

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

PARTITION TENTATIVE PLAN CASE NO.: PAR24-05

APPLICATION NO.: 24-102428-PLN

NOTICE OF DECISION DATE: April 22, 2024

REQUEST: An application for a tentative partition to create three parcels approximately ~~38,725~~ 37,669, ~~4,925~~ 5,004, and ~~5,481~~ 6,515 square feet in size. The subject property of the proposed partition is 1.13 acres in size, zoned RS (Single Family Residential) and located at 3370 Darrin Street NW (Polk County Assessor's Map and Tax Lot 073W08AB00103).

APPLICANT: Karl Goertzen

LOCATION: 3370 Darrin St NW, Salem OR 97304

CRITERIA: Salem Revised Code (SRC) Chapters 205.005(d) – Partition Tentative Plan

FINDINGS: The findings are in the attached Decision dated April 22, 2024

DECISION: The **Planning Administrator APPROVED** Partition Tentative Plan Case No. PAR24-05 subject to the following conditions of approval:

- Condition 1:** Prior to final plat approval, dedicate an easement for the existing public stormwater main on the subject property that meets current Public Works Design Standards for easement width (PWDS Section 1.8).
- Condition 2:** Prior to final plat, submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcels 2 and 3.
- Condition 3:** Prior to final plat approval, or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall identify an approved point of discharge and construct stormwater services to serve parcels 2 and 3 to the approved point of discharge.
- Condition 4:** Prior to final plat approval, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
- Condition 5:** Prior to final plat approval, or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct streetscape improvements along the frontage of Darrin Street NW including curblin sidewalks, street trees, and an ADA ramp at the

intersection of Darrin Street NE and Tina Avenue NW, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Condition 6: Prior to final plat approval, provide a 10-foot-wide public utility easement along the frontage of Darrin Street NW on the final plat.

The rights granted by the attached decision must be exercised, or an extension granted, by May 14, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>March 20, 2024</u>
Notice of Decision Mailing Date:	<u>April 22, 2024</u>
Decision Effective Date:	<u>May 14, 2024</u>
State Mandate Date:	<u>July 18, 2024</u>

Case Manager: Jacob Brown, Planner I, jrbrown@cityofsalem.net, 503-540-2347

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., Tuesday, May 7, 2024. Any person who presented evidence or testimony at the hearing may appeal the decision. 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 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

DECISION

IN THE MATTER OF THE)	FINDINGS AND ORDER
APPROVAL OF TENTATIVE PARTITION)	
CASE NO. PAR24-05)	
3370 DARRIN ST NW)	APRIL 22, 2024

In the matter of the application for a Tentative Partition application submitted by Karl Goertzen, on behalf of the applicant and property owner, Clark Family Trust, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A tentative partition plan to create three parcels.

Request: An application for a tentative partition to create three parcels approximately ~~38,725~~ 37,669, ~~4,925~~ 5,004, and ~~5,484~~ 6,515 square feet in size. The subject property of the proposed partition is 1.13 acres in size, zoned RS (Single Family Residential) and located at 3370 Darrin Street NW (Polk County Assessor's Map and Tax Lot 073W08AB00103).

A vicinity map indicating the subject property and surrounding area is included herein as **Attachment A**.

PROCEDURAL FINDINGS

1. On January 23, 2024, an application for a Tentative Partition Plan was filed proposing to divide a 1.13-acre property at 3370 Darrin Street NW into three parcels (see **Attachment B**).
2. After additional information was provided the application was deemed complete for processing and notice of filing was sent pursuant to Salem Revised Code requirements on March 20, 2024.
3. The state-mandated local decision deadline for the application is July 18, 2024.

SUBSTANTIVE FINDINGS

1. Proposal

Following the completion of the request for comment period, the applicant provided an updated tentative plan widening Parcel 2 and 3 to accommodate an existing water service. The tentative partition plan proposes to divide the 1.13-acre property into three parcels; the existing a single-family residence would remain on Parcel 1 while Parcels 2 and 3 would consist of vacant land for the future development of a single family, two family, or three family development. All parcels will take access from Darrin Street NW. The three parcels within the revised tentative partition plan are proposed as follows:

PROPOSED PARCEL 1

Parcel Size: 38,669 square feet
Parcel Dimensions: Approximately 200 feet in width and 164 feet in depth

PROPOSED PARCEL 2

Parcel Size: 5,004 square feet
Parcel Dimensions: Approximately 50 feet in width and 106 feet in depth

PROPOSED PARCEL 3

Parcel Size: 6,515 square feet
Parcel Dimensions: Approximately 60 feet in width and 104 feet in depth

Access and Circulation: The subject property has access onto Darrin Street NW. Within the Salem Transportation System Plan (TSP), Darrin Street NW is classified as a local street.

2. Existing Conditions

Site and Vicinity

The subject property has approximately 274 feet of frontage on, Darrin Street NW. The property is currently approximately 300 feet in width and 150 feet in depth. The applicant proposes to retain the existing building occupied by a single-family residence.

