

NOTICE OF DECISION

PLANNING DIVISION
planning@cityofsalem.net



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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT TENTATIVE PLAN / PROPERTY LINE ADJUSTMENT CASE NO.: REP-PLA25-04

APPLICATION NO.: 25-104676-PLN

NOTICE OF DECISION DATE: June 13, 2025

SUMMARY: A replat and property line adjustment to consolidate thirteen units of land into one parcel for future development.

REQUEST: A Tentative Replat Plan to combine Lots 1-12, Block 3 of the Lafky's Addition to Salem, into one unit of land 1.84-acres in size. The consolidated application includes one Property Line Adjustment to then remove the common lot line between the replatted lots and adjacent parcel for a combined development site 29.84-acres in size for future development. The subject properties are zoned IG (General Industrial) and located between 1935-1975 Oxford St SE; 1545-1555 20th St SE; and 1930-1980 Lewis St SE (Marion County Assessors Map and Tax Lot Numbers 073W35BD / 100; 200; 300; 500; 600; 700; 900; 1000; 1100; 1200; 1400)

APPLICANT: Salem Watumull LLC (Watumull Properties Corp., Steven Klein)

LOCATION: 1805 Oxford St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 205.025(d) – Replat Tentative Plan; 205.055(d) – Property Line Adjustment

FINDINGS: The findings are in the attached Decision dated June 13, 2025.

DECISION: The **Planning Administrator APPROVED** Replat Tentative Plan / Property Line Adjustment Case No. REP-PLA25-04 subject to the following conditions of approval:

- Condition 1:** Prior to final plat approval, obtain demolition permits and remove the buildings and structures on tax lots 700; 600; 500; 300; 1300; and 1400.
- Condition 2:** Show all existing and proposed easements on the final plat.
- Condition 3:** Prior to recording the property line adjustment, the proposed replat shall be recorded.

The rights granted by the attached decision must be exercised, or an extension granted, by July 1, 2027, or this approval shall be null and void.

Application Deemed Complete: May 22, 2025
Notice of Decision Mailing Date: June 13, 2025

Decision Effective Date: July 1, 2025
State Mandate Date: September 19, 2025

Case Manager: Peter Domine, pdomine@cityofsalem.net, (503) 540-2311

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, in person at 440 Church St SE, Salem OR 97312, by mail P.O. Box 14300 Salem, OR 97309, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, June 30, 2025. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 205. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, 440 Church St SE, Salem, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF
CASE NO. REP-PLA25-04
1805 OXFORD STREET SE

) FINDINGS AND ORDER
)
) JUNE 13, 2025

In the matter of the application for a Replat Tentative Plan and Property Line Adjustment, submitted by the applicant, Salem Watumull, LLC, represented by Britany Randall of Brand Land Use, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A replat and property line adjustment to consolidate thirteen units of land into one parcel for future development.

Request: A Tentative Replat Plan to combine Lots 1-12, Block 3 of the Lafky's Addition to Salem, into one unit of land 1.84-acres in size. The consolidated application includes one Property Line Adjustment to then remove the common lot line between the replatted lots and adjacent parcel for a combined development site 29.84-acres in size for future development. The subject properties are zoned IG (General Industrial) and located between 1935-1975 Oxford St SE; 1545-1555 20th St SE; and 1930-1980 Lewis St SE (Marion County Assessor's Map and Tax Lot Numbers 073W35BD / 100; 200; 300; 500; 600; 700; 900; 1000; 1100; 1200; 1400)

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

PROCEDURAL FINDINGS

1. Background

On February 26, 2025, a consolidated application for a Tentative Replat was submitted for the proposed development. After additional information was requested and provided, including submittal of a Property Line Adjustment, on May 22, 2025, the application was deemed complete for processing. The 120-day state mandated decision deadline for this consolidated application is September 19, 2025.

The applicant's proposed replat plan is included as **Attachment B** and property line adjustment plan as **Attachment C**. The applicant's written statement addressing the approval criteria can be found online, as indicated below.

SUBSTANTIVE FINDINGS

2. Summary of Record

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at

<https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 25 104676.

3. Neighborhood and Public Comments

The subject property is located within the boundaries of the SESNA Neighborhood Association.

Applicant Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request do not require neighborhood association contact.

Neighborhood Association Comment: Notice of the application was provided to the Neighborhood Association pursuant to SRC 300.620(b)(2)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of this decision, no comments were received from the neighborhood association.

Public Comments: Notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the date of this decision, no comments were received during the comment period.

4. City Department and Public Agency Comments

Development Services: Reviewed the proposal and provided a memo which is included as **Attachment D**.

Building and Safety: Review the proposal and indicated no concerns.

Fire Department: Reviewed the proposal and indicated no concerns.

5. Public Agency Comments

Notice to public agencies was sent on May 22, 2025, and no comments were received.

DECISION CRITERIA FINDINGS

6. Criteria for Granting a Tentative Replat

Pursuant to SRC 205.025(a), a replat is required to reconfigure lots or parcels and public easements in a recorded partition or subdivision plat, to increase or decrease the number of lots in a subdivision, or where multiple property line adjustments require a replat.

SRC 205.025(d) establishes the approval criteria which must be met in order for a replat to be approved. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings of fact evaluating the proposal for conformance with the criteria. Lack of compliance with the following approval criteria is grounds for denial of the tentative plan or for the issuance of conditions of approval to satisfy the criteria.

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 purpose of the proposed replat is to consolidate 12 existing units of land, consisting of Lots 1 through 12 of Block 3, Lafky's Addition into one parcel, in order to accommodate future development. 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)(2): The tentative replat will not create non-conforming units of land or non-conforming development, or increase the degree of non-conformity in existing units of land or development.

Finding: The proposed parcel is located within the IG (General Industrial) zone and are required to meet the standards of that zone. Per SRC 554.010(a). The lot standards of the zone are as follows:

TABLE 554-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
All other uses other than single-family	Min. 16 ft	

As shown on the replat tentative plan (**Attachment B**), the proposed parcel will be approximately 80,718 square feet in size with more than 16 feet of street frontage along Oxford Street SE, 20th Street SE, and Lewis Street SE. Six of the properties proposed to be consolidated – tax lots 700; 600. 500, 300, 1300, and 1400 – are currently occupied with various buildings and single-family dwellings which are proposed to be demolished to accommodate future development. As of the date of this decision, demolition permits are currently under review and have not yet been issued. To ensure the proposed replat with not create nonconforming development, the following condition shall apply.

Condition 1: Prior to final plat approval, obtain demolition permits and remove the buildings and structures on tax lots 700; 600; 500; 300; 1300; and 1400.

As conditioned, the proposed replat will not result in either the creation of non-conforming units of land or non-conforming development and will not increase the degree of non-conformity in existing units of land or development. This approval 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, the proposed replat meets all applicable provisions of the UDC as outlined below.

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).

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

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.

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)(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.

Finding: There are no past land use decisions, or conditions of approval associated with any past land use decisions, affecting the subject property that prohibit the proposed replat. This approval criterion is met.

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

7. Analysis Property Line Adjustment Approval Criteria

Pursuant to SRC 205.055(a), a property line adjustment is required to relocate or eliminate all or a portion of a common property line between two abutting units of land that were lawfully established, as defined by ORS 92.010(3)(a), or to incorporate into another unit of land, as provided by ORS 92.010(9)(e), excess right-of-way that was acquired for street or other right-of-way purposes and subsequently sold by a public body.

Salem Revised Code (SRC) 205.055(d) provides that an application for a property line adjustment shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial.

SRC 205.055(d)(1): The property line adjustments will not create an additional unit of land;

Findings: The proposed property line adjustment will remove the common property line between the parcel created by the proposed replat (**Attachment B**) and the property comprising tax lot 2800, resulting in one consolidated unit of land (**Attachment C**). The proposed property line adjustment will not create an additional unit of land; therefore, this criterion is met.

SRC 205.055(d)(2): The property line adjustments will not create nonconforming units of land or nonconforming development, or increase the degree of nonconformity in existing units of land or existing development;

Findings: As previously addressed, the subject properties are zoned IG (General Industrial). According to the lot standards of SRC 554.010(a), there is no minimum lot size, width, or depth, and all uses other than single-family require a minimum street frontage of 16 feet.

The proposed property line adjustment will remove the common lot line between the parcel created by the proposed replat and the property comprising tax lot 2800, consolidating it into one unit of land 29.84-acres in size. The property is a corner lot with more than 16 feet of frontage along Oxford Street SE, 20th Street SE, and Lewis Street SE. The proposal will not create a nonconforming unit of land; therefore, this criterion is met.

