

ISSUE: Partition 08-25

DATE OF DECISION: January 6, 2009

APPLICANT: Barnes-Mission Street LLC

PURPOSE OF REQUEST:

To partition approximately 5.37 acres into 3 lots ranging in size from 1.04 acres to 2.89 acres for property located within an IC (Industrial Commercial) zone, and located at 2310 Mission Street SE.

ACTION:

IT IS HEREBY ORDERED

The Partition request to divide approximately 5.37 acres into 3 lots ranging in size from 1.04 acres to 2.89 acres for property located within an IC (Industrial Commercial) zone, and located at 2310 Mission Street SE is hereby GRANTED subject to SRC Chapters 63 and 155 and the following conditions prior to final plat approval unless otherwise indicated:

- Condition 1:** Reciprocal and irrevocable access rights for Parcel 1 and Parcel 2 shall be recorded prior to final plat approval.
- Condition 2:** Design street, sewer, water, and storm drainage infrastructure to serve each parcel and show all necessary access and utility easements on the plat to the satisfaction of the Public Works Director.

This tentative decision is valid and remains in effect for two (2) years. Under SRC 63.047, this tentative decision is void after two (2) years if not completed. The applicant must complete the conditions listed above and prepare a final map for approval by the Planning Division, per SRC 63.051 and ORS 92.080, before recordation. Approval of the final map does not relieve the applicant of complying with other applicable provisions of the Salem Revised Code or the Oregon Revised Statutes that may govern development of this property. Approval does not impede the future best use or adversely affect the safe and healthful development of any adjoining land or access thereto.

Application Deemed Complete: December 2, 2008
Decision Date: January 6, 2009
State Mandated Decision Date: April 1, 2009

Decision Issued According to Salem Revised Code 63.047

This decision is final unless written appeal from an aggrieved party is received by the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **January 21, 2009 at 5:00 p.m.** The appeal must state where the decision failed to conform to the provisions of the subdivision ordinance (SRC Chapter 63). The appeal must be filed in duplicate with the City of Salem Planning Division. 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, Planning Commission may amend, rescind, or affirm the action, or refer the matter to the staff for additional information

A copy of the findings and conclusions for this decision may be obtained by calling the Salem Planning Division at (503)588-6173, or writing to the following address: Salem Planning Division; Room 305, Civic Center; 555 Liberty Street SE; Salem, Oregon 97301.

Case Planner: Lisa Anderson-Ogilvie, Associate Planner, Ext. 7581, lmanderson@cityofsalem.net

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(PARTITION PLAT NO. 08-25)**

**IN THE MATTER OF
TENTATIVE PARTITION
PLAT NO. 08-25
2310 MISSION STREET SE**

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FINDINGS AND ORDER

PROCEDURAL FINDINGS

1. On October 29, 2008, Barnes-Mission Street LLC filed an application to partition the subject property.
2. Staff requested proof that previously approved property line adjustments for the subject property had been recorded and that the resultant parcel, as shown on the site plan, was legal. The applicant submitted revised recorded deeds for the subject property.
3. The application was deemed complete for processing on December 2, 2008. Notice was mailed to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on December 2, 2008.

SUBSTANTIVE FINDINGS

1. Request

To partition approximately 5.37 acres into 3 lots ranging in size from 1.04 acres to 2.89 acres for property located within an IC (Industrial Commercial) zone, and located at 2310 Mission Street SE.

A vicinity map illustrating the location of the property is attached hereto, and made a part of this staff report (Attachment 1).

2. Salem Area Comprehensive Plan (SACP)

Land Use Plan Map: The subject property is designated as "Industrial-Commercial" on the Salem Area Comprehensive Plan (SACP) Map.

Urban Growth Policies: The subject property is located within the Salem Urban Growth Boundary and inside the corporate city limits.

Growth Management: The subject property is located inside the Urban Service Area.

3. Zoning and Surrounding Land Uses

The subject property is zoned IC (Industrial Commercial).

