

TO: Peter Domine, Planner II
Community Planning and Development Department

FROM: Aaron Panko, Infrastructure Planner III
Community Planning and Development Department

DATE: March 3, 2025

SUBJECT: **Infrastructure Memo**
REP-ADJ25-02 (24-121236-PLN)
676 17th Street SE
A Replat to Consolidate Six Lots into Two Parcels



PROPOSAL

A Tentative Replat Plan to create two parcels from six discrete units of land. The consolidated application includes two Class 2 Adjustments to reduce the minimum lot depth for proposed Parcel 2 from 80 feet to 51.5 feet and to reduce the minimum lot area from 6,000 square feet to 5,506 square feet. The subject property is 0.4-acres in size, zoned RM-II (Multiple Family Residential II) and located at 676 17th Street SE (Marion County Assessors Map and Tax Lot 073W26CD / 4401).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. Prior to issuance of a building permit for development on each parcel, the applicant shall submit a revised utility plan demonstrating how each proposed parcel is independently served by sanitary sewer service, water service lines, and water meters as required by SRC 72.091 (Water Service Connections) and SRC 73.065 (Sanitary Service Connections).
2. Prior to issuance of a building permit for development on the properties which includes a common shared stormwater system, the applicant shall record a Shared Stormwater System Agreement which is in compliance with SRC 802.040.
3. Prior to final plat, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.

EXISTING CONDITIONS – INFRASTRUCTURE

The existing conditions of streets abutting the subject property are described in the following table:

Streets			
Street Name		Right-of-way Width	Improvement Width
17 th Street SE (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	92-to-108-feet	62-to-72-feet
Oak Street SE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	50-to-60-feet	42-feet
Unnamed Alley	Standard:	10-to-20-feet	10-to-20-feet
	Existing Condition:	16-feet	Unimproved

The existing conditions of public infrastructure available to serve the subject property are described in the following table:

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level: G-0
	A 4-inch water main is located in 17 th Street SE.
	An 8-inch water main is located in Oak Street SE.
Sanitary Sewer	An 8-inch sanitary sewer main is located in 17 th Street SE.
Storm Drainage	A 12-inch storm main is located in 17 th Street SE and Oak Street SE.
Parks	The proposed development is served by Aldrich Park one-quarter mile north of the subject property.

DECISION CRITERIA

SRC 205.025(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 205.025(d)(1): The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Finding: The replat does not propose to vacate any of the public streets that abut the property or any recorded covenants or restrictions. This criterion is met.

SRC 205.025(d)(3): The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.

Finding: As proposed and conditioned in the findings within the memo, the development meets all the applicable standards in the UDC as follows:

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

Finding: The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

SRC Chapter 601 – Floodplain:

Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone "AE" floodplain and floodway. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. See SPR-ADJ-DAP-DR24-27 for specific floodplain development requirements for this property.

SRC Chapter 802 – Public Improvements:

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

Finding: Development Services has reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of water, sewer, and storm drainage facilities and determined that such facilities are available and appear to be adequate to serve the subject property in conformance with the requirements of SRC Chapter 802 (Public Improvements).

SRC 802.040 permits private stormwater, wastewater, and water systems under certain circumstances. The proposed development does not meet the approval criteria for private water or sanitary sewer systems in SRC 802.040. As such, each proposed parcel is required to be individually served with water and sewer services (SRC 72.091 (Water Service Connections) and SRC 73.065 (Sanitary Service Connections)). The proposed tentative plan shows the three proposed buildings on both parcels being served by one water meter along Oak Street SE and a combined sanitary sewer service line discharging to a sewer main in 17th Street SE. As a condition of approval, each parcel shall have an independent water service and meter, and sanitary sewer lines.

Condition: Prior to issuance of a building permit for development on each parcel, the applicant shall submit a revised utility plan demonstrating how each proposed parcel is independently served by sanitary sewer service, water service lines, and water meters as required by SRC 72.091 (Water Service Connections) and SRC 73.065 (Sanitary Service Connections).

SRC 802.040 allows for the development of shared stormwater systems. As shown on the applicant's utility plan, the proposal includes a shared stormwater management system. Per SRC 802.040(c)(2) the applicant shall record a Shared Stormwater System Agreement which provides the required conditions listed in SRC 802.040.

Condition: Prior to issuance of a building permit for development on the properties which includes a common shared stormwater system, the applicant shall record a Shared Stormwater System Agreement which is in compliance with SRC 802.040.

SRC Chapter 803 – Street and Right-of-way Improvements:

Finding: Pursuant to SRC Chapter 803.040, replat applications do not trigger boundary street improvements or right-of-way dedications. Development Services has reviewed the proposal for compliance with the City's public facility plans pertaining to the provision of streets and determined that such facilities are available and appear to be adequate to serve the subject property in conformance with SRC Chapter 803 (Streets and Right-of-Way Improvements).

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.

Finding: The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils 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.

SRC Chapter 810 – Landslide Hazards:

The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: 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 multi-family development 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 205.025(d)(4): The tentative replat complies with all applicable provisions of ORS Chapter 92.

Finding: The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and pursuant to SRC 205.035, the approval of the replat plat by the City Surveyor may be delayed or denied based on the non-compliant violation. The City Surveyor will confirm ORS 92 compliance as part of the final plat mylar review.

SRC 205.025(d)(6): The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

Finding: Development Services has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are existing, and appear to be adequate to serve the proposed replat as conditioned. Private utility easements for private water and stormwater services serving the proposed complex are required to be identified on the final plat.

As shown on the applicant's utility plans, there are utilities crossing property lines. A private utility easement is required for the water line crossing proposed Parcel 1 to serve proposed Parcel 2. A private stormwater easement is required crossing proposed Parcel 2 for the private stormwater facility on Parcel 1.

The subject property abuts 17th Street SE to the west and Oak Street SE to the north. Direct access for the subject property will not be permitted onto 17th Street SE, the approved site plan (SPR-ADJ-DAP24-27) indicates that vehicle access for the complex will be provided via Oak Street SE and the abutting public alley to the Driveway access to Oak Street is located on proposed Parcel 1, an access easement shall be provided for the benefit of proposed Parcel 2. All necessary access and private utility easements shall be shown on the final plat.

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

Prepared by: Aaron Panko, Infrastructure Planner III
cc: File