

**4208 To 4258 Market St Project**

January 24, 2025

RE: Expedited Land Division Written Description

ORS 197.360

(1) *As used in this section:*

(a) *“Expedited land division” means a division of land under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 by a local government that:*

(A) *Includes only land that is zoned for residential uses and is within an urban growth boundary.*

**Response:** The proposed subdivision is over three tax lot zoned RS (Single Family Residential) and is located within the urban growth boundary of Salem.

(B) *Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.*

**Response:** The proposed 5-lot subdivision is solely for the purpose of residential use.

(C) *Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:*

- (i) *Open spaces, scenic and historic areas and natural resources;*
- (ii) *The Willamette River Greenway;*
- (iii) *Estuarine resources;*
- (iv) *Coastal shorelands; and*
- (v) *Beaches and dunes.*

**Response:** The subject property does not contain any land that is mapped and designated for full or partial protection of natural features.

(D) *Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.*

**Response:** The subject properties street frontages meet the land use regulations set forth by the City of Salem.

(E) *Will result in development that either:*

- (i) *Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or*

*(ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.*

**Response:** The proposed subdivision meets the density permitted by the zone designation.

*(b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 to 92.192 and meet the criteria set forth in paragraph (a) of this subsection.*

**Response:** The proposed subdivision land division will create 5 lots.