The surrounding properties are zoned as follows:

North: Across Mission Street SE, CR (Commercial Retail), RS (Single Family Residential), and RM2 (Multiple Family Residential); single family residential and multifamily residential

East: IC (Industrial Commercial); Les Schwab Tire Center

South: IG (General Industrial) and 22nd and Electric Overlay Zone; industrial uses and single family residential

West: IC (Industrial Commercial); restaurants, drive thru restaurant, and scooter shop

4. Existing Site Conditions

The subject property is approximately 5.37 acres in size and is currently developed with Carl's Jr. and Popeye's fast food restaurants.

Trees: The applicant submitted a tree inventory indicating that there are seven trees located on the property with zero proposed for removal. Under the City's tree preservation ordinance, SRC Chapter 68.100(a) requires tree conservation plans only for development proposals involving the creation of lots or parcels to be used for the construction of single family or duplex dwelling units when the

proposal will result in the removal of trees. A tree conservation plan is not required because the proposal does not involve the creation of lots or parcels for single family or duplex dwelling unit construction. Pursuant to SRC Chapter 68 "Preservation of Trees and Vegetation," a Tree Removal Permit is required for removal of any significant trees and any removal of trees within a riparian corridor. Furthermore, no heritage tree shall be removed. Exceptions can include the removal of Oregon white oaks where the removal is necessary in connection with construction of a commercial or industrial facility (SRC 68.080(m)). The applicant should contact City staff before removing any trees on the subject property.

Wetlands: Grading and construction activities within jurisdictional waters of the state 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 DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. The Salem-Keizer Local Wetland Inventory (LWI) does not identify any mapped wetlands on the subject property.

Landslide Susceptibility: SRC Chapter 69 "Landslide Hazards" sets forth the mitigation requirements that may be imposed if landslide hazards are present on a property. This is accomplished primarily through establishing the sum of landslide hazard points (a combination of the mapped landslide hazard points and those points associated with the type of proposed development) in order to determine what mitigation, if any, is required to ensure a safe and healthful development. The subject property features 0 mapped landslide hazard points and a partition request incurs 2 "activity" points. The cumulative total of 2 landslide hazard susceptibility points indicates a "low landslide hazard," therefore a geological assessment is not required. There is no evidence that the site is geologically or geotechnically unsuitable for partitioning and development. There is no evidence that partitioning and development of the property will have a negative geological or geotechnical impact on adjacent properties.

5. Site Analysis and Parcel Layout

The applicant's tentative partition plan results in the creation of three parcels with proposed Parcel 1 consisting of approximately 1.05 acres, proposed Parcel 2 consisting of approximately 1.42 acres, and proposed Parcel 3 consisting of approximately 2.89 acres (Attachment 2).

Lot Area: There are no minimum lot area or dimension requirements in an IC district. There is a requirement in SRC 130.260, which requires a minimum of 16 feet of street frontage. All three of the proposed parcels meet this requirement.

Setback Requirements: For development within an IC zone, SRC 155.080 through 155.100 establishes the minimum front, side, and rear yard setback requirements. The existing buildings on the subject property meet or exceed the minimum setback requirements of the IC zone. Future development of the proposed parcels will be reviewed for conformance with minimum front, side, and rear yard setback requirements established for the IC zone at the time building plans are submitted for review and permit approval.

6. Access and Circulation

Access is taken from 23rd Street SE, which is designated as a 'collector' on the Salem Area Transportation System Plan.

7. Citizen and Neighborhood Association Comments

- A. The subject property lies within the boundaries of the Southeast Salem Neighborhood Association (SESNA). No comments were submitted by the neighborhood association.
- B. All property owners within 250 feet of the subject property were mailed notification of the proposed partition. One area property owner responded that they have no comments.

8. City Department Comments

The City of Salem Police Department: Reviewed the proposal and indicated no objections to it.

The City of Salem Public Works Department, Engineering Records Section: Reviewed the proposal and indicated that a field survey and plat are required per the Oregon Revised Statutes (ORS) and the Salem Revised Code (SRC).

The City of Salem Public Works Department, Development Services Section: Reviewed the proposal and provided comments (Attachment 3).

The City of Salem Community Development Department, Building and Safety Division Section: Reviewed the proposal and indicated no objections to it.

9. Public Agency and Private Service Provider Comments

Salem-Keizer Transit: Reviewed the proposal and indicated no objections to it.

Salem-Keizer School District: Reviewed the proposal and indicated no objections to it.

