CITY OF Salem AT YOUR SERVICE

Land Use Application

(For office use only)
Permit #:

Planning/Permit Application Center
City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513
503-588-6173 * planning@cityofsalem.net
If you need the following translated in Spanish, please call 503-588-6256.
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Application type

Please describe the type of land use action requested:
Subdivision

Work site location and information

Street address or location of subject property	Doaks Ferry Road (Eagles View Phase 6)
Total size of subject property	~~30.37~~ Acres 15
Assessor tax lot numbers	7.3.30/Tax Lot 100
Existing use structures and/or other improvements on site	Vacant
Zoning	RS
Comprehensive Plan Designation	'Single-Family Residential'
Project description	31-lot single-family dwelling subdivision

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Comfort Homes	PO Box 4607 Salem/OR 97304	503-409-2282 comforthomespnw@gmail.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th Street, Salem, OR, 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	West Salem Neighborhood Association
Have you contacted the Neighborhood Association?	⊙ Yes ○ No
Date Neighborhood Association contacted	12-18-2019
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Via Email and Phone Call w/Kevin Chambers Will be attending a NA meeting in January
Have you contacted Salem-Keizer Transit?	○ Yes ⊙ No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

***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 application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- **All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.**
- **I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.**
- **I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:**

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: _____

Print Name: Andre Makarenko **Date:** 12/23/19

Address (include ZIP): PO BOX 5607, Salem OR 97304

Authorized Signature: _____

Print Name: _____ **Date:** _____

Address (include ZIP): _____

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer?
Save the file to your computer and email to planning@cityofsalem.net.

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Comfort Homes LLC
PO Box 5607
Salem, OR 97304

Until a change is requested all tax statements shall be sent to the following address:
Comfort Homes LLC
PO Box 5607
Salem, OR 97304
File No. 282575AM

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk
2019-007555
07/19/2019 10:54:58 AM
REC-WD Cnt=1 Stn=5 K. WILLIAMS
$10.00 $11.00 $10.00 $60.00 $5.00
$96.00

STATUTORY WARRANTY DEED

Epping Foundation Holdings, LLC,

Grantor(s), hereby convey and warrant to

Comfort Homes LLC,

Grantee(s), the following described real property in the County of Polk and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land situated in the Northeast Quarter of Section 30, Township 7 South, Range 3 West, in the City of Salem, County of Polk, State of Oregon, more particularly described as follows:

Beginning at a point which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Northwest corner of Lot 252, Eagles View No. 4 as platted and recorded in Volume 14, page 09, Book of Town Plats of Polk County, Oregon; thence South 00°20'59" West 95.00 feet to the Southwest corner of said Lot 252; thence South 21°13'59" East 64.52 feet to the Northwest corner of Lot 303 of said subdivision; thence South 00°20'59" West, along the West line of said Lot 303 and the Southerly extension thereof, a distance of 130.00 feet to the Northwest corner of Lot 301 of said subdivision; thence South 01°11'08" West 64.24 feet to the Southwest corner of said Lot 301; thence South 07°40'14" East 66.47 feet to the Southwest corner of Lot 300 of said subdivision; thence South 10°50'20" East 66.24 feet to the Southwest corner of Lot 299 of said subdivision; thence South 15°43'42" East 66.15 feet to the Southwest corner of Lot 298 of said subdivision; thence South 15°26'37" East 66.50 feet to the Southwest corner of Lot 297of said subdivision; thence South 24°38'24" East 66.53 feet to the Southwest corner of Lot 296 of said subdivision; thence South 25°54'24" West 21.61 feet to the most Westerly corner of Lot 295 of said subdivision; thence South 63°06'01" East 60.00 feet to the most Southerly corner of said Lot 295; thence North 61°50'06" East 9.45 feet to the Northwest corner of Lot 294 of said subdivision; thence South 38°30'00" East 96.40 feet to the Southwest corner of said Lot 294; thence South 49°34'17" East 50.95 feet to the Northwest corner of Lot 293 of said subdivision; thence South 38°30'00" East 100.00 feet to the Southwest corner of said Lot 293; thence South 51°30'00" West, along the Northerly line of Lots 292 and 291, a distance of 172.00 feet to the most Westerly corner of said Lot 291; thence North 58°40'50" West, along said Southerly line of Parcel 1 described in Book of Records 230, Page 1945, Deed Records a distance of 30.06 feet; thence North 63°06'01" West, along said Southerly line, a distance of 644.75 feet; thence North 60°08'01" West, along said Southerly line, a distance of 142.89 feet; thence South 88°14'59" West, along said Southerly line a distance of 200.20 feet to the Southwest corner of said Parcel; thence North 00°13'56" East, along the West line of said parcel, a distance of 333.69 feet; thence North 01°30'21" East, along said West line, a distance of 85.86 feet to a point on the Easterly right of way line of Doaks Ferry Road N.W.; thence Northeasterly, along said right of way line, on the arc of a 994.93 foot radius curve to the left (the chord of which bears North 29°03'31" East 247.51 feet) a distance of 248.15 feet to the Southwest corner of Parcel 2 of Partition Plat No. 2002-0004; thence South 89°39'01" East, along the South line of said Parcel 2, a distance of 616.67 feet to the point of beginning.

