

REQUEST FOR COMMENTS

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

REGARDING:

Subdivision Case No. SUB14-01

PROJECT ADDRESS:

2521 & 2531 BOONE RD SE, SALEM OR 97302

AMANDA Application No.

13-119992-LD

COMMENT PERIOD ENDS:

FEBRUARY 6, 2014

REQUEST: A subdivision to divide 7.32 acres into 6 lots ranging in size from approximately 0.795 acres (34,630 square feet) to approximately 2.35 acres (102,192 square feet), with a Class 2 Adjustment to:

- 1) Allow the number of flag lots within the subdivision to exceed 15 percent;
- 2) Allow more than 4 lots to be served by a flag lot accessway; and
- 3) Allow the length of the flag lot accessway to exceed 400 feet.

The property is zoned CO (Commercial Office) and CR (Commercial Retail) and is located at 2521 and 2531 Boone Road SE (Marion County Assessor's Map and Tax Lot Numbers: 083W11D/600 and 083W12C/702).

Attached is a copy of the proposal and any related maps. A decision for this proposal will be prepared by the planning staff from information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 P.M., FEBRUARY 6, 2014, will be considered in the decision process. Comments received after this date will be not considered.

SEND COMMENTS TO:

Bryce Bishop, Case Manager ~~BB~~
City of Salem, Planning Division
555 Liberty St SE, Room 305
Salem, OR 97301
Phone: 503-540-2399; Fax: 503-588-6005
<http://www.cityofsalem.net/planning>

IF YOU HAVE QUESTIONS: Please contact the Case Manager at the address listed above, by telephone at 503-540-2399, by E-Mail at bbishop@cityofsalem.net, or by Fax at 503-588-6005.

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☒ 1. I have reviewed the proposal and have no objections to it.
☒ 2. I have reviewed the proposal and have the following comments:

By: Gary Papp
1-29-14

- a). Plat Submittal: Require project surveyor to submit his or her Partition Plat to the City Surveyor for review as per ORS 672.005(2)(g)&(h), ORS 672.007(2)(b), ORS 672.045(2), ORS 672.060(4), OAR 820-020-0015(4)&(10), OAR 820-020-0020(2) and OAR 820-020-0045(5).
- b). Existing Utilities: Please provide easement protection for existing and proposed utilities if applicable. See item c). below.
- c). Reciprocal Utility and Access Easements: If applicable, please require reciprocal rights for each owner of Lots 1 thru 5, allowing existing utilities to remain in use ; allowing drainage sheet flow across each parcel and allowing shared access rights across each lot.
- d). Access way: Please indicate if the proposed access ways are Private or Public. If Private, please indicate which properties benefit from the easement. Also, show easement width on each new parcel.
- e). Access way: Please note SRC requires 25' wide access way with a 400 LF length limit with required approved turnarounds as per SRC Table 63-1. See attached Exhibit 'B'.
- f). Pre-Plat Review Meeting: Please request a Pre-Plat Review Meeting between the City Surveyor and the applicant's project surveyor to insure compliance with item a). as described above.
- g). Plat Name Approval: Please contact Marion County Surveyor and receive an approved Subdivision name before submitting the Plat for review by City Surveyor.
- h). ORS and SRC: The applicant shall provide the required field survey and subdivision plat as per the statute and code requirements outlined in the Oregon Revised Statutes (ORS) and the Salem Revised Code (SRC). If the said documents are not in compliance with the requirements outlined in ORS and SRC, and as per SRC 63.060 (a), the approval of the subdivision plat by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.