Portland General Electric (PGE): Reviewed the proposal and commented that an easement for existing PGE facilities prepared by Barnes-Mission LLC and recorded by the PGE Property Department is required prior to the partition.

10. Criteria for Granting a Partitioning

Salem Revised Code (SRC) Chapter 63.047(b) and 63.051 set forth the criteria that must be met before approval can be granted to a partition request. The following subsections are organized with approval criteria shown in **bold**, followed by findings of fact upon which the Planning Administrator bases his decision. Lack of compliance with the following land division standards is grounds for denial of tentative plat approval or for the issuance of certain conditions necessary to more fully satisfy such conditions. The applicant's proposed partition, for the purpose of dividing the subject property, was reviewed for compliance with the following standards, and as detailed in the facts and findings of this staff report, including all attachments hereto, is consistent as proposed and conditioned.

- A. SRC 63.047(b)(1): Approval of a tentative partition plan does not impede the future use of the remainder of the property under the same ownership, or adversely affect the safe and healthful development of the remainder or any adjoining land or access thereto.**

Finding: The proposed partition will not impede the future use of the remainder of the property, as this partitioning involves the entire property. Surrounding lots and parcels are developed with commercial and industrial uses. The proposal meets this criterion.

- B. SRC 63.047(b)(2): Provisions for water, sewer, streets, and storm drainage facilities comply with the City's public facility plan.**

Finding: The Salem Public Works Department reviewed the proposal and determined that water, sewer, streets, and storm drainage facilities can be provided to the proposed parcels in compliance with the City's public facility plans. While SRC Chapter 63 does not require submission of facility construction plans prior to tentative partition plan approval, it is the responsibility of the applicant to design and construct adequate city water, sewer, transportation, and storm drainage facilities to serve the proposed parcels prior to final plat approval without impeding service to the surrounding area. The applicant shall construct improvements to the specifications of the Public Works Department memo dated December 11, 2008 (Attachment 3).

Storm Drainage: A 12- to 18-inch public storm system is located in 23rd Street SE.

The subject property is located in a Special Flood Hazard Area as shown on the Federal Insurance Rate Maps from the Federal Emergency Management Agency. The development is subject to requirements of SRC Chapter 140. *

Water: An 8-inch public water line is located in Mission Street SE and an 8-inch public water line is located in 23rd Street SE.

Sanitary Sewer: An 8-inch public sewer line that is approximately 7 feet deep is located in 23rd Street SE along the western border of the subject property.

Streets:

General Circulation: The proposed partition will result in the creation of three parcels. The applicant has proposed that Parcel 1 and Parcel 2 be served by the existing driveway from 23rd Street SE. The proposed property line will be placed down the middle of the existing driveway. Therefore, an access easement will need to be recorded in order to ensure access for proposed Parcel 1 and 2.

Condition 1: Reciprocal and irrevocable access rights for Parcel 1 and Parcel 2 shall be recorded prior to final plat approval.

Parcel 3 will be served by a separate driveway from 23rd Street SE.

Boundary Streets: Mission Street SE is designated as a Parkway in the Salem TSP. The standard for this street is an 80-foot-wide improvement within a 120-foot-wide right-of-way. There is an approximate 80-foot improvement within a 110-foot-wide right-of-way adjacent to the subject property. There is approximately 60 feet of right-of-way adjacent to the subject property and 50 feet of right-of-way opposite the centerline.

23rd Street SE is designated as a Collector in the Salem TSP. The standard for this street is a 30-foot-wide improvement within a 60-foot-wide right-of-way. There is an approximate 36-foot improvement within a 50 foot-wide right-of-way adjacent to the subject property. There is approximately 25 feet of right-of-way adjacent to the subject property and 25 feet of right-of-way opposite centerline.

Internal Streets: There are no internal public streets proposed or required in conjunction with the proposed partition.

Transportation Planning Rule Review: Oregon Administrative Rule (OAR) 660-012-0055(4)(b) states:

Affected cities and counties that do not have acknowledged plans and land use regulations as provided in subsection (a) of this section, must apply relevant sections of this rule to land use decisions and limited land use decisions until land use regulations complying with this amended rule have been adopted.