AmeriTitle 282575AM

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S-03W-30 100

The true and actual consideration for this conveyance is $537,640.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2019-2020 Real Property Taxes, a lien not yet due and payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18TH day of July, 2019.

Epping Foundation Holdings, LLC

By: William C. Davis
William C.Davis, Authorized Signer
Pioneer Trust Bank

By: S. Jastak
Steffany Jastak, Trust Officer
Pioneer Trust Bank

State of Oregon } ss
County of Marion}

On this 18th day of July, 2019, before me, Janny Loraine Hansen a Notary Public in and for said state, personally appeared , known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she/they~~ executed same. William C Davis
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Janny Loraine Hansen
Notary Public for the State of Oregon
Residing at: Aumsville, OR
Commission Expires: March 15, 2021

OFFICIAL STAMP
JANNY LORAINE HANSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 960518
MY COMMISSION EXPIRES MARCH 15, 2021

State of Oregon } ss
County of Marion}

On this 18th day of July, 2019, before me, Gretchen Spencer Crowson a Notary Public in and for said state, personally appeared , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. Steffany Jastak
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gretchen Crowson
Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: April 28, 2020

OFFICIAL STAMP
GRETCHEN SPENCER CROWSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 949647
MY COMMISSION EXPIRES APRIL 28, 2020

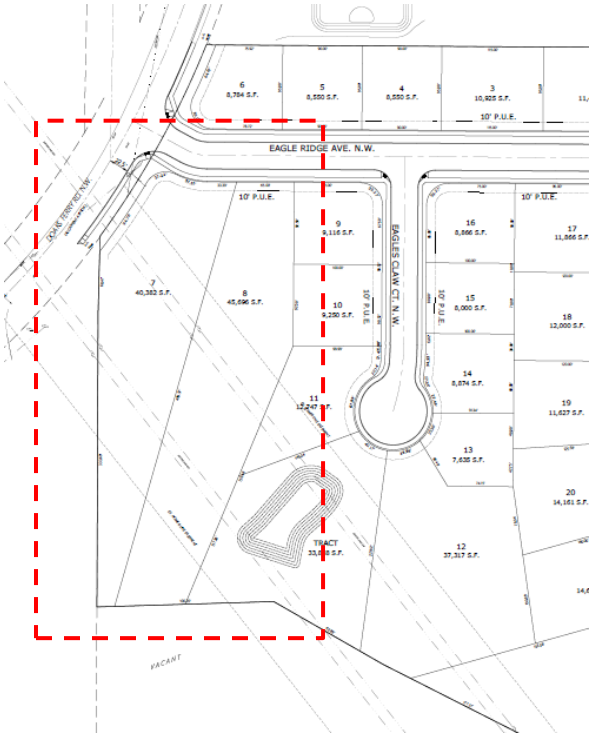
Eagles View Phase 6 Subdivision

Adjustment Class-2 Application
Table 511-2 (Lot Standards)

Proposal:

An adjustment to lot to depth ratio is being requested for Lots 7 and 8. Lots 7 and 8 exceed the lot to depth ratio requirements:

*Lot 7= (Proposed) 89' by 492' (Maximum Allowed) 89' by 267'
*Lot 8= (Proposed) 65' by 500' (Maximum Allowed) 65' by 195'



The minimum lot width required for lots int eh RS zone is 40 feet with a minimum lot depth of 70 feet. Table 111-2 only allows a maximum lot depth of 300% of average lot width

The applicant is requesting an adjustment to the lot width to lot depth maximum.

<u>Adjustment Criteria-SRC 250.005(d)(2) Criteria</u>

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Reasons:

(A) The applicant is requesting a zoning adjustment to Table 5111-2. The minimum lot width required for lots in the RS zone is 40 feet with a minimum lot depth of 70 feet. Table 111-2 only allows a maximum lot depth of 300% of average lot width

The applicant is requesting an adjustment to the lot width to lot depth maximum. In order to provide street connections and circulation, the size and layout of the lots had to be taken not consideration. Due to the location of the BPA lines, the southern portion of Lots 7 and 8 cannot be developed, and creating additional lots to meet this standard is not feasible due to the BPA lines. Therefore, Lots 7 and 8 exceed the maximum requirement.

The purpose of this requirement is to avoid creating long narrow lots. As stated above, in order to provide avoid the BPA lines, provide street connections and circulation, the size and layout of the lots had to be taken not consideration. Due to the BPA lines and required street extensions near these lots, creating smaller lots is not feasible.

The longer lots do not affect the rest of the subdivision or the proposed lots. The longer lots actually provide larger lots to help meet setbacks and provide larger open space areas on the lots. Therefore, the proposed adjustment equally or better meets the standard.

(B) The subject property is zoned RS and is located in a residential area. The properties to the north, east, south, and west are all zoned RS (Single Family Residential). The RS zone allows for this property to be subdivided.

The proposal will have little to no impact on the surrounding neighborhood. The purpose of this requirement is to avoid creating long narrow lots. As stated above, in order to avoid the BPA lines, provide street connections and circulation, the size and layout of the lots had to be taken not consideration. Due to the BPA lines and required street extensions near these lots, creating smaller lots is not feasible.

The longer lots do not affect the rest of the subdivision or the proposed lots. The longer lots actually provide larger lots to help meet setbacks and provider larger open space areas on the lots. Therefore, this proposal will not detract from the livability or appearance of the residential area.

