

Planning/Permit Application Center

City Hall

555 Liberty St. SE, Room 320

Salem OR 97301-3513

503-588-6213 planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Project Description

A property line adjustment, tentative partition plan, class 3 site plan review, class 1 design review, six class 2 adjustments, and a class 2 driveway approach permit to divide the two existing single-family dwellings away from the vacant portion of the subject site and prepare the vacant portion of the site for new development. The vacant portion of the property is proposed to be developed with 12 new multifamily dwelling units and complimentary site improvements.

The proposal includes adjustments to the following development standards:

1. SRC 414.010(a) where lots subdivided or partitioned in the RM-II zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain three or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than household living as the applicant is proposing parcel 1 which will be 4,004 square feet and parcel 2 which will be 16,402 square feet when measured exclusive of the accessway.
2. SRC 514.010(b) lot standards for lot area where 6,000 square feet is required and 4,004 square feet is proposed.
3. SRC 514.010(b) lot standards where the lot depth cannot exceed 300% of the lot width, exclusive of the accessway (57.26 W x 3 = 171.78 Max Depth). In this case, 172 feet is allowed, and 231.85 feet is proposed.
4. SRC Section 800.065(2) Pedestrian access where a pedestrian connection is required between every building on a development site. In this case, the applicant is proposing to eliminate connections between the existing single-family dwellings and the newly proposed multi-family development.
5. Section 806.035(c)(3) - Table 514-5 zone-to-zone setbacks requires the vehicle use area to be setback from the side property line abutting a residential zone a minimum of 10-feet with Type C landscaping. The applicant is seeking to eliminate the setback and landscaping requirement for a 5.5 foot portion of a parking stall that abuts the proposed trash enclosure and proposed parcel 1.
6. Section 804.035(d) Spacing requirements onto a minor arterial provide that the driveway shall not be closer than 370 feet to the nearest driveway. The location of the newly constructed driveway approach is approximately 130 feet from the driveway to the east and 120 feet from the driveway to the west. The applicant is seeking a class 2 adjustment to limit the driveway spacing standard to 120 feet as it is impossible to meet the requirement given the frontage, where existing structures do not exist, is less than 100 feet in width.

Class 1 Design Review

Class 2 Adjustment

Class 2 Driveway Approach Permit

Class 3 Site Plan Review

Partition Tentative Plan

Property Line Adjustment

Work site location and information

Street address of or location of subject property	3021 D ST NE SALEM OR 97301
Size of property (acres)	0.67
Tax Lot Number	073W24DC01000
Neighborhood Association	North East Salem Community Association (NESCA)

People information

Applicant	BRAND LAND USE	1720 LIBERTY ST SE SALEM OR 97302	503-680-0949 britany@brandlanduse.com
Owner	Skyline Builders, LLC	landon@skyline-co.com	
Contact	Landon Hattan	landon@skyline-co.com	

Project information

Total Project Valuation	\$ 1,440,000.00
Site Area (Acreage)	.67
Comprehensive Plan	RM
Zoning	RM2
Is this expedited ?	No
Number of Lots	2
Number of Class 2 Adjustments	6
Number of Driveway Approaches	1
Number of Property Line Adjustments	1
Type of Plan Check	Multi Family
MS4 Reporting	Yes
Existing use structures and/or other improvements on site	Two existing single-family dwellings to remain.
Neighborhood Association Contact	Informational letter sent via email
Salem-Keizer Transit Contact	Informational letter sent via email
Homeowners Association	NA

Land Use fees

Description	Amount
Site Plan Review	\$5,149.00
Partition	\$6,402.00
Lot Line Adjustment	\$2,564.00
Automation Surcharge	\$5.00
Design Review - Class 1	\$739.00
Driveway Approach - Class 2	\$688.00
Zoning Adjustment - Class 2	\$3,489.00
Total Fees	\$19,036.00

Terms and Conditions

Correct information: I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Indemnity: I, the permit applicant, shall indemnify, defend and hold harmless the City of Salem, its officers, employees and agents from any and all claims arising out of or in connection with work done under this permit.

Authorizations

- Property owners and contract purchasers are required to authorize the filing of this application and must sign below. This signed form must be uploaded with other review documents.
- If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.
- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

This application was electronically submitted to the City of Salem Permit Application Center by **BRAND LAND USE** (PersonID: 356998) on **September 3, 2024** at **8:41 AM**.

I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

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I (we) certify that I (we) have read, understood, and confirm all the statements listed above and throughout the application form.

Authorized Signature: *Landon Hattan*

Printed Name: Landon Hattan Date: 9/3/2024

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____ Date: _____

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____ Date: _____

Address (include ZIP): _____

(For office use only)		
Received by:	Date:	Receipt Number: