

To: File for REP-PLA25-04 (25-104676-PLN)

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Community Planning and Development Department

Subject: Development Services Written Findings
Replat and PLA for Lot Consolidation
1805 Oxford Street SE

REPLAT 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.

Findings: 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 decision, 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: Portions of the subject property are designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone "AE" floodplain. 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. The tentative plan does not include construction of new structures in the designated floodplain area; however, at time of Development on the resulting property, a Floodplain Development Permit would be required to verify Floodplain Development construction standards are met.

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).

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

Utilities	
Type	Existing Conditions
Water	Water Service Level: G-0
	2-inch water mains are located in Lewis Street SE and 20 th Street SE.
	A 30-inch water main is located in Oxford Street SE.
Sanitary Sewer	An 8-inch sanitary sewer main is located in Lewis Street SE and extends onto the subject property in an easement.
	An 8-inch sanitary sewer main is located in Oxford Street SE.
Storm Drainage	An 8-inch storm main is located in 20 th Street SE.
	A 60-inch storm main is located in Oxford Street SE.

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 Chapter 803 – Street and Right-of-way Improvements

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

Streets			
Street Name		Right-of-way Width	Improvement Width
Oxford Street SE (Collector)	Standard:	60-feet	34-feet
	Existing Condition:	60-feet	30-feet
20th Street SE	Standard:	60-feet	30-feet

(Local)	Existing Condition:	60-feet	30-feet
Lewis Street SE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	60-feet	20-feet

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). Requirements for Boundary Street Improvements will be evaluated at time of development on the resultant property pursuant to SRC Chapter 803.040.

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: According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

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 no mapped landslide hazard areas on the subject property. Pursuant to the City's landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with this the replat application.

SRC 205.025(d)(4): The tentative replat complies with all applicable provisions of ORS Chapter 92.

Findings: 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.

Findings: 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. Public streets abutting the subject property are available to provide adequate street access to the replat application. Additional utility and street improvements will be evaluated at time of development on the resultant parcel.

There is an existing public sanitary sewer main located on the subject property in an easement. Additionally, the Title Report provided shows there are multiple easements that encumber the subject property, which are not shown on the tentative replat. As a condition of approval, all existing and proposed easements shall be shown on the final plat.

Condition: Show all existing and proposed easements on the final plat.