The City of Salem has not adopted code amendments to fully comply with OAR 660-012-0045(3) or (4), the Oregon Transportation Planning Rule (TPR). The city is currently under periodic review for compliance with those sections of the TPR. Thus, the City of Salem must apply the relevant sections of OAR 660-012-0055(4)(b) to all land use and limited land use decisions. The TPR encourages a reduction in automobile trips by capitalizing on transit opportunities and by creating an environment that encourages people to walk. The proposed partition is a "limited land use decision" pursuant to Oregon Revised Statutes (ORS) 197.015, and has therefore been reviewed for consistency with the State's TPR multi-modal connectivity requirements, and is consistent as follows:

- (a) Mass Transit: The nearest transit service available to the site is provided via Route 21 (Turner Road), on Mission Street SE.
- (b) Pedestrian Connectivity: Both Mission Street SE and 23rd Street SE have sidewalks and Mission Street SE has bicycle lanes.

As an infill proposal, the transportation network in the area is already established. Connections to the existing system are provided by existing streets and access to serve the new parcels. The subject property, as proposed and conditioned, is served with adequate transportation infrastructure, and the street system adjacent to the property provides for safe, orderly, and efficient circulation of traffic into and out of the property.

The comments provided by the Public Works Department (Attachment 3) indicated there are adequate public facilities to serve the proposed development. Compliance with the requirements identified in the memo satisfies this criterion.

- C. **63.047(b)(3): The tentative plan complies with all applicable provisions of the Code, including the Salem zoning ordinance, except as may be waived by variance granted as provided in the chapter.**

The Salem Revised Code (SRC), which includes the Salem Zoning Code, implements the Salem Area Comprehensive Plan land use goals, and governs development of property within the city limits. The partitioning process reviews development for compliance with city standards and requirements contained in the Subdivision Code, Zoning Code, Salem TSP and the Water, Sewer and Storm Drain System Master Plans, and adopted design documents applicable to residential development. The proposed partition meets all applicable provisions of the Salem Revised Code.

A second review occurs for the created parcels at the time of building permit application to assure compliance with the zoning code. Compliance with conditions of approval to satisfy the subdivision ordinance is checked prior to city staff signing the final partition plat.

SRC Chapter 63 (Subdivisions): The intent of the subdivision code (SRC Chapter 63) is to provide for orderly development through the application of appropriate standards and regulations. The applicant met all application submittal requirements necessary for adequate review of the proposed partitioning. As proposed, and with conditions of approval, the proposed partition conforms to all applicable SRC Chapter 63 requirements.

Parcel Configuration: The proposed partition of the subject property creates three parcels. Proposed Parcel 1 consists of approximately 1.04 acres, proposed Parcel 2 consists of approximately 1.42 acres, and proposed Parcel 3 consists of approximately 2.89 acres. The subject property is zoned IC (Industrial Commercial). The proposed parcels meet SRC Chapter 63 minimum lot size, dimension, and street frontage standards. The three parcels, as proposed in the tentative partition plan, appear suitable for the general purpose for which they are intended to be used or are currently being used, such as for the development of SRC Chapter 155 permitted, special, or conditional uses. The parcels, as proposed and conditioned, appear to be of size and design as not to be detrimental to the public health, safety, or welfare.

Adequate Utilities: The partition, as proposed and conditioned, can be adequately served with water, sanitary sewer and storm drainage facilities, as detailed in the findings under Section 10.B of this report. The partition can also be served with other utilities appropriate to the nature of the development. Costs for the installation and extension of adequate utilities to serve the subject property, without impeding service to the surrounding area, is the responsibility of the developer. SRC Section 63.165 requires provisions for public construction and maintenance easements for all public utilities. In order to ensure that all necessary utilities and utility easements are provided, the following conditions shall apply:

Condition 2: Design street, sewer, water, and storm drainage infrastructure to serve each parcel and show all necessary access and utility easements on the plat to the satisfaction of the Public Works Director.

Street Connectivity: The partition, as proposed, conforms to transportation connectivity standards, as detailed in the findings under Sections 10.A and 10.B of this report. Approval of the proposed partition does not impede future use of the property, nor adversely affect the safe and healthful development of any adjoining land or access thereto. As an infill proposal, the transportation network is already established.