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 “Single Family Residential (SF)” on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: Single Family Residential (SF)
South: Single Family Residential (SF)
East: Single Family Residential (SF)
West: Across Darrin Street NW – Single Family Residential (SF)

Zoning and Surrounding Land Use

The subject property is zoned RS (Single Family Residential) and is currently developed with a building occupied by a *personal services use*, salon. The surrounding properties are zoned and used as follows:

North: Single Family Residential (RS)
South: Single Family Residential (RS)
East: Single Family Residential (RS)
West: Across Darrin Street NW – Single Family Residential (RS)
Relationship to Urban Service Area

The subject property is within the City's Urban Service Area.

Infrastructure

Water: The subject property is located in the G-0 water service level. A 6-inch public water main is located in Darrin Street NW.

Sewer: An 8-inch sewer main is located in Darrin Street NW.

Storm Drainage: A 10-inch storm main is located in Darrin Street NW and terminates at the northern property line. A 30-inch storm main is located on the subject property within an easement.

Streets: Darrin Street NW

- a) Standard— This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 50-foot-wide right-of-way for cul-de-sac streets.
- b) Existing Conditions— This street has an approximate 30-foot improvement within a 50-foot-wide right-of-way abutting the subject property.

3. City Department Comments

Public Works Department – Reviewed the proposal and has provided comments and recommendation for plat approval. Their memorandum is included as **Attachment D**.

Building and Safety Division – Reviewed the proposal and indicated no comments.

Fire Department – Reviewed the proposal and indicated that fire department access and water supply will be required at the time of development.

4. Public Agency and Private Service Provider Comments

Salem-Keizer School District: Reviewed the proposal and provided comments that are included as **Attachment D**. The School District indicates, in summary, that the property is served by Brush College Elementary School, Straub Middle School, and West Salem High School and identifies sufficient existing school capacity at each of these schools to accommodate the projected increase in student enrollment resulting from the proposed development.

The School District indicates the subject property is located where students will be eligible for school provided transportation to Brush College Elementary School, Straub Middle School, and West Salem High School.

5. Neighborhood Association Comments and Public Comments

The subject property is within the boundaries of the West Salem Neighborhood Association (WSNA).

Applicant Neighborhood Association Contact

SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On January 23, 2024, the applicant contacted WSNA to provide details about the proposal.

Neighborhood Association Comment

Notice of the application was provided to the neighborhood association, pursuant to SRC 300.620(b)(2)(B)(iii), which requires public 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

Property owners and residents within 250 feet of the subject property were mailed notification of the proposed partition. As of the date of completion of this staff report, no comments were received.

Homeowners Association

The subject property is not located within a Homeowners Association.

DECISION CRITERIA FINDINGS

6. Criteria for Granting a Tentative Partition

The Salem Revised Code (SRC), which includes the Unified Development Code (UDC), implements the Salem Area Comprehensive Plan land use goals, and governs development of property within the city limits. The partition process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan (TSP), and the Water, Sewer, and Storm Drain System Master Plans. A second review occurs for the created parcels at the time of site plan review/building permit review to assure compliance with the UDC. Compliance with

conditions of approval to satisfy the UDC is checked prior to city staff signing the final partition plat.

SRC Chapter 205.005(d) sets forth the criteria that must be met before approval can be granted to a tentative partition plan. The following subsections are organized with approval criteria shown in bold, followed by findings of fact upon which the Planning Administrator's decision is based. The requirements of SRC 205.005(d) are addressed within the specific findings which evaluate the proposal's conformance with the applicable criteria. Lack of compliance with the following criteria is grounds for denial of tentative plan or for the issuance of conditions of approval to satisfy the criteria.

SRC 205.005(d)(1): The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to the following:

(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines.

SRC Chapter 511 (Single Family Residential): The tentative partition plan proposes to divide the 1.13 property into three parcels with the existing single-family residence remaining on Parcel 1 and Parcels 2 and 3 consist of vacant land for the future development of a single family, two family, or three family development. The subject property is currently zoned RS (Single Family Residential). The minimum lot area requirements of the RS zone are established under SRC 511.010(b) as follows:

Lot Standards for RS zone (Single Family Residential) (see SRC Chapter 511, Table 511-2 for the complete table, below is what is applicable to this application.)

RS Zone Residential Use Lot Standards		
Lot Area	Min. 4,000 sq. ft.	Applicable to single family and two family uses.
	Min. 5,000 sq. ft.	Applicable to three family uses
	Min. 6,000 sq. ft.	Applicable to all other non-residential uses
Lot Width	Min. 40 ft.	
Lot Depth	Min. 70 ft.	Applicable to single family and two family
	Min. 80 ft.	Applicable to all other uses
	Min. 120 ft.	Applicable to double frontage lots <i>(lots with front and rear lots lines abutting a street).</i>
	Max. 300% of average lot width	
Street Frontage	Min. 40 ft.	

Finding: Proposed Parcel 1 is 37,669 square feet in size, and would have 200 feet of frontage on Darrin Street NW. It would be approximately 200 feet in width and 89 feet in depth. Parcel 1 meets the area, width, depth, and frontage lot standards for sing.

Proposed Parcel 2 is proposed to be 5,004 square feet in size. It would be approximately 50 feet in width and 106 feet in depth. Parcel 2 meets the area, width, and depth and frontage standards.

Proposed Parcel 3 is proposed to be 6,515 square feet in size. It would be approximately 61 feet in width and 104 feet in depth. Parcel 3 meets the area, width, and depth and frontage standards.