Any conditions placed on the subdivision will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

(C) The proposed adjustment will not affect surrounding existing or proposed development. The applicant is not requesting more than one adjustment.

Eagles View Phase 6

Subdivision Application

January 7, 2020

PROPOSAL:

The subject property is about 14.17 acres in size and zoned RA (Residential Agriculture). The applicant is proposing to divide 14.17 acres of the subject property into 31 single-family residential lots, and a Tract for water quality.

SITE VICINITY and CHARACTERISTICS:

The subject property is located west of Doaks Ferry Road and south of Eola Drive. The subject property is identified as 073W30/Tax Lot 100. The subject property is located within the City limits and the Urban Growth Boundary.

The surrounding properties are zoned and used as follows:

North: RA (Residential Agriculture); existing church
East: RS (Single-Family Residential); existing single-family dwellings
South: RA (Residential Agriculture); vacant land and existing single-family dwellings
West: Polk County SR (Suburban Residential); vacant land

CRITERIA AND APPLICANT'S REASONS ADDRESSING UDC 205.010(d)(1):

The intent of the subdivision code is providing for orderly development through the application of appropriate rules and regulations. Pursuant to the application of the current enabling statutes, these regulations are those cited in UDC 205.010(d) and UDC 205.015(d). The decision criteria for subdivisions without a concurrent variance under UDC 205.010(d) and UDC 205.015(d) must be found to exist before an affirmative decision may be made for a subdivision application.

(1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:

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 subdivision 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 meets all applicable provisions of the Salem Revised Code.

(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.

The proposal does require an adjustment to the lot to depth ratio development standard specified in the Code.

Minimum Lot Area and Dimensions:

The subject property is about 14.17 acres in size and zoned RA (Residential Agriculture). The applicant is proposing to divide 14.17 acre of the subject property into 31 single family residential lots.

As shown on the site plan, all 31 lots meet the lot size (4,000 square feet) requirements within the RA zone and lot dimension (40’ by 70’) standards as required under UDC Chapters 510 and 511, except for Lots 7 and 8. Lots 7 and 8 exceed the lot to depth ratio requirements.

*Lot 7= (Proposed) 89’ by 492’ (Maximum Allowed) 89’ by 267’
*Lot 8= (Proposed) 65’ by 500’ (Maximum Allowed) 65’ by 195’

The applicant has requested an adjustment to the lot standards in Table 510-2.

The proposed lots range in size from 7,635 square feet to 45,696 square feet in size, with and average lot size of 15,595 square feet.

Additional reviews occur at the time of building permits to assure compliance with the zoning code. Compliance with conditions of approval to satisfy the subdivision ordinance is also checked prior to city staff signing the final subdivision plat.

The proposal can conform to applicable conditions imposed as necessary to ensure that development conforms to the standards of the subdivision code and with existing development and public facilities. The proposed subdivision is in compliance with lot standard requirements and required access. Therefore, this criteria has been met.

(B) City infrastructure standards.

Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Residential Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable residential land. Public facilities and services are or will be available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services. Therefore, this criteria has been met.

(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

There are no identified wetlands or floodplains located on the subject property.

A geological assessment was done and approved for the entire Eagles View subdivision. The original approval geological assessment is filed with the City of Salem Public Works Department. The assessment outlines the nature, distribution of underlying geology, and the physical and chemical properties of existing soils; an opinion as to stability of the site, and conclusions regarding the effect of geologic conditions on proposed development in this area.

This criteria has been met.

(2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.

The proposal is for the entire subject property and will be developed into 31 lots. As shown on the site plan. Therefore, a shadow plan is not required.

Street connections to existing development has been provided to the east. All surrounding properties have direct access onto the existing internal street system. All 31 lots will have direct access onto the proposed and existing street system as well. The subdivision does not impede the future use of the property or adjacent land.

Therefore, this criteria has been met.

(3) Development within the tentative subdivision plan can be adequately served by City infrastructure.

Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Residential Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable residential land. Public facilities and services are or will be available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services.

Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines.

In conclusion, the location and design of the proposed subdivision allows for public sanitary sewer, water service, and storm drainage to be conveniently provided. Therefore, this criterion has been satisfied.

Proposed StormWater Management System:

Stormwater quality and quantity are required for this development. An LID (low impact development) Stormwater technique will be used to mitigate the increase in pollutants contributed from development. This system may also be used to provide storage and water quantity control. The exact system will be determined at the time of design. Any proposed technique will meet City of Salem Stormwater Management standards in means and methods to provide all aspects of Stormwater management.

A Tract located in southwestern portion of the site has been identified for detention. See attached Site Plan and Drainage Plan.

(4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.

The major street system is in place due to prior development and phases of Eagles View. Doaks Ferry Road located to the east of the site will provide access into the development. Doaks Ferry Road is designated as a ‘major arterial’ on the Salem

Transportation System Plan. Eagle Ridge Avenue located to the northeast of the site will provide access into the development per street connections. Eagle Ridge Avenue is designated as a 'local' street on the Salem Transportation System Plan.

The proposed subdivision will provide street connections to eh existing street system, Eagle Ridge Avenue to the northeast and Eagles Claw Avenue to the southeast. These street connections will provide circulation through the neighborhood, existing and proposed.

