

REPLAT APPLICATION INFORMATION

1. Sec. 300.210 (a)(1)(A) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof:

Applicant 1:

Chemeketa Cottage LLC, c/o Mark C Hoyt, 693 Chemeketa Street NE, Salem, OR 97301

Applicant 2:

Salem Investments Ltd, c/o Mike Cohen, 530 Center St NE, Ste 110, Salem, Oregon, 97301

Applicant 3:

CC Phase II, LLC, c/o Mark C Hoyt, 693 Chemeketa Street NE, Salem, OR 97301

Subject Property: Marion County TL No.	Owner
4900	Chemeketa Cottage LLC
5000	Chemeketa Cottage LLC
5100	Salem Investments Ltd, a Washington limited liability company
5200	CC Phase II, LLC

Authorized Representatives:

Salem Investments Ltd, c/o Mike Cohen, 530 Center St NE, Ste 110, Salem, Oregon, 97301

Sherman Sherman Johnnie & Hoyt, Attn: Mark C. Hoyt, Attorney, 693 Chemeketa Street NE, Salem, OR 97301

2. Sec. 300.210 (a)(1)(B) The address or location of the subject property and its assessor's map and tax lot number:¹

Tax Lot No.	APN	Situs Address
073W22DD04900	589468	693 Chemeketa Street NE, Salem, OR 97301
073W22DD05000	589469	693 Chemeketa Street NE, Salem, OR 97301
073W22DD05100	589467	None
073W22DD05200	589466	None

¹ See: [Exhibit K - Assessor's Map of Parcels](#).

3. Sec. 300.210 (a)(1)(C) The size of the subject property:

Tax Lot No.	APN	Lot Size
073W22DD04900	589468	0.16 AC
073W22DD05000	589469	0.10 AC
073W22DD05100	589467	0.25 AC
073W22DD05200	589466	0.50 AC
	<u>Total</u>	1.01

4. Sec. 300.210 (a)(1)(D) The comprehensive plan designation and zoning of the subject property:

Comp Plan: Central Business District (CB)

Zone: Central Business District

5. Sec. 300.210 (a)(1)(E) The type of application(s):

Replat (Salem Code Sec. 205.025)

6. Sec. 300.210 (a)(1)(F) A brief description of the proposal:

This application seeks to reorient Tax Lot 5100 from an east-west oriented rectangle to a north-south oriented rectangle. In addition, Tax Lot 5000 will be consolidated with Tax Lot 4900 to create a north-south oriented rectangle. Tax Lot 5100 will remain the same size, and only be reoriented in shape. The consolidation of Tax Lot 5000 with Tax Lot 4900 will slightly increase the lot in size. The additional land will come from Tax Lot 5200. A diagram roughly reflecting the current configuration of the four tax lots and proposed new configuration of the result three parcels is set forth below.

////

////

////

////

////

////

////

////

Basic Visual of Current Lots (not to scale):	Basic Visual of Proposed Replat (not to scale):										
<table><tr><td colspan="2">TL 5200 / AC: 0.50</td></tr><tr><td colspan="2">TL 5100 / AC: 0.25</td></tr><tr><td>TL 5000/ AC:0.10</td><td>TL 4900 / AC: 0.15</td></tr></table>	TL 5200 / AC: 0.50		TL 5100 / AC: 0.25		TL 5000/ AC:0.10	TL 4900 / AC: 0.15	<table><tr><td colspan="2">TL 5200 / AC: _____</td></tr><tr><td>TL 5100 / AC: _____</td><td>TL 4900 / AC: ____</td></tr></table>	TL 5200 / AC: _____		TL 5100 / AC: _____	TL 4900 / AC: ____
TL 5200 / AC: 0.50											
TL 5100 / AC: 0.25											
TL 5000/ AC:0.10	TL 4900 / AC: 0.15										
TL 5200 / AC: _____											
TL 5100 / AC: _____	TL 4900 / AC: ____										

Tax Lots 5000, 5100, and 5200, are all currently used for parking lots. Tax Lot 5000 is owned in conjunction with Tax Lot 4900 and Tax Lot 5100 is owned in conjunction with Tax Lot 5600 to the west. Tax Lot 5600 is addressed as 617 Chemeketa St. NE, Salem, OR 97301, and is immediately west of the current western property line of Tax Lots 5000 and 5100.

Tax Lots 5000 and 5100, provide for parking for Tax Lots 4900 and Tax Lot 5600 through a reciprocal parking easement, providing Tax Lots 4900 and 5600 the right to travel across and park on both Tax Lots 5000 and 5100. *See*, Exhibit A. The reciprocal parking arrangement will continue after the reconfiguration of the property lines.