Hazards, Site Disruption, and Limitations to Development: Planning staff reviewed the proposed partition to ensure that the applicant has adequately mitigated any possible natural or fabricated hazards and limitations to development, including topography and vegetation of the site.

According to the City of Salem adopted Landslide Hazard Susceptibility Maps the subject property has a low susceptibility to landslides.

The City of Salem requires a National Pollutant Discharge and Elimination System (NPDES) permit from the Oregon Department of Environmental Quality (DEQ) for all construction activities that disturb one acre or more of land. Proof of a valid permit must be submitted at the time of plans submittal. The subject property consists of approximately 5.37 acres, thus, the NPDES permit requirement applies to this partition request. Pursuant to SRC Chapter 75, an erosion control permit is required prior to the start of any ground-disturbing activities.

Private landowners who wish to conduct activities on land that incidentally take (harm) species listed as endangered or threatened must first obtain an incidental take permit from the U.S. Fish & Wildlife Service. It is the responsibility of the land owner to prevent a taking without first obtaining proper permits. City records indicate that there are no significant habitats or fish-bearing streams on the subject property.

SRC Chapter 64 (Comprehensive Planning): The partition, as proposed and with conditions of approval, conforms to the Salem Area Wastewater Management Master Plan, the Stormwater Master Plan, the Water System Master Plan, and the Salem Transportation System Plan, adopted under SRC 64.230, as detailed in the findings under Section 10.B of this report.

SRC Chapter 65 (Excavation and Fills): The provisions of SRC Chapter 65 insure that any excavation or fill adjacent to public right-of-way or within a public easement, designated waterway, or floodplain overlay zone creates no imminent danger to public safety or public facilities and does not create a public nuisance. SRC Chapter 65 also prohibits excavation or fill that causes surface drainage to flow over adjacent public or private property in a volume or location materially different from that which existed before the grading occurred. There is no evidence that the subject property cannot be developed consistent with the provisions of SRC Chapter 65.

SRC Chapter 66 (Urban Growth Management): The Urban Growth Management Program, detailed in SRC Chapter 66, requires that prior to development of property outside of the Salem Urban Service Area, an Urban Growth Area (UGA) Development Permit must be obtained. The property is located within the Urban Service Area, therefore, a UGA is not required.

SRC Chapter 68 (Preservation of Trees and Vegetation): The applicant submitted a tree inventory indicating that there are seven trees located on the property with zero proposed for removal. Under the City's tree preservation ordinance, SRC Chapter 68.100(a) requires tree conservation plans only for development proposals involving the creation of lots or parcels to be used for the construction of single family or duplex dwelling units when the proposal will result in the removal of trees. A tree conservation plan is not required because the proposal does not involve the creation of lots or parcels for single family or duplex dwelling unit construction. Pursuant to SRC Chapter 68 "Preservation of Trees and Vegetation," a Tree Removal Permit is required for removal of any significant trees and any removal of trees within a riparian corridor. Furthermore, no heritage tree shall be removed. Exceptions can include the removal of Oregon white oaks where the removal is necessary in connection with construction of a commercial or industrial facility (SRC 68.080(m)). The applicant should contact City staff before removing any trees on the subject property.

SRC Chapter 69 (Landslide Hazards): SRC Chapter 69 "Landslide Hazards" sets forth the mitigation requirements that may be imposed if landslide hazards are present on a property. The property has a low landslide hazard risk. There is no evidence that the site is geologically or geotechnically unsuitable for partitioning and development. There is no evidence that partitioning and development of the property will have a negative geological or geotechnical impact on adjacent properties.

SRC Chapter 132 (Landscaping): The provisions of SRC Chapter 132 require that all significant trees located within required yards, e.g., setback areas, be retained, or if removed, that the impact of the removal be mitigated through replanting measures. This provision of the code is a standard requirement that is applied ministerially, and thus no additional conditions of approval are required to ensure that the partitioned property meets SRC Chapter 132 requirements.

SRC Chapter 155 (Industrial Commercial): The subject property is zoned IC (Industrial Commercial). The proposed parcels appear to be of such size and configuration to provide reasonable development consistent with SRC Chapter 155 provisions. In addition to other development standards, SRC Chapter 155 details minimum setbacks required for structures built upon IC-zoned lots or parcels. The partition, as proposed and conditioned, conforms to the provisions of SRC Chapter 155.