The existing and proposed street systems conform to the City's Transportation Plan. All street design and improvements will be determined through the subdivision review process, and regulated through the Conditions of Approval. The proposed internal streets will be designed to City street standards. Therefore, meeting the requirements of a subdivision.

The major street network in the area has been established and is consistent with the Transportation System Plan which implements the Comprehensive Plan. Public Works Department will address any applicable requirements for right-of-way conveyance that might be required because of this subdivision.

Therefore, the existing street system and proposed street improvements will be in compliance with the STSP.

<u>Transportation Planning Rule Review:</u>

The City of Salem's TPR encourages a reduction in automobile trips by capitalizing on transit opportunities and by creating an environment that encourages people to walk. The proposed subdivision is a "limited land use decision" pursuant to Oregon Revised Statute (ORS) 197.015, and has therefore been reviewed for consistency with the State's TPR multi-modal connectivity requirements.

In conclusion, the development will provide bicycle and pedestrian facilities on-site to encourage people to walk and reduce vehicle trips. The development on the property will allow residents to reduce vehicle usage, by the convenience of bicycle and pedestrian paths to and from the uses and existing sidewalk system. Therefore, the proposed subdivision is in compliance with the intent of the TPR to reduce vehicle usage and encourage other modes of transportation to and from the site.

(5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.

The subject property is located in a developed and developing area where improved streets and sidewalks exist and continue with new development. The local street system

serving the development provides the necessary connections and access to the local streets and circulation system serving this residential neighborhood.

Block Length: Blocks shall be a maximum of 600 feet between street centerlines. The length of the blocks was taken into consideration at the time of design layout. There are more than enough street connections within the proposed development, therefore, block lengths are in compliance with code.

Dues to the existing developments to the east and north, additional street connections are not feasible.

In order to break the block lengths up, street connections have been provided to adjacent properties as well as efficient circulation within the subdivision.

Street Connections:
East: Street Connection to Eagle Ridge Avenue
Street Connection to Eagles Claw Avenue
West: Street Connection to Doaks Ferry Road

As shown on the site plan, the proposed subdivision provides a safe an efficient circulation pattern throughout the development for vehicles and pedestrians.

Access to, within, and from the development must be consistent with applicable requirements of the Transportation Planning Rule Requirements (TPR) that requires that development provide connectivity between land uses and transportation. Under the Rule, developments are responsible for providing for the safe and efficient circulation of vehicles, bicycles, and pedestrians into, through, and out of a development. The proposal develops the subject property within an established residential area where local and arterial streets and mass transit facilities exist. These facilities connect the transportation system to the surrounding residential neighborhoods.

The Public Works Department will address the level of street improvements that are roughly proportional to assure conformance to the development to subdivision code and applicable transportation system plan requirements. Completion of conditions of approval prior to the signing of the final plat will satisfy this criterion for the subdivision application.

In conclusion, the proposed street plan provides the best economic, safe, and efficient circulation of traffic possible under the circumstances. The proposed subdivision demonstrates this review criterion can be met. Therefore, this criterion has been satisfied.

(6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.

The subdivision is served with adequate transportation infrastructure and the street system adjacent the property conforms to the Transportation System Plan and provides for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property on to the public street system.

All 31 lots will have direct access onto the proposed and existing surrounding street system.

In order to break the block lengths up, street connections have been provided to adjacent properties as well as provide efficient circulation within the subdivision and to adjacent neighborhoods.

Street Connections:
East: Street Connection to Eagle Ridge Avenue
Street Connection to Eagles Claw Avenue
West: Street Connection to Doaks Ferry Road

Therefore, via paved streets and sidewalks, safe and convenient bicycle and pedestrian access will be provided to the site and to adjacent neighborhoods.

Therefore, this criteria has been met.

(7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.

The proposal is for a 31-lot subdivision. The size of the proposed subdivision does not warrant the need for a Traffic Impact Analysis. The proposed subdivision plan mitigates impacts to transportation system by providing adequate access and circulation for all 31 lots. Therefore, this criterion has been met.

(8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.

All lots are in compliance with the UDC/SRC. Therefore, no variances have been requested.

(9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.

The subdivision code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The subdivision plan takes into consideration the topography and vegetation of the site. The proposed lots are of sufficient size and dimensions to permit future development. The lot dimensions are illustrated on the tentative site plan and are in conformance to the minimum standards in UDC 510 and 511. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

There are 57 trees located within the boundary of the site. All 57 trees are designated for preservation. The existing trees on the site are located within eh southwest corner and southern property line. Therefore, removal of those trees is no necessary at this time.

Therefore, this criteria has been met.

10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

The property and development are located outside the Urban Service Area (USA). An Urban Growth Preliminary Declaration is required and has been requested. Therefore, this criterion has been met.

TREE CONSERVATION/REMOVAL PLAN

There are 57 trees located within the boundary of the site. All 57 trees are designated for preservation.

Therefore, preserving 100% of the trees within the boundary of the site.

