

Project Information

Subject Property: 693 Chemeketa Street NE (Marion County Tax Lots 073W22DD / 4900, 5000, 5100, and 5200)

Reference Number: 25-110757-PLN

Application Type: Replat Tentative Plan

Date Application Accepted: May 22, 2025

Applicant: Mark Hoyt
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Utility Plan and Easements

A utility plan showing services to the existing building located at 693 Chemeketa Street NE, Salem, Or 97301, dated 6-25-2025 is provided.

Gas and Water

The plan reflects gas service is provided to the building in the southwest corner off Chemeketa Street NE, and water service is provided to the building at its northwest corner off of Cottage Street NE. Neither connection will be impacted by the revised lot lines.

Sanitary Sewer

City as built plans, GIS, and public locates do not reflect the location of the sanitary sewer connection to the building. However, there are sanitary sewer lines in both Chemeketa Street and Cottage Street which border the building on the south and east, making it likely the connection is to one of those mains which will not be impacted by the new lot lines.

Electrical

Electrical service to the building is provided by way of an underground line extending from the alley to the west to the building. The line crosses what will be future parcel 2. A proposed 10 foot utility easement to be recorded in conjunction with the Replat is depicted on the Utility Plan.

In addition, aerial power lines traverse Tax Lot 5200 to serve two light poles located on the south boundary of Tax Lot 5200. The Replat will result in the western light pole being located on future Lot 2, and the eastern light pole on future lot 3. A proposed 10 foot power easement to facilitate continued power supply to the light poles after the Replat is depicted on the Utility Plan.

Access Easement

The Utility Plan further depicts a proposed 23 foot by 12 foot reciprocal access easement aligned with the driveway approach on Cottage Street that straddles the proposed northern lot line for future Parcel 3. The easement will allow both properties to use the driveway for access.