The proposed parcels within the partition are of sufficient size and dimension to permit future development of uses allowed within the zone.

Setback Standards for RS zone (Single Family Residential) (see SRC Chapter 511, Table 511-3 for the complete table, below is what is applicable to this application.)

Requirement	Minimum Standard	Limitations & Qualifications
Abutting Street – All other uses	20 feet minimum	Applicable along collector or arterial streets.
Interior Side – Single family and all other non-residential uses	5 feet minimum	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	3 feet minimum	Applicable to existing dwellings, other than zero side yard dwellings and townhouses.
Interior Rear – All other uses	14 feet minimum	Applicable to any portion of a building not more than 1 story in height.
	20 feet minimum	Applicable to any portion of a building greater than 1 story in height.

Finding: The existing single-story building containing a single-family residence which would remain on proposed Parcel 1 exceeds the setback standards in the RS zone, with a setback of approximately 20 feet to the west (front/abutting street) property line, a setback of 88 feet to the north property line (interior side), a setback of 21 feet to the south (interior side) property line, and a setback of 87 feet to the west (rear interior side).

Future development of Parcels 2 and 3 will be reviewed for adherence to setback requirements at the time of application for building permit. The proposed parcels exceed the minimum parcel size for the RS zone, which provides sufficient width and depth to accommodate the required setbacks.

Lot Coverage: Maximum lot coverage requirements within the RS zone are established under SRC 511.010(c), Table 511-5. The RS zones limits the total lot coverage for buildings and accessory structures related to single-family uses to 60 percent. For all other uses, buildings and accessory structures are limited to 35 percent lot coverage.

Finding: Proposed Parcel 1 contains an existing building containing a single-family residence and personal services use, with a proposed lot coverage of 2,647 square feet, or 7 (6.8) percent. Proposed Parcels 2 and 3 are undeveloped and will be reviewed for conformance with the lot coverage standards of SRC 511 at the time of development. The proposal meets the standard.

SRC Chapter 806 (Off-Street Parking, Loading, and Driveways)

SRC 806.015(a) (Maximum Required Off-Street Parking): SRC 806.015(a) requires all single-family dwellings to have no more than three parking spaces per unit while personal services are limited to a maximum one space per 250 square feet of floor area.

Finding: The subject property contains a dwelling with an existing three-car garage. Parcel 1 does not exceed the maximum of three parking spaces. The proposal meets this requirement.

SRC 806.030 (Driveway Development Standards for Single Family and Two Family Uses or Activities): SRC 806.030(c) requires that all driveways, except those serving developments on parcels within approved partitions located more than 300 feet from an available sewer, shall be paved with a hard surface material meeting the Public Works Design Standards.

Finding: Parcel 1 has an existing single-family dwelling with a paved driveway. Proposed driveway access to Parcels 2 and 3 will be reviewed at the time of future development. The proposal meets this requirement.

(B) City Infrastructure Standards.

The Public Works Department reviewed the proposal for compliance with the City's public facility plans pertaining to provision of water, sewer, and storm drainage facilities. While SRC Chapter 205 does not require submission of utility construction plans prior to tentative partition plan approval, it is the responsibility of the applicant to design and construct adequate City water, sewer, and storm drainage facilities to serve the proposed development prior to final plat approval without impeding service to the surrounding area.

SRC Chapter 200 (Urban Growth Management): SRC Chapter 200 (Urban Growth

Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located outside of the Urban Service Area. The proposal of partitioning does not meet the definition of "development" in SRC Chapter 200; therefore, no UGA permit is required. Future development on the subject property may require an UGA.

SRC Chapter 205 (Land Division and Reconfiguration): The applicant shall provide the required field survey and subdivision plat per Statute and Code requirements outlined in the Oregon Revised Statutes (ORS) and SRC. The applicant is advised that the subject property appears to have several easements that shall be either shown on the final plat or the interest released prior to final plat. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the subdivision plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), and Oregon Administrative Rules 850 020-0015(4)&(10), 820-020-0020(2), and 820 020-0045(5).

SRC Chapter 802 (Public Improvements): Comments from the Public Works Department indicate that water and sewer infrastructure are available along the perimeter of the site and appear to be adequate to serve the proposed partition. Specifications for required public improvements are summarized in the Public Works Department memo (**Attachment D**).

SRC 802.020 (Easements): Pursuant to SRC 802.020, conveyance of easements for City utilities is required as a condition of development approval to ensure adequate access to City infrastructure is provided. There is an existing 30-inch public stormwater main located on the subject property in a 15-foot-wide easement. The current easement does not meet Public Works Design Standards (PWDS) for required easement width in PWDS Section 1.8(b), which requires a minimum 20-foot-wide easement. As a condition of approval, the applicant shall dedicate a new easement to meet current Public Works Design Standards pursuant to SRC 802.020.

Condition 1: Prior to final plat approval, dedicate an easement for the existing public stormwater main on the subject property that meets current Public Works Design Standards for easement width (PWDS Section 1.8).