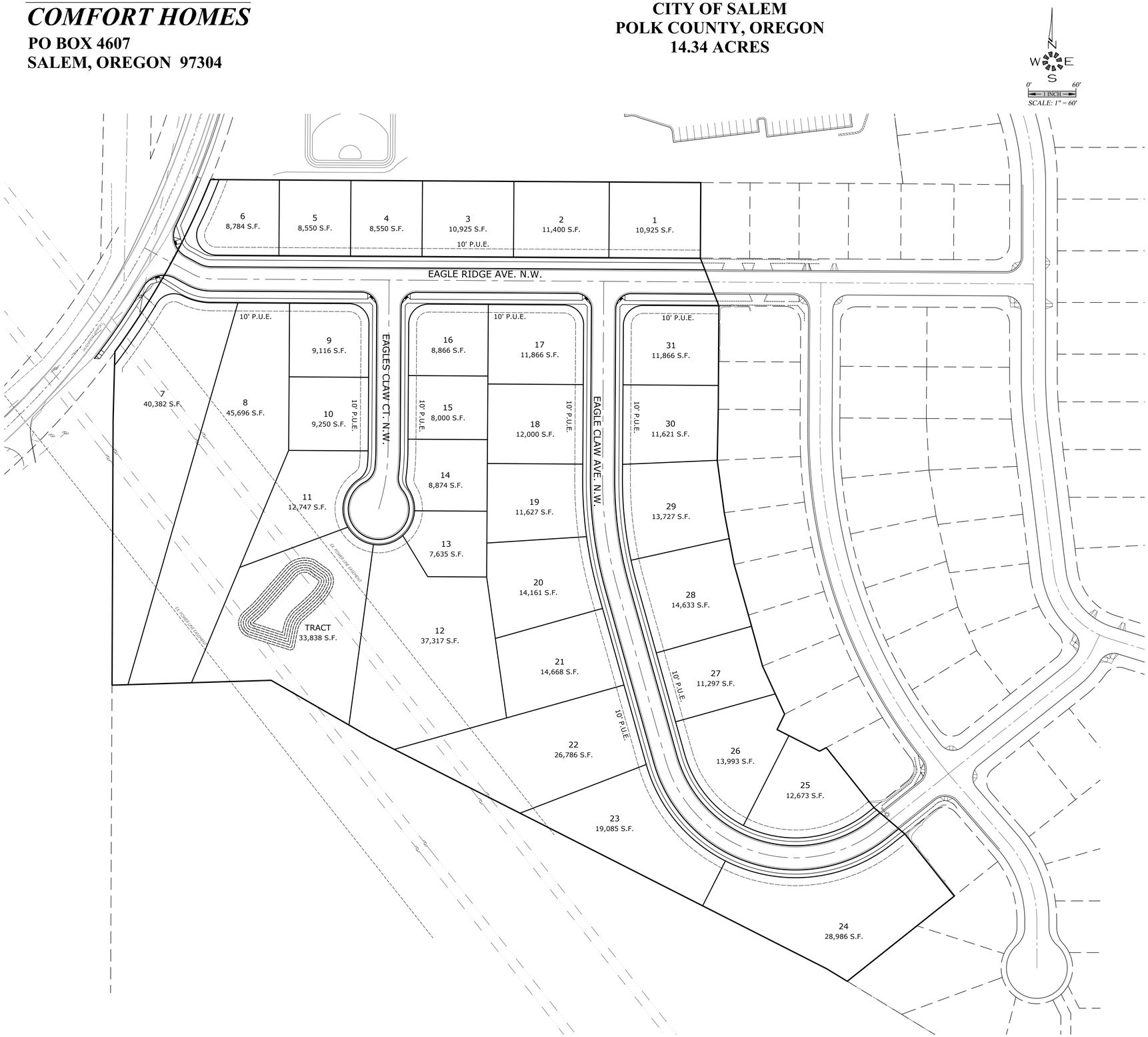
EAGLES VIEW PHASE 6

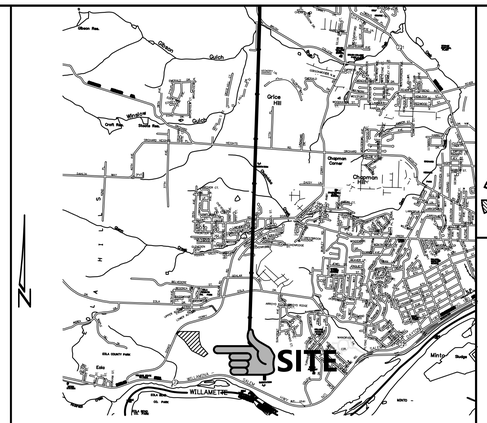
SEC. 19, 20, 29, & 30 T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON
14.34 ACRES

Owner / Developer:

COMFORT HOMES

PO BOX 4607
SALEM, OREGON 97304





VICINITY MAP

SHEET INDEX

SDR1 - COVER SHEET
SDR2 - EXISTING CONDITIONS PLAN
SDR3 - PRELIMINARY SITE PLAN
SDR4 - PRELIMINARY LOT GRADING PLAN
SDR5 - PRELIMINARY DRAINAGE PLAN
SDR6 - PRELIMINARY SANITARY SEWER PLAN
SDR7 - STREET IMPROVEMENT PLAN - EAGLE RIDGE AVE.
SDR8 - STREET IMPROVEMENT PLAN - DOAKS FERRY ROAD
SDR9 - STREET IMPROVEMENT PLAN - EAGLE CLAW AVE.
SDR10 - STREET IMPROVEMENT PLAN - EAGLE CLAW CT.
SDR11 - PRELIMINARY WATER IMPROVEMENT PLAN