As conditioned above, the existing structures on the properties consolidated under the replat shall be demolished prior to final plat, resulting in a vacant parcel. As conditioned, the proposed property line adjustment consolidating the replatted parcel and tax lot 2800 will not result in nonconforming development. Any future development on the property will be reviewed for conformance with the applicable development standards of the Salem Revised Code at the time of building permit review; therefore, this criterion is met.

SRC 205.055(d)(3): The property line adjustments involve only units of land that were lawfully established, where the instruments creating the units of land have been properly recorded, or the property line adjustment involves the incorporation of excess right-of-way, acquired for street or other right-of-way purposes and subsequently sold by a public body, into a unit of land that was lawfully established;

Findings: The proposed property line adjustment will involve two units of land, tax lot 2800, described in Reel 1613, Page 67 Marion County Deed Records, and the resultant parcel created by the proposed replat. To ensure the property line adjustment will involve only lawfully established units of land, the following condition shall apply.

Condition 3: Prior to recording the property line adjustment, the proposed replat shall be recorded.

As conditioned, the proposed property line adjustment will involve only legal units of land; therefore, this criterion is met.

SRC 205.055(d)(4): The property line adjustments are not prohibited by any existing City land use approval, or previous condition of approval, affecting one or both of the units of land;

Findings: There are no existing land use approvals or previous conditions of approval applicable to the properties that would prohibit the proposed property line adjustment; therefore, this criterion is met.

SRC 205.055(d)(5): The property line adjustments do not involve the relocation or elimination of any public easement or right-of-way;

Findings: The proposed property line adjustment does not involve the relocation or elimination of any public easements or right-of-way. Additionally, no right-of-way will be relocated or eliminated as a result of the consolidation; therefore, this criterion is met.

SRC 205.055(d)(6): The property line adjustments do not adversely affect the availability or access to public and private utilities or streets;

Findings: The proposed property line adjustment does not affect availability or access to public and private utilities or streets; therefore, this criterion is met.

8. Conclusion

Based upon review of SRC Chapters 205, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

Final approval of Replate Tentative Plan, Class 2 Adjustment Case No. REP-PLA25-04 is hereby **APPROVED** subject to SRC Chapters 205 and 250, the applicable standards of the Salem Revised Code, conformance with the approved site plans included as **Attachment B and C**, and the following conditions of approval:

Condition 1: Prior to final plat approval, obtain demolition permits and remove the buildings and structures on tax lots 700; 600; 500; 300; 1300; and 1400.

Condition 2: Show all existing and proposed easements on the final plat.

Condition 3: Prior to recording the property line adjustment, the proposed replat shall be recorded.

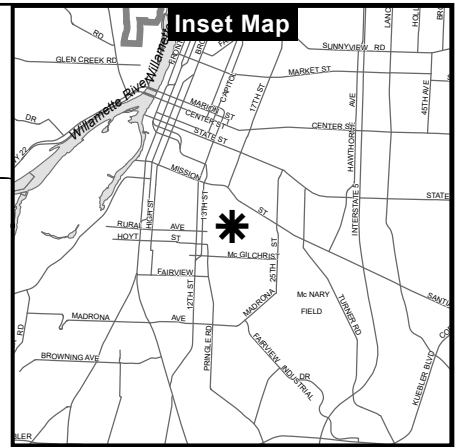


Peter Domine, Planner II, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator







Attachments: A. Vicinity Map
 B. Tentative Replat Plan
 C. Property Line Adjustment Plan
 D. Development Services Memo

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\REPLAT\2025\Planner Docs\REP-PLA25-04.pjd.docx

Vicinity Map 1805 Oxford Street SE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools

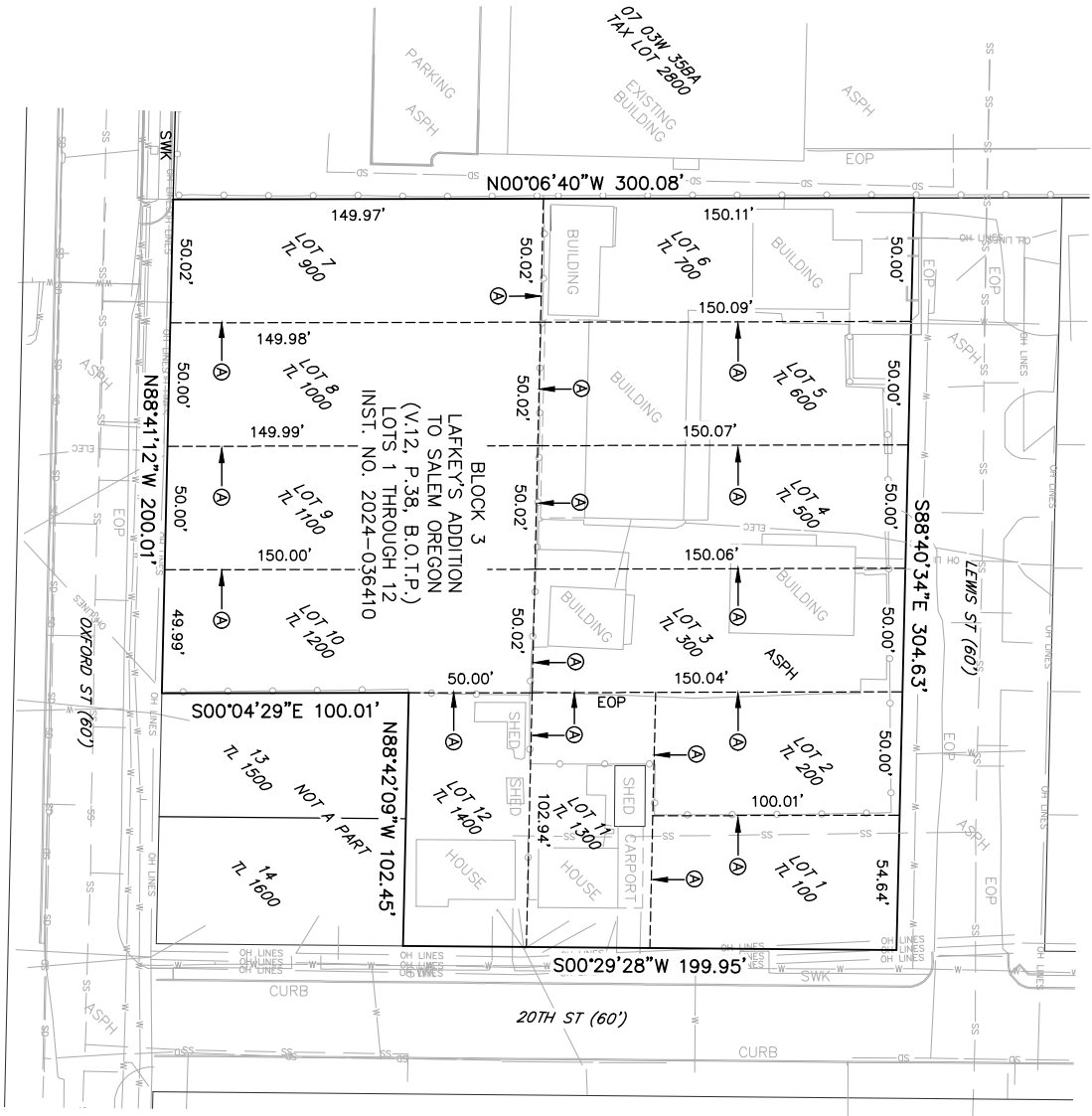
 Parks



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





PROPOSED RE-PLAT EXHIBIT
LOTS 1 - 12, BLOCK 3, LAFKEY'S ADDITION
TO SALEM OREGON

N.W. 1/4 & N.E. 1/4 SEC. 35 T. 7 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

OWNER
SALEM WATUMULL, LLC
307 LEWER ST #600
HONOLULU, HI 96815

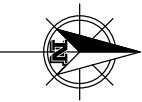
OWNER
SALEM WATUMULL, LLC
GENERAL INDUSTRIAL (IG)

TAX LOTS
073W35BD
100, 200, 300, 500, 600,
700, 900, 1000, 1100, 1200,
1300, & 1400

TOTAL AREA
1.85 ACRES

FEMA
ZONE AO (DEPTH 1)
41047C0342 H

SURVEYOR
BRAD HARRIS
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OR 97317
503-588-8800
brad@barkerwilson.com



SCALE: 1" = 50'

(A) - LOT LINES TO BE REMOVED
ASPH - ASPHALT
SWK - SIDEWALK
EOP - EDGE OF PAVEMENT



BARKER
SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 563-2469
EMAIL: BRAD@BARKERWILSON.COM




BARKER
SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM



MEMO

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

Prepared By: Laurel Christian, Infrastructure Planner III
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.