(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

SRC Chapter 809 (Wetlands): The Salem-Keizer Local Wetland Inventory shows that there are wetland channels 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), including any work in the public right-of-way. Wetland notice will be sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC Chapter 808 – Preservation of Trees and Vegetation

SRC Chapter 808 (Preservation of Trees and Vegetation): The City's tree preservation ordinance 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, SRC 808.035(a) requires a Tree Conservation Plan for a development proposal involving the creation of lots or parcels to be used for the construction of single-family dwelling units, where trees are proposed for removal. A Tree Conservation Plan was submitted in conjunction with the partition tentative plan.

The applicant is required to meet the criterion of SRC 808.035(d) for the proposed subdivision. There are no heritage trees, or riparian areas located on the subject property, therefore no riparian trees or vegetation are proposed for removal.

The applicant has submitted a Tree Conservation Plan as part of this application which will be reviewed separately. The tree conservation plan proposes to remove the one tree located on the subject property, or 4 (3.7) percent, of the trees on the lot. There are 26 trees proposed for preservation including one significant tree.

SRC 808.035(d)(1)(A): No heritage trees are designated for removal;

Finding: There are no heritage trees located on the subject property; therefore, this criterion is not applicable.

SRC 808.035(d)(1)(B): No significant trees are designated for removal, unless there are no reasonable design alternatives that would enable preservation of such trees.

Finding: There is no significant trees located on the subject property; therefore, this criterion is not applicable.

SRC 808.035(d)(1)(D): Not less than 30 percent of all trees located on the property are designated for preservation, unless there are no reasonable design alternatives that would enable preservation of such trees.

Finding: The tree conservation plan identifies a total of 27 trees on the property with one tree proposed for removal. As the tree conservation plan has proposed to preserve 4%, the proposed tree conservation plan is consistent with this standard.

SRC 808.046 - Protection measures during construction

Pursuant to SRC 808.046, no ground disturbing activities can occur within the Critical Root zone and ground silt fencing shall encompass 100-percent of the zone. The applicant can impact a maximum of 30 percent of the critical root zone of each tree to accommodate development with an arborist submitting documentation that the disturbance will not compromise the long-term health and stability of the tree. At this time, no development is proposed with protection measures being reviewed at the time of development.

SRC Chapter 809 – Wetlands

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels 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), including any work in the public right-of-way. Wetland notice will be sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC Chapter 810 – Landslide Hazards

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a partition adds 2 activity points to the proposal, which results in a total of 4 points. Therefore, the proposed development is classified as a low landslide risk and no additional information is required.

SRC 205.005(d)(2): The tentative partition plan does not impede the future use or development of the property or adjacent land.

Finding: The proposed partition would divide the 1.13-acre property into three parcels, with proposed Parcels 2 and 3 to be developed in the future, and proposed Parcel 1 to retain the existing single-family residence. The proposed partition would not impede the future use or development of any portion of the property, allowing for reasonable development of the parcels in accordance with the UDC. The adjoining properties are developed and have existing access to public or private streets.

The proposed configuration of parcels allows for the future development of the site consistent with applicable zoning standards. The proposal does not adversely affect the safe and healthful development of adjacent properties. The proposal meets this criterion.

SRC 205.005(d)(3): Development within the tentative partition plan can be adequately served by City infrastructure.

Finding: The subject property is located outside of the Urban Service Area. The proposal of partitioning does not meet the definition of "development" in SRC Chapter 200; therefore, no UGA permit is required. Future development on the subject property may require an UGA.

Private water, sewer, and storm services shall be constructed to serve each lot as a condition of plat approval. All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured prior to final plat approval except as authorized in an improvement agreement per SRC 205.035(c)(7)(B). Water and sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the properties as shown on the applicant's preliminary partition plan. Water and sewer services were previously constructed to serve the proposed lots through the public construction improvements with the Bella Rosa Villa subdivision and appear to be located along the proposed parcel frontages.

The proposed development is subject to SRC Chapter 71 and the Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

Condition 2: Prior to final plat, submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcels 2 and 3.

There are multiple points of discharge available for the proposed stormwater facilities: there is an existing 30-inch storm main located on the subject property in an easement; and there is a 10-inch public storm main located in Darrin Street NW that terminates at the northern property line. Pursuant to SRC 71.075 the applicant shall identify an approved point of discharge and provide a connection to that approved point of discharge to serve each lot per SRC 205.035(c)(7)(B). The required stormwater services shall be constructed prior to plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B).

Condition 3: Prior to final plat approval, or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall identify an approved point of discharge and construct stormwater services to serve parcels 2 and 3 to the approved point of discharge.

There are multiple easements shown on the plat and required as a condition of approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat. Additionally, there are required easements for public infrastructure, open channels on the subject property, and Public Utility Easements required that must be shown on the final plat.

Condition 4: Prior to final plat approval, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.

SRC 205.005(d)(4): The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan.

Finding: Darrin Street NW is classified as a local street and has a right-of-way width of 50-feet and pavement width of 30-feet; therefore, Darrin Street NW meets the right-of-way width and pavement width standards for a local cul-de-sac street per the Salem Transportation System Plan (TSP) and SRC Chapter 803. However, Darrin Street NW does not have the required streetscape improvements along the property frontage including sidewalks, street trees, and an ADA receiving ramp at the intersection of Darrin Street NE and Tina Avenue NW. The sidewalks along Darrin Street NW are approved to be located along the curb per SRC 803.035(l)(2)(A) as the right-of-way width for Darrin Street NW is 50-feet. As a condition of approval, the applicant shall provide the necessary streetscape improvements.

