundary Verification was approved for this site in 2007 and is included in Exhibit E. However, City staff has informed the Applicant that this approval only applies to building permits, and not to other provisions of the UDC. Therefore, this Tentative Replat application is being submitted to consolidate the legal units of land into a single lot so the project can meet the applicable provisions of the UDC. This standard is met.

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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.

**Response:** This project does not involve projections into any required setback, and the setbacks will remain unobstructed on the consolidated/reconfigured lot, as shown on the Preliminary Site Plan in Exhibit A. This standard is met.

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:** Gaffin Road SE is identified as a Minor Arterial street in the Salem Transportation Plan and is planned with an ultimate 72-foot-wide right-of-way. The current Gaffin Road SE right-of-way is ±57.5 feet in width, requiring 8.5 feet of additional right-of-way on the development side. The property does not include buildings or structures that encroach into this special setback.

- (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 property does not include buildings or structures that encroach into a required setback measured from the special setback line.

- (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:

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- (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:** The project does not include any of the above-listed structures or paving in the special setback. This provision does not apply.

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## CHAPTER 803. STREETS AND RIGHT-OF-WAY IMPROVEMENTS

### 803.010. Streets, generally.

Except as otherwise provided in this chapter, all streets shall be improved to include the following: adequate right-of-way, paving, curbing, bike lanes (where required), sidewalks, street lighting, stormwater facilities; utility easements, turnarounds, construction strips, landscape strips, parking lanes, adequate right-of-way geometry, paving width, grade, structural sections and monumentation, that conforms to the Public Works Design Standards.

**Response:** In the Salem Transportation Plan, Gaffin Road SE is identified as a Minor Arterial planned with a 46-foot-wide improvement in a 72-foot-wide right-of-way. The current Gaffin Road SE right-of-way is ±57.5 feet in width along most of the property frontage with 27.5 feet on the Applicant's side of the street measured from centerline. The Tentative Replat Plans in Exhibit A show 8.5 feet of right-of-way dedicated on the development side that will provide the Applicant's proportionate share of the ultimate right-of-way (one half of the ultimate right-of-way width measured from centerline). The final configuration of this right-of-way is still under development and will be determined during the final design of the street improvements included in the concurrent Site Plan Review application. This standard is met.

### 803.015. Traffic impact analysis.

- (a) **Purpose.** The purpose of a traffic impact analysis is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.
- (b) **Applicability.** An applicant shall provide a traffic impact analysis if one of the following conditions exists:
  - (1) The development will generate 200 or more daily vehicle trips onto a local street or alley, or 1,000 daily vehicle trips onto a collector, minor arterial, major arterial, or parkway. Trips shall be calculated using the adopted Institute of Transportation Engineer's Trip Generation Manual. In developments involving a land division, the trips shall be calculated based on the proposed development that will occur on all lots that will be created by the land division.

**Response:** This Tentative Replat application does not include physical development that will generate new traffic or changes to existing traffic patterns. This application does not meet the threshold for a Traffic Impact Analysis (TIA). Future development will be reviewed as part of a concurrent Site Plan Review application, which includes a TIA.



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- (2) The increased traffic resulting from the development will contribute to documented traffic problems, based on current accident rates, traffic volumes or speeds, and identified locations where pedestrian and/or bicyclist safety is a concern.

**Response:** This Tentative Replat application does not include physical development that will generate new traffic or changes to existing traffic patterns. This application does not meet the threshold for a TIA. Future development will be reviewed as part of a concurrent Site Plan Review application, which includes a TIA.

- (3) The City has performed or reviewed traffic engineering analyses that indicate approval of the development will result in levels of service of the street system that do not meet adopted level of service standards.

**Response:** This Tentative Replat application does not include physical development that will generate new traffic or changes to existing traffic patterns. This application does not meet the threshold for a TIA. Future development will be reviewed as part of a concurrent Site Plan Review application, which includes a TIA.

- (c) Improvements may be required. On-site and off-site public or private improvements necessary to address the impacts identified in the traffic impact analysis may be required as conditions of development approval. Improvements include, but are not limited to, street and intersection improvements, sidewalks, bike lanes, traffic control signs and signals, parking regulation, access controls, driveway approach location and design, and street lighting.

**Response:** This Tentative Replat application does not include physical development that will generate new traffic or changes to existing traffic patterns. The public improvements necessary to serve the future development will be included in a concurrent Site Plan Review application, which includes a TIA.

- (d) Exception. An exception to the requirement for a traffic impact analysis may be granted for development that generates more than the trips specified in subsection (b)(1) of this section if the Director determines the traffic impact analysis is not necessary to satisfy the purposes set forth in subsection (a) of this section.

**Response:** An exception under this section is not requested.


#### **IV. 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 the City can rely upon this information to approve the application.



# MEMO

**TO:** Sally Long, Planner I  
Community Development Department

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

**DATE:** July 23, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
REP21-02 (21-107283)  
5260 GAFFIN ROAD SE  
REPLAT FOR GAFFIN ROAD TRANSPORTATION CENTER**

## **PROPOSAL**

A replat to consolidate five existing properties (comprised of Lots 6-9 and Lot 20 of the Maplewood Plat) into one lot approximately 25.99 acres in size. The subject property is zoned IG (General Industrial), located at 5246 and 5260 Gaffin Road SE and 5191 Santiam WB Hwy SE - 97317 (Marion County Assessor Map and Tax Lot Number(s): 082W05A / 3100, 3200 and 3300).

## **RECOMMENDED CONDITIONS OF PLAT APPROVAL**

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

## **FACTS**

1. Gaffin Road SE
  - a. Standard - This street is designated as a Minor Arterial street in the Salem TSP and is partially under Marion County jurisdiction. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
  - b. Existing Conditions - This street has an approximate 24-foot improvement within a 58-foot-wide right-of-way abutting the subject property.

## **Storm Drainage**

1. Existing Conditions
  - a. A 24-inch stormwater main is located in Gaffin Road SE.
  - b. A ditch and culverts are located along the frontage of the subject property.

## Water

### 1. Existing Conditions

- a. The subject property is located in the S-1 water service level.
- b. A 20-inch public water main is located in Gaffin Road SE.
- c. A 24-inch public water main is located on the subject property.

## Sanitary Sewer

### 1. Existing Sewer

- a. A 15-inch sewer main is located in Gaffin Road SE.
- b. A 30-inch sewer main is located on 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.**

**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 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.

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025. The response indicates that DSL has on file a current, date-stamped wetland delineation (WD2021-0032) and the proposed replat does not appear to present future development issues.

**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. The applicant shall ensure relocated property lines coincide with future driveway locations and do not create conflicts with existing utility poles, cable boxes, fire hydrants, etc.

cc: File