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

COVER SHEET

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846s SDR1-COV

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6846

SDR1

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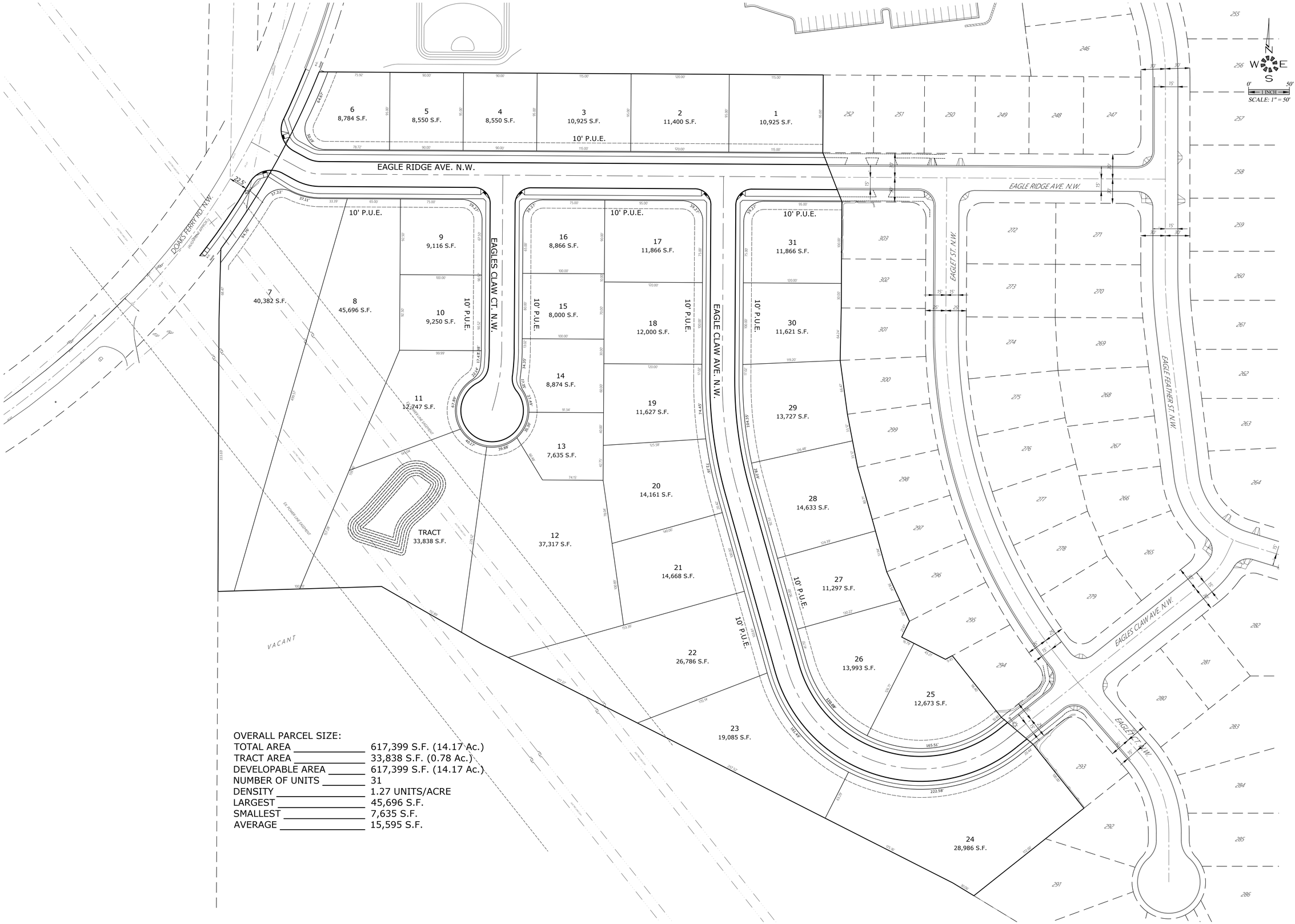

OVERALL PARCEL SIZE:

TOTAL AREA	617,399 S.F. (14.17 Ac.)
TRACT AREA	33,838 S.F. (0.78 Ac.)
DEVELOPABLE AREA	617,399 S.F. (14.17 Ac.)
NUMBER OF UNITS	31
DENSITY	1.27 UNITS/ACRE
LARGEST	45,696 S.F.
SMALLEST	7,635 S.F.
AVERAGE	15,595 S.F.

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PH. (503) 363-9227 FAX (503) 364-1260
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PRELIMINARY SITE PLAN

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846b SDR3-SITE

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 19, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6846

SDR3

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SDR2

JOB # 6946

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER
MARK B. GRAHAM
OREGON
JULY 14, 1998

