



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Staff Report

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File #: 17-540

Version: 1

Date: 11/13/2017

Item #: 6. c.

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**TO:** Mayor and City Council  
**THROUGH:** Steve Powers, City Manager  
**FROM:** Norm Wright, Community Development Director

**SUBJECT:**

Planning Administrator Decision - Subdivision / Class 2 Adjustment Case No. SUB-ADJ17-09 - Approved - Dogwood Heights, LLC (Eric Jensen) - 3700 & 3800 Blocks of Dogwood Drive S - A consolidated application for a 46-lot phased subdivision ("Dogwood Heights") containing the following requests:

- 1) A phased subdivision tentative plan to divide approximately 14.14 acres into 46 lots and; 2) Class 2 Adjustments to:
  - a) Increase the maximum allowed grade of Hillside Court S, a local street, from 12 percent, as required under SRC 803.035(c), to 15 percent; and
  - b) Increase the maximum length of the flag lot accessway serving Lots 36-39 from 400 feet, as required pursuant to SRC 800.025(c), to 500 feet.

Ward(s): 7

Councilor(s): Cook

Neighborhood(s): SWAN

**RECOMMENDATION:**

Information Only.

Chris Green  
Planner II

Attachments:

1. Land Use Decision SUB-ADJ17-09

10/30/2017