Tax Lot 5200 is used as a commercial pay to park parking lot. That use will continue unchanged after the reconfiguration of the property lines. Tax Lots 5000 and 4900 are being reconfigured to facilitate the possible expansion of the building currently situated on Tax Lot 4900. However, no change of use for any of the parcels from the current use is proposed as part of this application. This application seeks exclusively to reconfigure the property lines of the affected tax lots.

7. Sec. 300.210 (a)(1)(G) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).

The Application Form, signed by authorized representatives of each owner is submitted with this application.

8. Sec. 300.210 (a)(2) Recorded deed/land sales contract with legal description:

- Deed for Lot 4900/5000;² 1979 Driveway Easement³
- Deed for Lot 5100⁴
- Deed for Lot 5200⁵

9. Sec. 300.210 (a)(3) Any information that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application:

The applicants have no information to disclose that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application.

10. Sec. 300.210 (a)(4) Pre-application conference written summary, if a pre-application conference was required under SRC 300.310(a) and Table 300-2; or copy of the approved pre-application conference waiver, if such approval was granted pursuant to SRC 300.310(b):

Not required under Salem Code Sec. 300 Table 300-2. Mark Hoyt met with Bryce Bishop on January 17, 2025, to discuss the proposal and get staff feedback prior to submission of the application. Much of the information contained herein reflects input received from Staff at the January 17, 2025, informal pre-application meeting.

11. Sec. 300.210 (a)(5) A statement as to whether any City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application; Sec. 300.210 (a)(6):

Not required under Salem Code Sec. 300 Table 300-2.

12. Sec. 300.210 (a)(7) For applications requiring an open house under SRC 300.320...

Not required under Salem Code Sec. 300 Table 300-2.

13. Sec. 300.210 (a)(8) A statement as to whether the Salem-Keizer Transit District was contacted in advance of filing the application; and if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact, who it was with, and the result:

The Salem-Keizer Transit District was not contacted before filing this application.

² [Ex. C - 2024-07-03 Vesting Deed \(TL 4900-5000\)](#)

³ [Ex. D - 1979-08-03 Driveway Easement \(R188 B1343\)](#)

⁴ [Ex. E - 2024-07-05 Vesting Deed \(TL 5100\)](#)

⁵ [Ex. F - 2024-05-31 CC Phase II LLC Recorded Deed](#)

14. Sec. 300.210 (a)(9) A written statement addressing each applicable approval criterion and standard:

Sec. 205.025 (d) Criteria.

A tentative replat shall be approved if all of the following criteria are met:

- (1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.*

Statement: The proposed replat will not vacate any public street, road, or any recorded covenants or restrictions.

- (2) The tentative replat will not create nonconforming units of land or non-conforming development, or increase the degree of nonconformity in existing units of land or development.*

Statement: The proposed replat will not create nonconforming units of land or non-conforming development, or increase the degree of nonconformity in existing units of land or development.

- (3) The tentative replat complies with the standards of this chapter and with all applicable provisions of the UDC.*

Statement: As addressed herein, the proposed replat complies with the standards of Chapter 205 and with all applicable provisions of the UDC.

- (4) The tentative replat complies with all applicable provisions of ORS Ch. 92.*

Statement: As addressed herein, the proposed replat complies with all applicable provisions of ORS Chapter 92 and the resulting plat will be prepared and recorded in accordance with the requirements of ORS chapter 92.

- (5) The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.*

Statement: The proposed tentative is not prohibited by any existing City land use approval or previous condition of approval, affecting any of the units of land.

- (6) The tentative replat does not adversely affect the availability of, or access to, city infrastructure or public or private utilities or streets.*

Statement: The existing conditions and locations of City infrastructure are shown on Exhibit A. As no use will change and the only impact of this application is the relocation of the property lines, the proposed replat will not adversely affect the availability of or access to city infrastructure or public or private utilities or streets. Although no change in use will be made as a result of this application, it is possible a future application will propose

construction on the resulting Tax Lot 4900. If construction proceeds, the reciprocal parking easement currently in place related to Tax Lots 5000 and 5100 would be terminated. The result would be to change the points of access to parking on the newly reoriented Tax Lot 5100. A diagram showing how circulation and parking on the reconfigured Tax Lot 5100 could be configured in the event a building is built on the newly configured Tax Lot 4900 is attached as Exhibit C.

15. Sec. 300.210 (a)(10) (related to property involving active HOA's):

Not applicable.

16. Sec. 300.210(a)(11) (related to affordable multiple family housing):

Not applicable.