Condition 5: Prior to final plat approval, or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct streetscape improvements along the frontage of Darrin Street NW including curblin sidewalks, street trees, and an ADA ramp at the intersection of Darrin Street NE and Tina Avenue NW, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

A 10-foot-wide public utility easement is required along the street frontage of Darrin Street NW pursuant to SRC 803.035(n).

Condition 6: Prior to final plat approval, provide a 10-foot-wide public utility easement along the frontage of Darrin Street NW on the final plat.

SRC 205.005(d)(5): The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

Finding: The partition, as proposed and conditioned, is served with adequate transportation infrastructure. The street system adjacent to the partitioned property will provide for safe, orderly, and efficient circulation of traffic into, through, and out of the partition. This criterion is met.

SRC 205.005(d)(6): The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.

Finding: The proposed partition has been reviewed to ensure that adequate measures have been planned to alleviate natural or fabricated hazards and limitations to development, including topography and vegetation of the site. The layout allows for reasonable development of all parcels within the partition without variances from the UDC.

SRC 205.005(d)(7): The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of site, topography, and vegetation will occur from the reasonable development of the parcels.

Finding: The applicant submitted a shadow plat as part of the application which demonstrates how proposed Parcel 1 could be further divided into two additional lots served by a flag lot accessway from Darrin Street NW. As conditioned, the application meets the requirements of SRC Chapter 803 and additional street improvements would not be required if parcel 1 is further divided as shown on the future division plan. Nothing in this decision precludes future development from complying with current standards.

SRC 200.005(d)(8): When the tentative partition plan is for property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer:

- (A) The property is zoned residential;**
- (B) The property has received a favorable site evaluation from the county sanitarian for the installation of an on-site sewage disposal system; and**
- (C) The proposed parcels are at least 5 acres in size and, except for flag lots, have no dimension that is less than 100 feet.**

Finding: The site is served by available sewer and water. Therefore, this criterion is not applicable.

7. Conclusion

Based upon review of SRC 205.005, the findings contained above, and the comments described, the Tentative Partition Plan and Class 2 Adjustment comply with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

IT IS HEREBY ORDERED

The Tentative Partition Plan Case No. PAR24-05 located at 4470 Darrin Street NW (Polk County Assessor's Map and Tax Lot Number: 073W08AB/00103) is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the conditions of approval listed below, which must be completed prior to final plat approval, unless otherwise indicated:

- Condition 1:** Prior to final plat approval, dedicate an easement for the existing public stormwater main on the subject property that meets current Public Works Design Standards for easement width (PWDS Section 1.8).
- Condition 2:** Prior to final plat, submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcels 2 and 3.
- Condition 3:** Prior to final plat approval, or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall identify an approved point of discharge and construct stormwater services to serve parcels 2 and 3 to the approved point of discharge.

- Condition 4:** Prior to final plat approval, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
- Condition 5:** Prior to final plat approval, or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct streetscape improvements along the frontage of Darrin Street NW including curblin sidewalks, street trees, and an ADA ramp at the intersection of Darrin Street NE and Tina Avenue NW, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
- Condition 6:** Prior to final plat approval, provide a 10-foot-wide public utility easement along the frontage of Darrin Street NW on the final plat.