6846b SDR2-XCOND

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

EAGLES VIEW PHASE 6

EXISTING CONDITIONS PLAN

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SDR6

JOB # 6846

EXPIRES: 12-30-2021

REGISTERED PROFESSIONAL ENGINEER — MARK D. GRENZ — OREGON — JULY 14, 1998

6846b SDR6-SS

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

EAGLES VIEW PHASE 6

PRELIMINARY SANITARY SEWER PLAN

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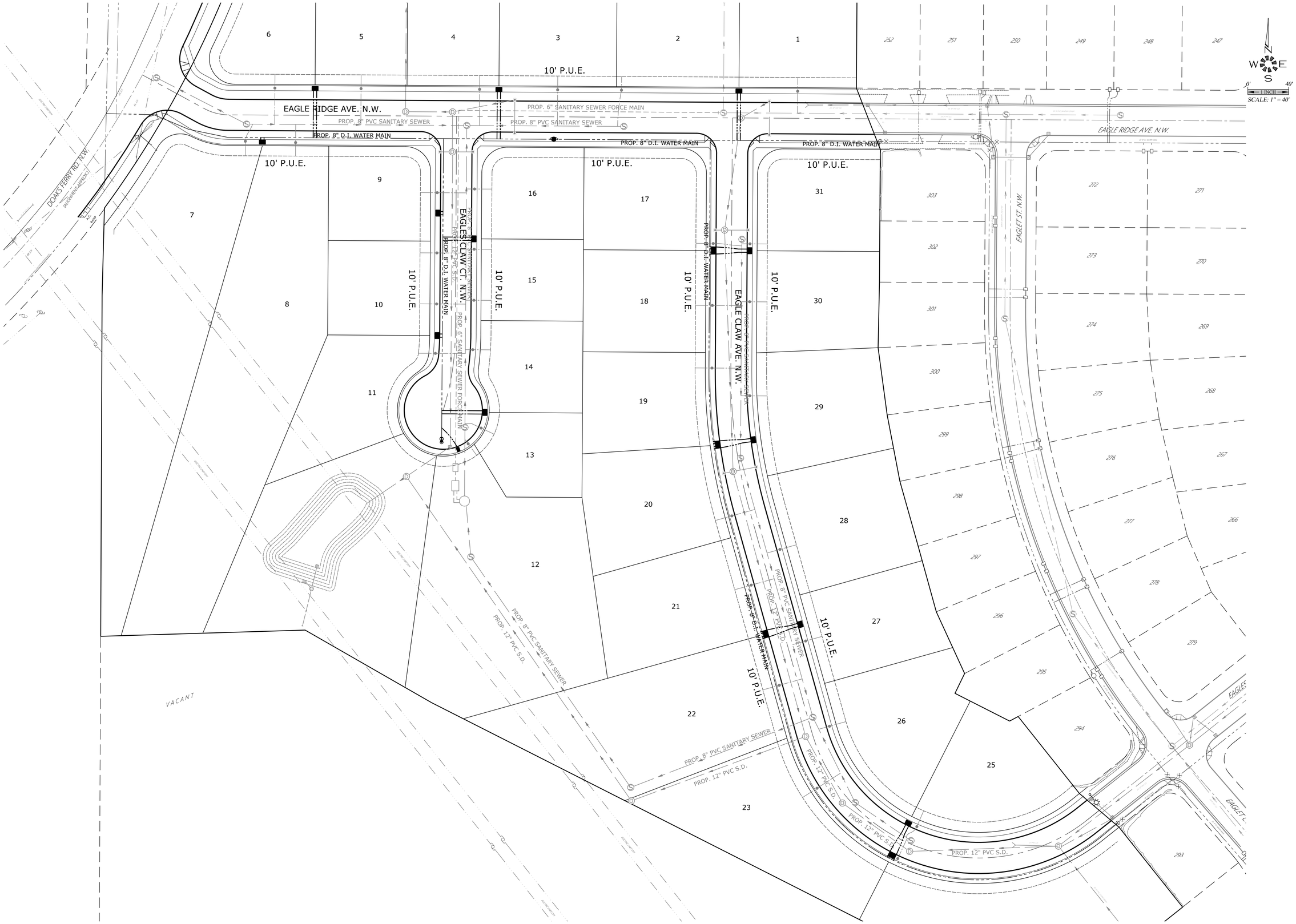

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PRELIMINARY WATER IMPROVEMENT PLAN

