



City of Salem, Oregon
Community Development Department
Planning Division

Permit Application Center
Phone: 503-588-6213
Fax: 503-588-6005
www.cityofsalem.net/planning
@Salem Planning

Expedited Land Division Application Form (ORS 197.360-380)

What is an Expedited Land Division?

The expedited land division process provides an alternative to the standard procedures for certain land division requests. An applicant may choose to use the expedited land division process if their land division request meets all of the applicable requirements specified in Oregon Revised Statute (ORS) 197.360 (see reverse side). The steps in this procedure differ from the regular subdivision procedure, but still include a public review and opportunity for appeal. The steps are described in ORS 197.365-375.

Is it faster than the regular subdivision process?

The expedited land division process is intended to streamline the regular land use process that land divisions normally follow under state law, which allows up to 120 days for final city approval. In Salem, however, the typical processing time for a land division application (subdivision, partition, or replat) that meets city standards and is complete when submitted, is far less than the 120 days that state law allows. Therefore, in Salem, in many cases there is no difference in processing time between a regular land division and expedited land division.

What are the requirements to qualify for the Expedited Land Division process?

ORS 197.360 lists the requirements to qualify for an expedited land division review. These requirements are summarized below. The full text of ORS 197.360 is included on the reverse side of this form.

The proposed land division (i.e. subdivision, partition, or replat):

1. Must be on residentially zoned land and must be solely for the purposes of residential use;
2. Must not create building lots that provide for dwellings or accessory buildings within areas that contain natural resource protections, such as, but not limited to, the Willamette Greenway;
3. Must satisfy all City street standards and connectivity requirements; and
4. Must either:
 - a. Create enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or
 - b. Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

Why am I receiving this application form for Expedited Land Division now?

The expedited land division process has existed since 1995; however, the 2015 Oregon Legislature required that all land division applicants be notified of the expedited land division option and how to apply.

Are you applying for an Expedited Land Division?

Yes ☐ No ☒ (If yes, then attach a written description of how the proposal satisfies ORS 197.360)

Applicant Name: HSF Development, LLC Telephone: 503-363-9227
Applicant Mailing Address: 3425 Boone Rd. SE
Site Address: 6719 Devon Ave

Brandie Dalton Brandie Dalton 7-5-18
(Signature) (Print Name) (Date)

Application Form: Tree Conservation Plan

Applicant Name: HSF Development, LLC Telephone: 503-363-9007

**If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your land use application.*

Applicant Mailing Address: 3425 Boone Rd SE, Salem 97317

Site Address: 6719 Devon Avenue SE

Proposed Use or Type of Development: Sub Lot Size (sq. ft.): 19.74 acres

How many trees¹ are on the property (10" or more dbh²)? 63

How many trees are proposed for removal³? 47 How many trees are proposed for preservation? 16

What percentage of the total trees will be preserved? 25 %

Are any riparian corridors⁴ present on the site? Yes ☐ No ☒ If yes, name of waterway? _____

Are any of the following proposed for removal?

- Oregon white oak 24" or more dbh² Yes ☐ No ☒ If yes, how many? _____
- Tree within a riparian corridor⁴ Yes ☐ No ☒ If yes, how many? _____
- Native vegetation in a riparian corridor⁴ Yes ☐ No ☒ If yes, what type? _____

Brandie Dalton Brandie Dalton 7-5-18
(Signature) (Print Name) (Date)

Submittal Requirements:

- 1) *Site Plan:* Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.035(c)(1).
- 2) *Written Statement:* If the proposed tree conservation plan results in removal of significant trees, trees or native vegetation in a riparian corridor or shows preservation of less than 25 percent of the trees on site, a statement shall be provided demonstrating that there are no reasonable design alternatives that would enable preservation of such trees.
- 3) *Additional items that may be submitted or requested:* When a riparian corridor is located on the property, the tree conservation plan shall include the information found in SRC 808.035(c)(2).

Appeal and Review:

The decision on a Tree Conservation Plan may be appealed, pursuant to SRC 300.1010. Only the applicant or the owner of the subject property have standing to appeal the decision of a Tree Conservation Plan. The decision of Hearings Officer on appeal shall be the final decision of the City.

¹Tree means any living, woody plant that is at least 10" dbh and 15' in height, typically with one main stem (trunk) and an upright arrangement of branches & leaves.

²dbh means diameter at breast height. Diameter at breast height is a tree's diameter measured in inches at 4½ feet above grade.

³Removal means to cut down a tree or remove 30% or more of the crown, trunk, or root system of a tree; or to damage a trees so as to cause the tree to decline or die.

⁴Riparian Corridor is a boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which is measured 75 feet horizontally from the top of bank.



Traffic Engineering Section
Public Works Department
555 Liberty Street SE, Room 325 Telephone: 503-588-6211
Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received _____

Section 1 (To be completed by applicant.)

Applicant Name: Mark Grenz, P.E. Telephone: 503-363-9227

Applicant Mailing Address: 1155 13th St SE, Salem, OR 97302

Location of New Development: 6719 Devon Ave
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 86-Lot Subdivision
(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed):
Vacant

Planning Action Involved, if any: Subdivision Building Permit Involved:
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.) Yes ☐ No ☒

Section 2 (To be completed by City staff.)

Proposed Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate/Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Existing Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate or Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: _____
(Proposed use minus existing use.)

☐ A TIA **will** be required:

☐ Arterial/Collector—1000 Trip/day Threshold

☐ Local Street/Alley—200 Trip/day Threshold

☐ Other: _____

☐ A TIA **will not** be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: _____
(Proposed use minus existing use.)

☐ A TSDC **will** be required.

(Fee determined by Development Services.)

☐ A TSDC **will not** be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks: _____

Date: _____

cc: ☐ Chief Development Services Engineer

☐ Community Development

☐ Building Permit Application

☐ _____

By: _____