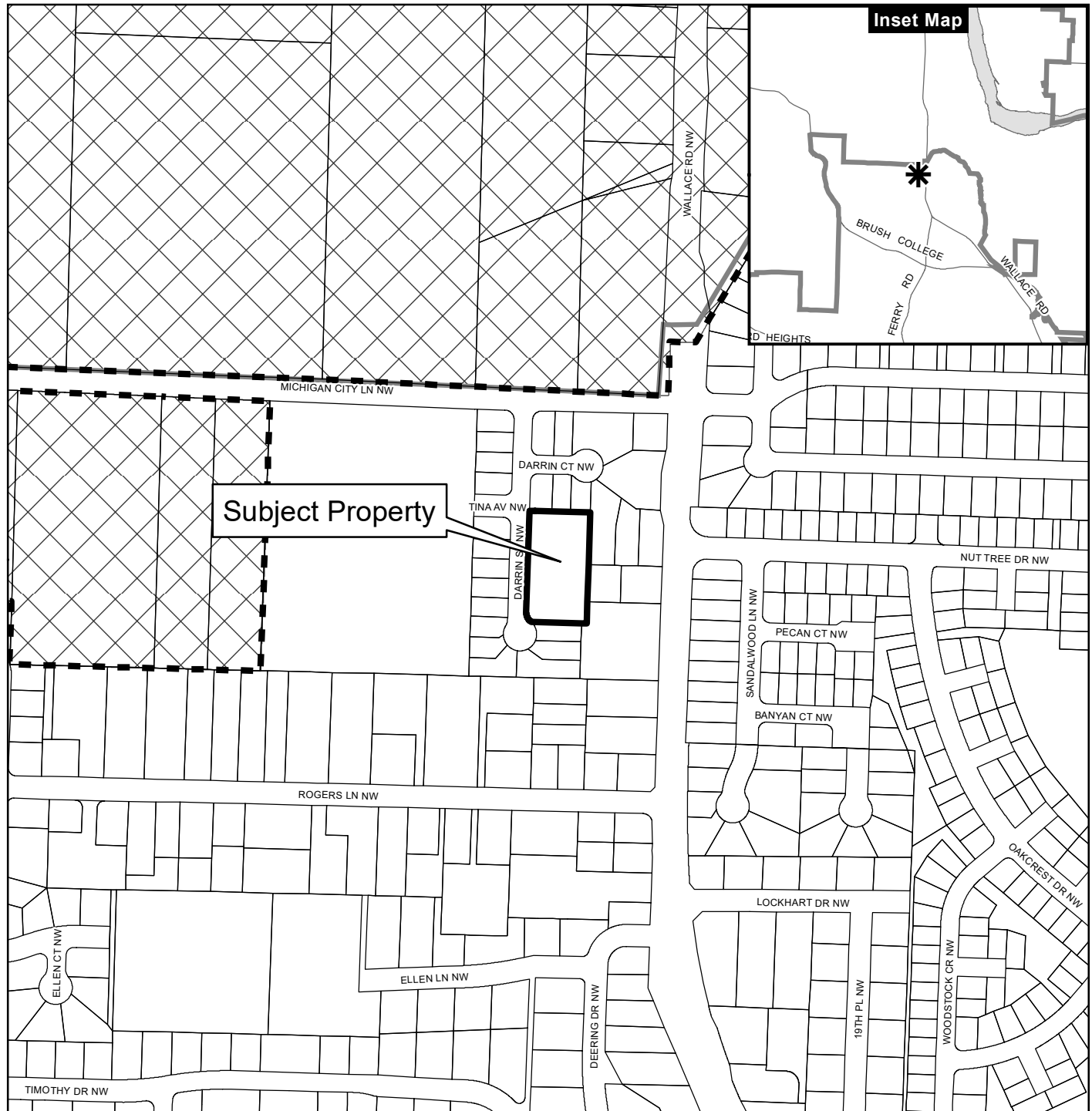


Jacob Brown, Planner I,
on behalf of, Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments:
- A. Vicinity Map
 - B. Applicant's Tentative Partition Plan
 - C. Salem-Keizer School District Comments
 - D. City of Salem Development Services Division Memorandum

Vicinity Map

3370 Darrin Street NW



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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0 100 200 400 Feet



PROPOSED STORM WATER PLAN

Stormwater management plan is schematically shown on drawing and more particularly described as follows:
On Parcels 2 and 3 the developer proposes that individual Green Storm Water Infrastructure (GSI) in the form of an infiltration rain gardens designed by the City's Simplified Approach as contained in the Storm water design standards to collect, treat, and detain runoff from impervious areas created that will be created in the future by the development of proposed Parcels 2 and 3.
The developer no Storm Water Infrastructure on proposed Parcel 1, since there is no proposed impervious areas to be added as part of this proposed Partition.

All overflow from the rain gardens will be piped to the existing public 15' storm drain pipe located in the easement as shown, or to the Michigan Swale as shown.

NOTES & LEGEND:

- (E) = EXISTING FEATURE
- (P) = PROPOSED FEATURE
- = EXISTING OBJECT
- PP = POWER POLE
- X = POINT OF ELEV
- C OF S = CITY OF SALEM
- G14514 = GROUND ELEVATION
- TC 14550 = TOP OF CURB ELEVATION
- G2510 = TOP OF GROUND ELEVATION
- P25320 = TOP OF PAVEMENT ELEVATION
- TC25120 = TOP OF CURB ELEVATION
- NOTE: ELEVATION BENCH MARK USED - MANHOLE RM AS NOTED (E.L. 235.31)
- 2 PROPOSED RAIN GARDEN
- 3 ADDITIONAL 25' STORM EASEMENT TO CITY (P)
- 4 (P) OPEN 15' CHANNEL EASEMENT
- 222 = CONTOUR AS SHOWN ON CITY OF SALEM MAPS

VICINITY MAP



NO SCALE

SUBJECT PROPERTY

CURVE TABLE (1)				
OBJECT	RADIUS LENGTH	CURVE LENGTH	CHORD	CHORD BEARING
C11(1)	45.00'	3.08'	3.08'	N51°05'29"W
C12(1)	30.00'	27.78'	26.80'	N26°31'32"W

REV. 4-16-24 REVISED LOT LINES BETWEEN LOTS 1 & 2 AND LOTS 2 & 3.

PARTITION TENTATIVE PLAN
3370 DARRIN ST. NW
SALEM, OR 97304
SEC. 8, T. 7 S., R. 3 W. W.M.

LAND OWNER:
DAN AND CAROL CLARK
3370 DARRIN ST. NW
SALEM, OR 97304

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Karl D. Goertzen
OREGON
SEPTEMBER 23, 1977
KARL D. GOERTZEN
1195
EXPIRES: 6-30-2025

KARL D. GOERTZEN
4753 FIR DELL DRIVE SE
SALEM, OREGON 97302
PH. 503.378.0952
E-mail:KDGoertz@comcast.net

DESIGNED BY: KDG
DRAWN BY:
DATE: NOV. 2023
REV. 4-16-24
SHEET
1 OF 1

REQUEST FOR COMMENTS

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

REGARDING: Partition Tentative Plan Case No. PAR24-05

PROJECT ADDRESS: 3370 Darrin St NW, Salem OR 97304

AMANDA Application No.: 24-102428-PLN

COMMENT PERIOD ENDS: Wednesday, April 3, 2024, at 5:00 p.m.

