

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-DR-PLA25-04

PROJECT ADDRESS: 3021 – 3027 D St NE, Salem OR 97301

AMANDA Application No.: 24-121106-PLN

COMMENT PERIOD ENDS: March 26, 2025, at 5:00 p.m.

SUMMARY: Separate existing dwellings for development of a 12-unit multi-family building with shared access.

REQUEST: A consolidated application for a Tentative Partition Plan and Property Line Adjustment to separate the two existing single-family dwellings from the vacant portion and divide the subject property into three parcels; with a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new 12-unit multi-family building and associated site improvements, with ten Class 2 Adjustments to:

- 1) Allow the partitioned lots in the RM-II zone to be less than 20,000 square feet in size, without three or more attached dwelling units or townhome development, for the existing residential dwellings (SRC 514.010(a));
- 2) Reduce the minimum lot size required for a single-family use from 6,000 square feet to 4,000 square feet, for the existing single-family residence at 3021 D Street NE (SRC 514.010(b), Table 514-2);
- 3) Reduce the minimum lot size required for all other uses from 6,000 square feet to 4,000 square feet, for the existing duplex on Proposed Parcel 1, at 3027 D Street NE (SRC 514.010(b), Table 514-2);
- 4) Increase the maximum lot depth ratio from 300 percent to 400 percent for Proposed Parcel 2 (SRC 514.010(b), Table 514-2);
- 5) Reduce the minimum 10-foot zone-to-zone setback and Type C landscape requirement for a 39-foot portion of the new interior property line that abuts the proposed trash enclosure (SRC 514.010(d), Table 514-5);
- 6) Reduce the minimum easement required for the flag lot accessway serving four or more units from 25 feet to 22 feet (SRC 800.025(c), Table 800-1);
- 7) Increase the maximum number of units served by the flag lot accessway from four to 15 units (SRC 800.025(c)(1));
- 8) Reduce the required driveway spacing standard of 370 feet for a driveway approach along D Street, a Minor Arterial Street (SRC 804.035(d));
- 9) Reduce the minimum setback for the vehicle entrance of a carport abutting a flag lot accessway from 20 feet to 16 feet for the carport parking area of the existing duplex at 3027 D Street NE (SRC 806.025(b)); and
- 10) Reduce the setback adjacent to buildings and structures for the multi-family parking area adjacent to the trash enclosure from five feet to two feet (SRC 806.035(c)(4)).

The subject property is property 0.67 acres in size, zoned RM-II (Multiple Family Residential), and located at 3021-3027 D Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24DC / 1000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday March 26, 2025, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: See attached.
- _____
- _____
- _____

Name/Agency: David Fridenmaker, Salem-Keizer Public Schools

Address: 2450 Lancaster Dr. NE, PO Box 12024, Salem OR 97309

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Email: fridenmaker_david@salkeiz.k12.or.us

Date: March 20, 2025

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



Business & Support Services
2450 Lancaster Drive NE • PO Box 12024 • Salem, Oregon 97309
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Andrea Castañeda, Superintendent

March 20, 2025

Jamie Donaldson, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. PAR-SPR-ADJ-DAP-DR-PLA25-04, 3021 - 3027 D St NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Hoover	Elementary	K thru 5
Parrish	Middle	6 thru 8
North Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Hoover	Elementary	397	492	81%
Parrish	Middle	673	829	81%
North Salem	High	2,045	2,248	91%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	12	MF	0.164	2
Middle			0.085	1
High			0.096	1

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Hoover	Elem.	397	4	2	6	492	82%
Parrish	Mid.	673	57	1	58	829	88%
North Salem	High	2,045	84	1	85	2,248	95%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Hoover	Elementary	Walk Zone
Parrish	Middle	Walk Zone
North Salem	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	2	\$92,105	\$184,210
Middle	1	\$113,211	\$113,211
High	1	\$134,316	\$134,316
TOTAL			\$431,737

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q4 2024”

Sincerely,

David Fridenmaker
Business and Support Services

c: T.J. Crockett, Acting Chief Operations Officer, David Hughes, Director of Operations & Logistics, Mitch Hamilton, Acting Director of Transportation