Final review of site is done as part of the building permit process where compliance with the requirements of the SRC Chapter 155 is determined. Construction plans for facilities within the development will be reviewed for compliance with conditions of approval and design standards.

11. Conclusion

Based upon review of SRC 63.047(b) and 63.051, the Findings contained under Section 10 above, and the comments described, the tentative partition complies with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands. Development is required to meet applicable Building and Safety Division and Fire Department requirements for access improvements and fire/life/safety requirements.

IT IS HEREBY ORDERED

The Partition request to divide approximately 5.37 acres into 3 lots ranging in size from 1.04 acres to 2.89 acres for property located within an IC (Industrial Commercial) zone, and located at 2310 Mission Street SE is hereby GRANTED subject to SRC Chapters 63 and 155 and the following conditions prior to final plat approval unless otherwise indicated:

- Condition 1:** Reciprocal and irrevocable access rights for Parcel 1 and Parcel 2 shall be recorded prior to final plat approval.
- Condition 2:** Design street, sewer, water, and storm drainage infrastructure to serve each parcel and show all necessary access and utility easements on the plat to the satisfaction of the Public Works Director.

This tentative decision is valid and remains in effect for two (2) years. Under SRC 63.047, this tentative decision is void after two (2) years if not completed. The applicant must complete the conditions listed above and prepare a final map for approval by the Planning Division, per SRC 63.051 and ORS 92.080, before recordation. Approval of the final map does not relieve the applicant of complying with other applicable provisions of the Salem Revised Code or the Oregon Revised Statutes that may govern development of this property. Approval does not impede the future best use or adversely affect the safe and healthful development of any adjoining land or access thereto.

Application Deemed Complete: December 2, 2008
Decision Date: January 6, 2009
State Mandated Decision Date: April 1, 2009

Decision Issued According to Salem Revised Code 63.047

This decision is final unless written appeal from an aggrieved party is received by the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **January 21, 2009 at 5:00 p.m.** The appeal must state where the decision failed to conform to the provisions of the subdivision ordinance (SRC Chapter 63). The appeal must be filed in duplicate with the City of Salem Planning Division. 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, Planning Commission may amend, rescind, or affirm the action, or refer the matter to the staff for additional information.