SUMMARY: A tentative partition plan to create three parcels.

REQUEST: An application for a tentative partition to create three parcels approximately 38,725, 4,982, and 5,481 square feet in size. The subject property of the proposed partition is 1.13 acres in size, zoned RS (Single Family Residential) and located at 3370 Darrin St NW (Polk County Assessor's Map and Tax Lot 073W08AB00103).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, April 3, 2024, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are *public record*. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: jbrown@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: See attached

Name/Agency: David Fridenmaker, Salem-Keizer Public Schools

Address: 2450 Lancaster Dr. NE, PO Box 12024, Salem, OR 97309

Phone: 503-315-0232

Email: fridenmaker_david@salkeiz.k12.or.us

Date: 3/29/24

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



Business & Support Services
2450 Lancaster Drive NE • PO Box 12024 • Salem, Oregon 97309
503-399-3036 • FAX: 503-399-3407

Andrea Castañeda, Superintendent

March 29, 2024

Jacob Brown, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. PAR24-05, 3370 Darrin St NW, Salem

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Brush College	Elementary	K thru 5
Straub	Middle	6 thru 8
West Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Brush College	Elementary	262	481	54%
Straub	Middle	572	956	60%
West Salem	High	1,640	2,100	78%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	3	SF	0.168	1
Middle			0.098	0
High			0.144	0

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Brush College	Elem.	262	0	1	1	481	55%
Straub	Mid.	572	53	0	53	956	65%
West Salem	High	1,640	71	0	71	2,100	82%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Brush College	Elementary	Eligible for School Transportation
Straub	Middle	Eligible for School Transportation
West Salem	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	1	\$83,655	\$83,655
Middle	0	\$101,069	\$0
High	0	\$118,482	\$0
TOTAL			\$83,655

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q4 2023”

Sincerely,

David Fridenmaker
Business and Support Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation



MEMO

TO: Jacob Brown, Planner I
Community Planning and Development Department

FROM: Shelby Guizar, Infrastructure Planner I
Community Planning and Development Department

DATE: April 16, 2024

Infrastructure Memo
Partition Plat No. 24-05 (24-102428-PLN)
3370 Darrin Street NW
3-Parcel Partition

PROPOSAL

An application for a tentative partition to create three parcels approximately 38,725, 4,982, and 5,481 square feet in size. The subject property of the proposed partition is 1.13 acres in size, zoned RS (Single Family Residential) and located at 3370 Darrin Street NW (Polk County Assessor Map and Tax Lot 073W08AB00103).

RECOMMENDED CONDITIONS OF APPROVAL

The following conditions of approval shall be completed prior to final plat approval:

1. Prior to final plat approval, submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcels 2 and 3.
2. Prior to final plat approval, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
3. Prior to final plat approval, dedicate an easement for the existing public stormwater main on the subject property that meets current Public Works Design Standards for easement width (PWDS Section 1.8).
4. Prior to final plat approval, provide a 10-foot-wide public utility easement along the frontage of Darrin Street NW on the final plat.

The following conditions of approval shall be completed prior to final plat approval, or delayed pursuant to an Improvement Agreement:

5. Prior to final plat approval, or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall identify an approved point of discharge and construct stormwater services to serve parcels 2 and 3 to the approved point of discharge.
6. Prior to final plat approval, or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct streetscape improvements along the frontage of Darrin Street NW including curblin sidewalks, street trees, and an ADA ramp at the intersection of Darrin Street NE and Tina Avenue NW, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

FACTS

Streets

1. Darrin Street NW
 - a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 50-foot-wide right-of-way for cul-de-sac streets.
 - b. Existing Conditions—This street has an approximate 30-foot improvement within a 50-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A 10-inch storm main is located in Darrin Street NW and terminates at the northern property line.
 - b. A 30-inch storm main is located on the subject property within an easement.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 6-inch public water main is located in Darrin Street NW.

Sanitary Sewer

1. Existing Sewer
 - a. An 8-inch sewer main is located in Darrin Street NW.

CRITERIA AND FINDINGS

SRC 205.005(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 205.005(d)(1)—The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the Unified Development Code, including, but not limited to the following:

- (A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;**
- (B) City infrastructure standards; and**
- (C) Any special development standards, including, but not limited to floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.**

Findings—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the Unified Development Code (UDC): 200 – Urban Growth Management; 601 – Floodplain Development; 802 – Public Improvements; 803 - Street and Right-of-way Improvements; 809 – Wetlands; 810 – Landslide Hazards.

SRC Chapter 200 (Urban Growth Management): SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located outside of the Urban Service Area. The proposal of partitioning does not meet the definition of "development" in SRC Chapter 200; therefore, no UGA permit is required. Future development on the subject property may require an UGA.

