

Partition

May 6, 2024



Applicant:

Creekside Golf Course LLC

Applicant's Representative:

Brandie Dalton, Land-Use Consultant

Multi/Tech Engineering

1155 SE 13th Street

Salem, Oregon 97306

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Site:

West of Crooked Stick Loop SE

North of Creekside Drive SE

083W22BA/Tax Lot 7000/083W22AB

CRITERIA AND APPLICANT'S REASONS ADDRESSING UDC 205.005(d):

UDC 205.005(d)(1):

Proposal: The subject property consists of approximately 14 acres (083W22BA/Tax Lots 100 and 7000/083W22AB) and are zoned RA (Residential Agriculture). In 1995, a Property Line Adjustment was recorded to eliminate Tax Lot 100 via Recorded Survey MCSR-33075. Therefore, the subject property only consists of Tax Lot 7000 now.

Proposed Adjustments:

-Lot Width to Depth Ratio (SRC Table 511-2)

The proposal is to divide approximately 14 acres into 2 Parcels:

Proposed:

Parcel 1- 10.64 Acres

Parcel 2- 3.37 Acres

Proposed Lot Width:

*Parcel 1- 320.70'

*Parcel 2- 130'

Proposed Lot Depth: An adjustment to lot width to depth ratio (Table 511-2) has been requested.

*Parcel 1-1600' (962' allowed)

*Parcel 2- 1030' (390' allowed)

Lot Frontage: Proposed Parcel 1 has frontage onto Crooked Stick Loop (east) and Creekside Drive (south). Parcel 2 has frontage onto Creekside Drive (south).

City Infrastructure standards: Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable land. Public facilities and services are available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services.

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

Applicant Response: Approval of the proposed partition does not impede future use of the remainder of the subject property or adjoining lands. The proposal is to divide Tax Lot 7000 into two Parcels. Parcel 1 will continue to be used for the golf course. Parcel 2 will have the potential to be further divided as shown on the subdivision shadow plan.

The subject property will continue to be part of an active Homeowners Association (HOA).

Therefore, the approval does not impede future use of the remainder surrounding properties. The proposal provides for further development of the site consistent with current zoning standards.

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

Applicant Response: The property is inside the Urban Services Area (USA), therefore, partitioning the property does require a UGA Preliminary Declaration. Urban Growth Preliminary Declaration Case No UGA90-09 was issued and included the subject property.

The City's adopted facility plans, and construction requirements are the basis for the provision of facilities and any conditions of approval imposed on the development to meet service requirements. The proposal is to divide Tax Lot 7000 into two Parcels. All existing and proposed utilities have been identified. The Public Works Department is responsible for reviewing the proposal to determine the public facility construction and other requirements necessary to serve the development and provide for future development of any adjoining properties. All conditions of approval will be met at the time of development.

City of Salem water and sewer service is available to the proposed parcels. The improvement of the access ways will facilitate vehicle and pedestrian access to the public street system. The Salem-Keizer School District and the Salem-Keizer Transit District serve the site.

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

Applicant Response:

General Circulation: The proposed partition will result in the creation of two parcels. Vehicular access to Parcels 1 and 2 will be taken from Creekside Drive SE. The existing streets will provide safe and efficient access to the parcels and the existing street system, by providing direct access to the site.

Boundary Streets: Creekside Drive SE abuts the subject properties to the south. Crooked Stick Loop abuts the subject property to the east. Both streets are fully developed.

Internal Streets: There are no additional internal public streets proposed or required in conjunction with the proposed partition.

Transportation Planning Rule Review:

The City of Salem's TPR encourages a reduction in automobile trips by capitalizing on transit opportunities and by creating an environment that encourages people to walk. The proposed partition is a "limited land use decision" pursuant to Oregon Revised Statute (ORS) 197.015, and has therefore been reviewed for consistency with the State's TPR multi-modal connectivity requirements, and is consistent as follows:

- (a) Mass Transit: The nearest transit service near the site is provided via Route 21 (Rees Hill Loop), on Sunnyside Road to the east of the site.

As an infill proposal, the transportation network in the area is already established or continuing to be established with new development. Connections to the existing system are provided by existing streets and access to serve the new parcels. The subject property, as proposed and conditioned, is served with

adequate transportation infrastructure, and the street system adjacent to the property provides for safe, orderly, and efficient circulation of traffic into and out of the property.

The major street network in the area has been established and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan. Public Works Department will address any applicable requirements for right-of-way conveyance that might be required because of this partition.

Creekside Drive and Crooked Stick Loop are both 'local' streets and provide connections to the street system that serves the area.

The partition is served with other adequate transportation infrastructure, and the street system adjacent the property will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property once the access ways are hard-surfaced and physically connected to the public street system.

UDC 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."

Applicant Response: The major street network in the area has been established and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan.

The partition is served with other adequate transportation infrastructure, and the existing street system adjacent the property and the access easement will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property physically connected to the public street system.

UDC 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."

Applicant Response: The partition code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The partition plan takes into consideration the topography and vegetation of the site. There are no trees located within the boundary of Tax Lot 7000.

The proposed lots are of sufficient size and dimensions to permit future development. The lot dimensions are illustrated on the tentative site plan. The subdivision code regulates minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

The layout of the lots takes into consideration the topography and vegetation of the site. All lots and streets are in compliance with the UDC. Therefore, this criteria has been met.

UDC 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 the site, topography, and vegetation will occur from the reasonable development of the parcels."

Applicant Response: The subdivision code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The proposed parcels are of sufficient size and dimensions to permit future development of single-family dwellings on the new parcels. The parcel dimensions are illustrated on the tentative site plan. The subdivision and zone codes regulate minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

The proposal is to divide approximately 14 acres into 2 Parcels:

Proposed:

Parcel 1- 10.64 Acres

Parcel 2- 3.37 Acres

Proposed Lot Width:

*Parcel 1 (TL 7000)- 320.70'

*Parcel 2 (TL 100)- 130'

Proposed Lot Depth: An adjustment to lot width to depth ratio (Table 511-2) has been requested.

*Parcel 1-1600' (962' allowed)

*Parcel 2- 1030' (390' allowed)

Tree Conservation Plan:

As shown on the existing conditions plan, there are 31 trees 10" in diameter or greater located within the boundary of the subject property that will all remain.