Glenn Cross, Urban Planning Administrator

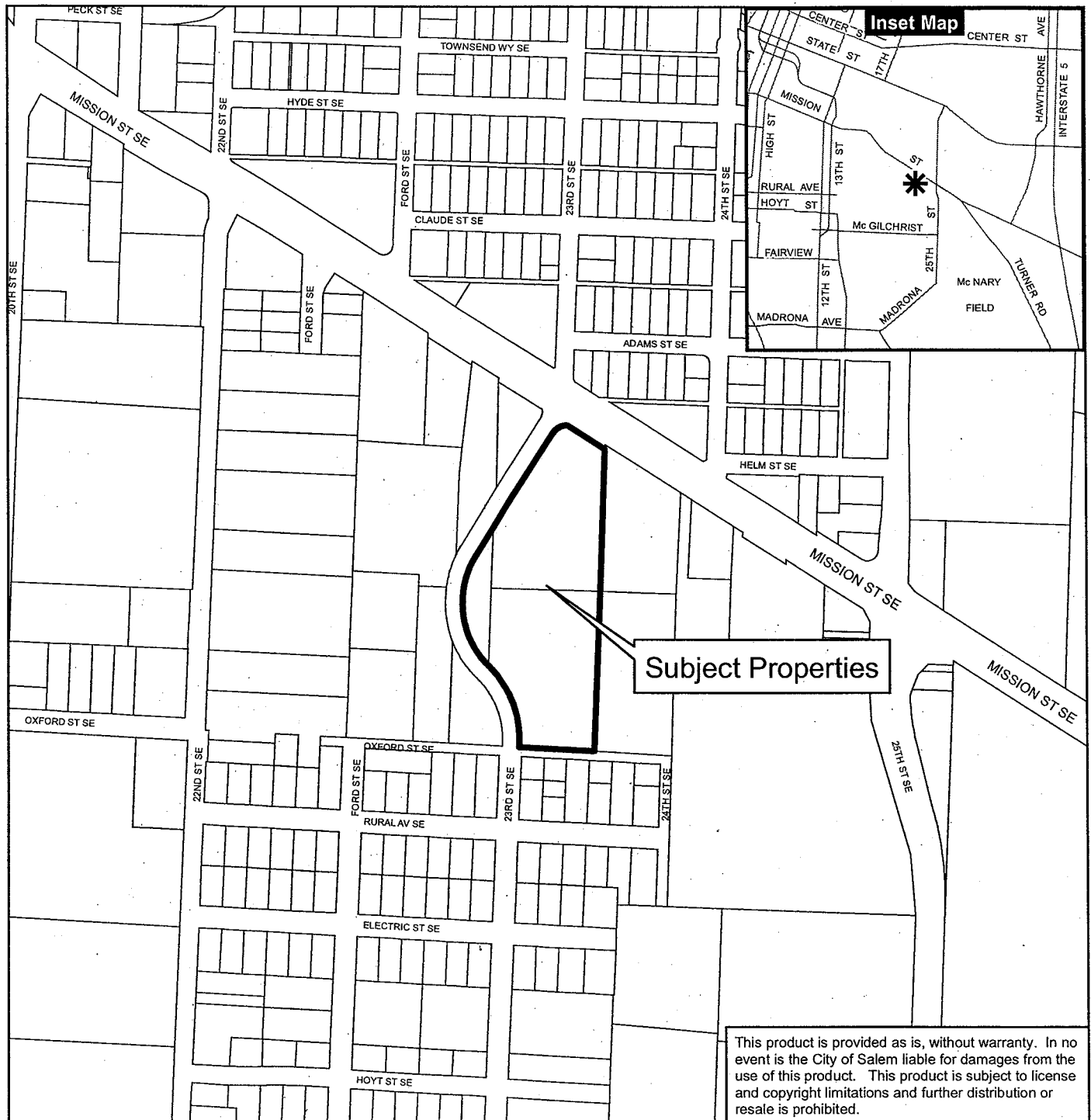
Attachments: 1. Vicinity Map
2. Tentative Partition Plan
3. City of Salem Public Works Department Comments dated December 11, 2008

Prepared by Lisa Anderson-Ogilvie, Associate Planner

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Vicinity Map

2310 Mission Street SE Area



Legend

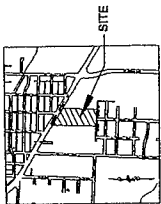
- Outside Salem City Limits
- Urban Growth Boundary
- Taxlots
- Historic District
- Schools
- Parks

0 100 200 400 Feet



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VICINITY MAP



OWNER: Barnes-Mission Street LLC
3110 26th St. S.E.
Salem, OR 97302
503-588-8500

APPLICANT: Owner

SURVEYOR: Clarence E. Barker
Barker Surveying Co.
2035 25TH Street S.E.
Salem, OR 97302
503-588-8800
FAX: 503-588-8804

SITE ADDRESS: 2310 Mission St. S.E.

ASSESSOR MAP: 7-3W-35AA Tax Lots 9400 & 9500

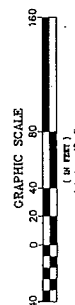
TOTAL AREA: 5.3705 Acres

ZONE: Industrial Commercial

LINE DATA TABLE	
L1	N00°35'03"W 9.97'
L2	N00°53'47"W 10.88'

CURVE*	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
A	75.00	48°28.01'	21.38	50°27.13' W 20.97
B	45.00	60°03.58'	21.58	N59°13.13' E 45.05
C	227.50	3°19.53'	13.23	N27°31.18' E 13.23
D	227.50	28°44.08'	106.16	N12°20.17' E 105.20
E	227.50	48°26.17'	192.33	N25°05.57' W 186.65
F	227.50	48°34.03'	231.78	N25°05.70' W 224.86

DESIGNED BY
3200 AND JOANNE CORNER OF
INTERSECTION, 3.55 FEET WEST OF
FACE OF CURB 3200, 8.7 FEET SOUTH OF
EXTENDED SOUTH CURB LINE ADAMS, 8.4
FEET SOUTHEAST OF END OF BACK OF
SIDEWALK, 11 FEET NORTHEAST OF 11 INCH
CHERRY TREE, 12.65 FEET WEST OF
CENTLINE 2200, 24.65 FEET SOUTH OF