SRC Chapter 205.035 (Final Plat): The applicant shall provide the required field survey and subdivision plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. The applicant is advised that the subject property appears to have several easements that shall be either shown on the final plat or the interest released prior to final plat. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the subdivision plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), and *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

SRC Chapter 601 (Floodplain): Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC 802.020 (Easements): Pursuant to SRC 802.020, conveyance of easements for City utilities is required as a condition of development approval to ensure adequate access to City infrastructure is provided. There is an existing 30-inch public stormwater main located on the subject property in a 15-foot-wide easement. The current easement does not meet Public Works Design Standards (PWDS) for required easement width in PWDS Section 1.8(b), which requires a minimum 20-foot-wide easement. As a condition of approval, the applicant shall dedicate a new easement to meet current Public Works Design Standards pursuant to SRC 802.020.

Condition: Prior to final plat approval, dedicate an easement for the existing public stormwater main on the subject property that meets current Public Works Design Standards for easement width (PWDS Section 1.8).

SRC Chapter 809 (Wetlands): The Salem-Keizer Local Wetland Inventory shows that there are wetland channels 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), including any work in the public right-of-way. Wetland notice will be sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC Chapter 810 (Landslide Hazards): According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a partition adds 2 activity points to the proposal, which results in a total of 4 points. Therefore, the proposed development is classified as a low landslide risk and no additional information is required.

SRC 205.005(d)(3)—Development within the tentative partition plan can be adequately served by City infrastructure.

Findings—The subject property is located outside of the Urban Service Area. The proposal of partitioning does not meet the definition of “development” in SRC Chapter 200; therefore, no UGA permit is required. Future development on the subject property may require an UGA.

Private water, sewer, and storm services shall be constructed to serve each lot as a condition of plat approval. All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured prior to final plat approval except as authorized in an improvement agreement per SRC 205.035(c)(7)(B). Water and sewer infrastructure is available along the perimeter of the site and appears to be adequate to serve the properties as shown on the applicant's preliminary partition

plan. Water and sewer services were previously constructed to serve the proposed lots through the public construction improvements with the Bella Rosa Villa subdivision and appear to be located along the proposed parcel frontages.

The proposed development is subject to SRC Chapter 71 and the Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

Condition: Prior to final plat, submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcels 2 and 3.

There are multiple points of discharge available for the proposed stormwater facilities: there is an existing 30-inch storm main located on the subject property in an easement; and there is a 10-inch public storm main located in Darrin Street NW that terminates at the northern property line. Pursuant to SRC 71.075 the applicant shall identify an approved point of discharge and provide a connection to that approved point of discharge to serve each lot per SRC 205.035(c)(7)(B). The required stormwater services shall be constructed prior to plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B).

Condition: Prior to final plat approval, or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall identify an approved point of discharge and construct stormwater services to serve parcels 2 and 3 to the approved point of discharge.

There are multiple easements shown on the plat and required as a condition of approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat. Additionally, there are required easements for public infrastructure, open channels on the subject property, and Public Utility Easements required that must be shown on the final plat.

Condition: Prior to final plat approval, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.

SRC 205.005(d)(4) and SRC 205.005(d)(5)—The street system in and adjacent to the tentative partition plan conforms to the *Salem Transportation System Plan*. The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

Finding—Darrin Street NW is classified as a local street and has a right-of-way width of 50-feet and pavement width of 30-feet; therefore, Darrin Street NW meets the right-of-way width and pavement width standards for a local cul-de-sac street per the Salem Transportation System Plan (TSP) and SRC Chapter 803. However, Darrin Street NW does not have the required streetscape improvements along the property frontage including sidewalks, street trees, and an ADA receiving ramp at the intersection of Darrin Street NE and Tina Avenue NW. The sidewalks along Darrin Street NW are approved to be located along the curb per SRC 803.035(l)(2)(A) as the right-of-way width for Darrin Street NW is 50-feet. As a condition of approval, the applicant shall provide the necessary streetscape improvements.

Condition: Prior to final plat approval, or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct streetscape improvements along the frontage of Darrin Street NW including curblin sidewalks, street trees, and an ADA ramp at the intersection of Darrin Street NE and Tina Avenue NW, as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

A 10-foot-wide public utility easement is required along the street frontage of Darrin Street NW pursuant to SRC 803.035(n).

Condition: Prior to final plat approval, provide a 10-foot-wide public utility easement along the frontage of Darrin Street NW on the final plat.

SRC 205.040—For partitions of residentially zoned property, when the area of a proposed partition is such that it can be further divided resulting in four or more lots or parcels, the development standards applicable to subdivisions set forth in SRC chapter 803 shall apply. Any improvements resulting from the application of such standards to the proposed partition shall be constructed, or the applicant shall enter into a deferral agreement which shall be attached to all property within the partition.

Finding—The applicant submitted a shadow plat as part of the application which demonstrates how proposed Parcel 1 could be further divided into two additional lots served by a flag lot accessway from Darrin Street NW. As conditioned, the application meets the requirements of SRC Chapter 803 and additional street improvements would not be required if parcel 1 is further divided as shown on the future division plan. Nothing in this decision precludes future development from complying with current standards.

Prepared by: Shelby Guizar, Infrastructure Planner I
cc: File