17. Sec. 300.210(a)(12) Any additional information required under the UDC for the specific land use action sought:

Additional information required for a replat is found in Salem Code Sec. 205.030:

Applications to subdivide, partition, or replat land shall include, in addition to the submittal requirements under SRC chapter 300, the following:

- (a) A tentative plan map, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
 - (1) A title block on each sheet indicating the proposed subdivision or phased subdivision name, or, if available, the partition number; the names and addresses of the landowner; the names and addresses of the professional engineers or surveyors responsible for preparing the plan; date; and township, range and section of the subject property;
 - (2) Scale and north arrow;
 - (3) The location of all property lines within 50 feet of the perimeter of the subject property;
 - (4) The boundaries, dimensions, and area of each proposed lot or parcel;
 - (5) The location, width, and names of all existing streets, flag lot accessways, and public accessways abutting the perimeter of the subject property;
 - (6) The location, width, curve radius, grade, and names of all proposed streets, flag lot accessway, and public accessways;
 - (7) The location of all existing and proposed easements;
 - (8) The location, dimensions, and use of all existing and proposed public areas, including, but not limited to, stormwater management facilities and detention facilities;

- (9) The location, dimensions, and use of any existing buildings and structures on the subject property, indicating which will remain and which will be removed;
- (10) The location of any canals, ditches, waterways, detention facilities, sewage disposal systems, and wells on the subject property, indicating which will remain and which will be removed or decommissioned;
- (11) The location of any natural topographic features on the subject property, including, but not limited to, creeks, drainage ways as shown on the most recent USGS maps, wetlands as shown on the Local Wetland Inventory, and floodplains; and
- (12) For subdivisions and phased subdivisions, site topography shown at five-foot contour intervals, or two-foot contour intervals for areas within a floodplain;

The required Tentative Plan map containing the information required by this section is attached as Exhibit B

- (b) A current title report for the property;

Current title reports for each parcel are attached as follows:

Tax Lot 4900 – Exhibit G

Tax Lot 5000 – Exhibit H

Tax Lot 5100 – Exhibit I

Tax Lot 5200 – Exhibit J

- (c) A completed tree inventory on a form as provided by the Director accurately identifying all existing trees on the property as of the date of application submittal and, if required under SRC chapter 808, a tree conservation plan;

All four impacted properties are fully developed, and but for a small landscaped area in the south east corner of Tax Lot 4900, covered in asphalt. Therefore, there are no trees on any of the impacted parcels.

- (d) A geological assessment or geo-technical report, if required by SRC chapter 810;

A geotechnical report is not required at this time, as the sole action is to reconfigure property lines.

- (e) A description of the proposed stormwater management system, including pre and post construction conditions, prepared in accordance with the Public Works Design Standards;

As there will be no change in use, there will be no change to storm water impacts and no storm water management plan is required. To the extent information is needed regarding storm water management from the site, it is reflected on Exhibit A which reflects the existing conditions on site.

- (f) A schematic plan showing the location of existing and proposed city infrastructure;

The location and nature of existing City infrastructure is depicted on Exhibit A, Existing Conditions plan. As there will be no change in use, there is no proposed changes or connections to City infrastructure.

- (g) A preliminary grading plan, for partitions, subdivisions, and phased subdivisions, when grading of the subject property will be necessary to accommodate the proposed development;

This provision is not applicable.

- (h) For residentially zoned property, where the partition or subdivision will result in a lot or parcel that is one-half acre or larger, a plan for the lot or parcel showing the location of lot or parcel lines and other details of layout, and demonstrating that future further division of the lot or parcel may readily be made without violating the development standards of the UDC and without interfering with the orderly extension and connection of adjacent streets.

This provision is not applicable.

- (i) For partitions of property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer, a plan showing:
 - (1) The location of lot lines and other details of layout demonstrating that the further division and full development of the property to the urban densities allowed by the comprehensive plan may readily be made in conformance with the development standards of the UDC, and without interfering with the orderly extension and connection of adjacent streets.
 - (2) The approximate location of city infrastructure following full development to the urban densities allowed by the comprehensive plan.

This provision is not applicable.

- (j) For subdivisions and phased subdivisions:
 - (1) A completed trip generation estimate on forms provided by the City;
 - (2) A traffic impact analysis, if required under SRC chapter 803; and
 - (3) A statement from the County Surveyor approving the name of the subdivision or phased subdivision.

This provision is not applicable.

- (k) For a subdivision of RA- or RS-zoned property that is at least ten acres in size, that includes or abuts a planned or existing collector or minor arterial street, and that is located at least one-quarter from all commercial, mixed-use, and neighborhood hub zones; the tentative plan shall designate the lots where neighborhood hub uses are allowed.

This provision is not applicable.

- (l) For a subdivision of RA- or RS-zoned property that is at least five acres in size; the tentative plan shall designate the lots where middle housing will be developed to meet density requirements.

This provision is not applicable.

- (m) For any land division creating residential flag lots after November 28, 2022, the tentative plan shall identify the number of units that will be developed on each lot served by the flag lot accessway.

This provision is not applicable.