



MARION COUNTY BUILDING INSPECTION DIVISION

5155 Silverton Rd NE

Salem OR 97305

(503) 588-5147

Fax: (503) 588-7948

**LAND USE COMPATIBILITY STATEMENT (LUCS)
FOR ON-SITE SEWAGE SYSTEMS**

DATE: 7-31-24

MCBI File #: _____

SECTION 1 – APPLICANT INFORMATION

1. Property Address: 5175 Eastland Ave SE Property ID #: 549236
Salem, OR 97381

Section: 8 Township: 2W Range: 18B Tax Lot #: 1300

2. Name of Applicant: Oregon Sewer & Drain LLC Telephone #: 503-874-9464

Mailing Address: P.O. Box 1282
Silverton, OR 97381

3. Describe type of facility the on-site sewage system will serve (business, residence or other):

☐ Single Family Residence

☒ Business

☐ Other: _____

4. Type of on-site sewage system permit application being proposed for this property:

☒ New Installation Permit - Holding Tank

☐ Repair Permit

☐ Alteration Permit for: ☐ Replacement Dwelling ☐ Bedroom(s) addition

☐ Other changes in land use involving potential sewage flow increase: _____

SECTION 2 - TO BE FILLED OUT BY CITY OR COUNTY PLANNING OFFICIAL

5. The facility proposal is located:

☐ Inside City limits

☒ Inside UGB

☐ Outside UGB

6. If inside the UGB, the proposed facility is subject to:

☐ City jurisdiction

☐ County jurisdiction

☒ Shared city/county jurisdiction

7. Does the business or facility comply with local land use requirements? ? ☐ YES ☐ NO

Comments:

Use to comply with Marion County land use requirements.

8. Is a public notice and hearing required? ☐ YES ☒ NO

DATE: 8/1/2024

SANITARY SEWER AVAILABILITY

DEQ OAR 340-071-0160 requires a permit application for onsite sewage disposal be denied if: *A sewerage system which can serve the proposed sewage flow is both legally and physically available.*

* *Physical Availability:* A sewerage system shall be deemed physically available if its nearest connection point from the property to be served is:

- For a single family dwelling, or other establishment with a maximum projected daily sewage flow of not more than 899 gallons, within 300 feet;
- For a proposed subdivision or group of two to five single family dwellings, or equivalent projected daily sewage flow, not further than 200 feet multiplied by the number of dwellings or dwelling equivalents;
- For proposed subdivisions or other developments with more than five single family dwellings, or equivalents, the county agent shall make a case-by-case determination of sewerage availability.

EXCEPTION: A sewerage system shall not be considered available if topographic or man-made features make connection physically impractical.

* *Legal Availability:* A sewerage system shall be deemed legally available if the system is not under a DEQ connection permit moratorium, and the sewerage system owner is willing or obligated to provide sewer service.

9a. Is a sewerage system physically available and legally available to serve this property?

Physically available: ☐ YES ☒ NO

Legally available: ☐ YES ☒ NO

9b. If service is not available, please explain why and when service may become available:

The subject property is located more than 300-feet from available City of Salem sanitary sewer. The nearest sanitary sewer main is located at the intersection of Kuebler Blvd SE and 36th Ave SE, .63 miles north of the property. Extension of sanitary sewer mains is development driven and there is no established timeline for this area to be served.

SIGNATURES

CITY OF Salem PLANNING OFFICIAL:

Jacob Brown

(Print Name)



PLANNING OFFICIAL (Signature)

8/1/2024

DATE

555 Liberty St SE, Suite
305, Salem, OR 97301

ADDRESS

503 540 2347

TELEPHONE #

* COUNTY PLANNING OFFICIAL

(Print Name)

PLANNING OFFICIAL (Signature)

DATE

ADDRESS

TELEPHONE #

** If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB.*