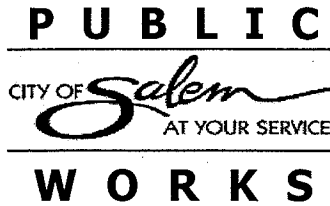
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

REGISTERED PROFESSIONAL LAND SURVEYOR <i>James B.</i> B L E N CLARENCE C. BARNER 8-25	SURVEY FOR: BARNES MISSION STREET LLC 2310 MISSION ST. S.E. CITY OF SALEM MARION COUNTY, OREGON SHEET 1 OF 1 JOB NO. 06125
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ATTACHMENT 2

RECEIVED

DEC 11 2008



COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT
MEMO

TO: Lisa Anderson-Ogilvie, Associate Planner
Department of Community Development

FROM: Glenn Davis, P.E., Chief Development Services Engineer *GD*
Public Works Department

DATE: December 11, 2008

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS
PARTITION PLAT NO. 08-25 (08-116963)
2310 MISSION STREET SE
TO PARTITION 5.37 ACRES INTO THREE LOTS**

PROPOSAL:

To divide approximately 5.37 acres into three parcels in an IC (Industrial Commercial) zone at 2310 Mission Street SE.

RECOMMENDED CONDITIONS OF PLAT APPROVAL:

Design street, sewer, water, and storm drainage infrastructure to serve each parcel and show all necessary access and utility easements on the plat to the satisfaction of the Public Works Director.

FACTS AND FINDINGS:

Water

An 8-inch public water line is located in Mission Street SE and an 8-inch public water line is located in 23rd Street SE.

Sewer

An 8-inch public sewer line that is approximately 7 feet deep is located in 23rd Street SE along the western border of the subject property.

Storm

A 12- to 18-inch public storm system is located in 23rd Street SE.

Code authority references are abbreviated in this document as follows:
Public Works Design Standards (PWDS); *Salem Transportation Sys*
Stormwater Management Plan (SMP).

ATTACHMENT 3

The subject property is located in a Special Flood Hazard Area as shown on the Federal Insurance Rate Maps from the Federal Emergency Management Agency. The development is subject to requirements of SRC Chapter 140.

Streets

Mission Street SE

Standard – This street is designated as a Parkway in the Salem TSP. The standard for this street is an 80-foot-wide improvement within a 120-foot-wide right-of-way.

Existing Conditions – There is an approximate 80-foot improvement within a 110-foot-wide right-of-way adjacent to the subject property. There is approximately 60 feet of right-of-way adjacent to the subject property and 50 feet of right-of-way opposite the centerline.

23rd Street SE

Standard – This street is designated as a Collector in the Salem TSP. The standard for this street is a 30-foot-wide improvement within a 60-foot-wide right-of-way.

Existing Conditions – There is an approximate 36-foot improvement within a 50 foot-wide right-of-way adjacent to the subject property. There is approximately 25 feet of right-of-way adjacent to the subject property and 25 feet of right-of-way opposite centerline.

CRITERIA

Salem Revised Code 63.047(b) and 63.051 indicate the criteria that must be found to exist before an affirmative decision may be made. These criteria and the corresponding findings are as follows:

SRC 63.047(b)(1): Approval of a tentative plan does not impede the future use of the remainder of the property under the same ownership, or adversely affect the safe and healthful development of the remainder or any adjoining land or access thereto.

Findings:

The tentative plan does not impede the future use of the property.

SRC 63.047(b)(2): Provisions for water, sewer, streets, and storm drainage facilities comply with the city's public facility plan.

Findings:

The existing water, sewer, street, and storm drainage facilities are adequate to serve the subject property.

SRC 63.047(b)(3): The tentative plan complies with all applicable provisions of this Code, including the Salem zoning ordinance, except as may be waived by variance granted as provided in this chapter.

Findings:

Public Works staff has analyzed the proposed development for compliance with applicable provisions of *Salem Revised Code* Chapters 21, 63, 65, 66, 69, 70, 72, 73, 74, 75, 76, 77, 78, 80, and 140. Any Code provisions found to be out of compliance will be addressed in the recommended conditions of development.