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846b SDR11.WAT

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1976
MARK D. GRENZ

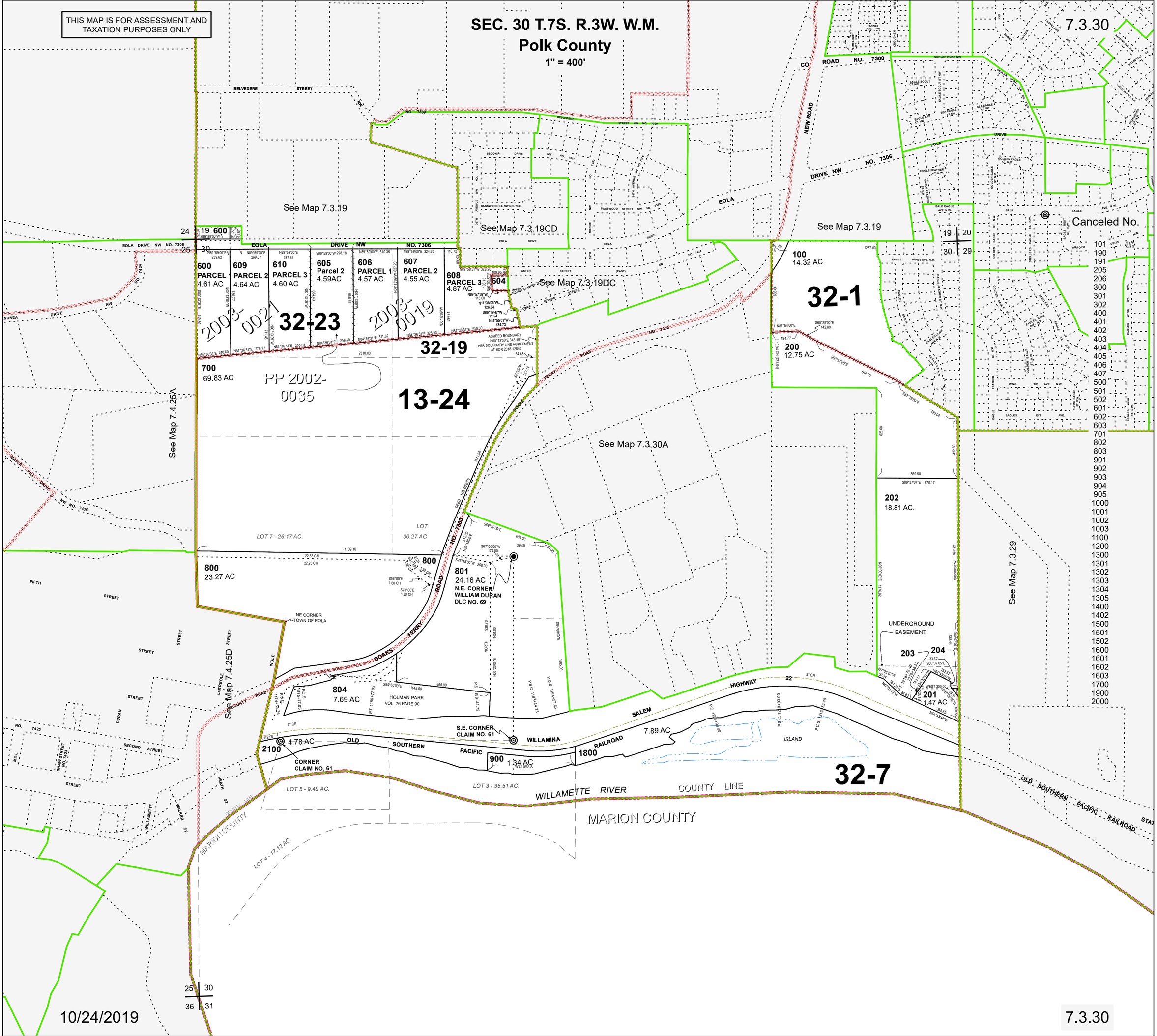
EXPIRES: 06-30-2021

JOB # 6846

SDR11

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

SEC. 30 T.7S. R.3W. W.M.
Polk County
1" = 400'



10/24/2019

7.3.30

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SDR4	JOB # 6846 EXPIRES: 06-30-2021	6846b SDR4-GRD Design: M.D.G. Drawn: C.D.S. Checked: B.M.G. Date: JUNE 2019 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**EAGLES VIEW PHASE 6**	**PRELIMINARY LOT GRADING PLAN**

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PRELIMINARY DRAINAGE PLAN

EAGLES VIEW PHASE 6

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846b SDR5-DRN

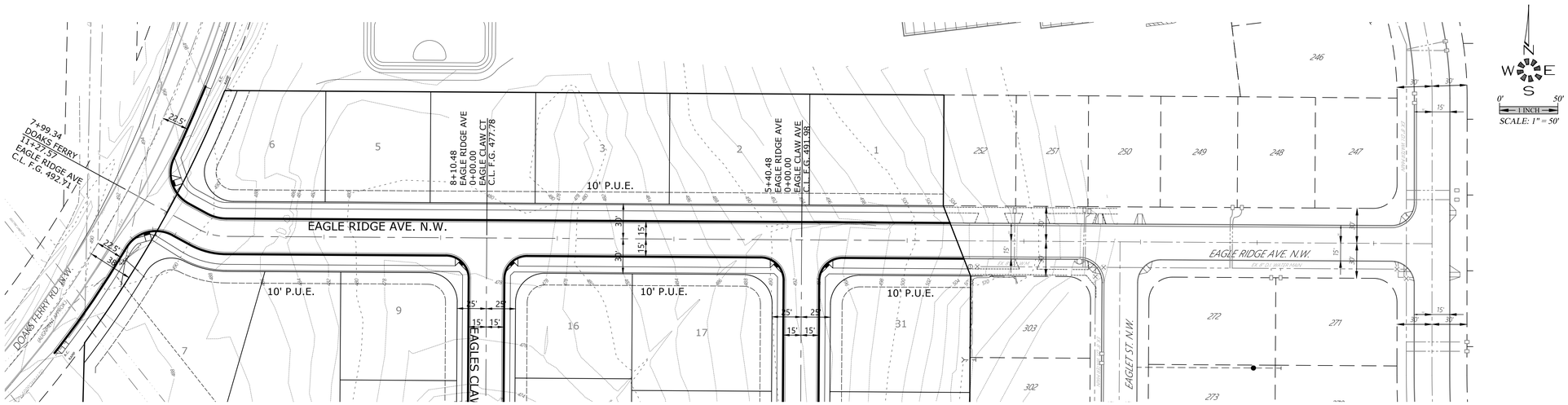
Design:	M.D.G.
Drawn:	C.D.S.
Checked:	B.M.G.
Date:	JUNE 2019
Scale:	AS SHOWN

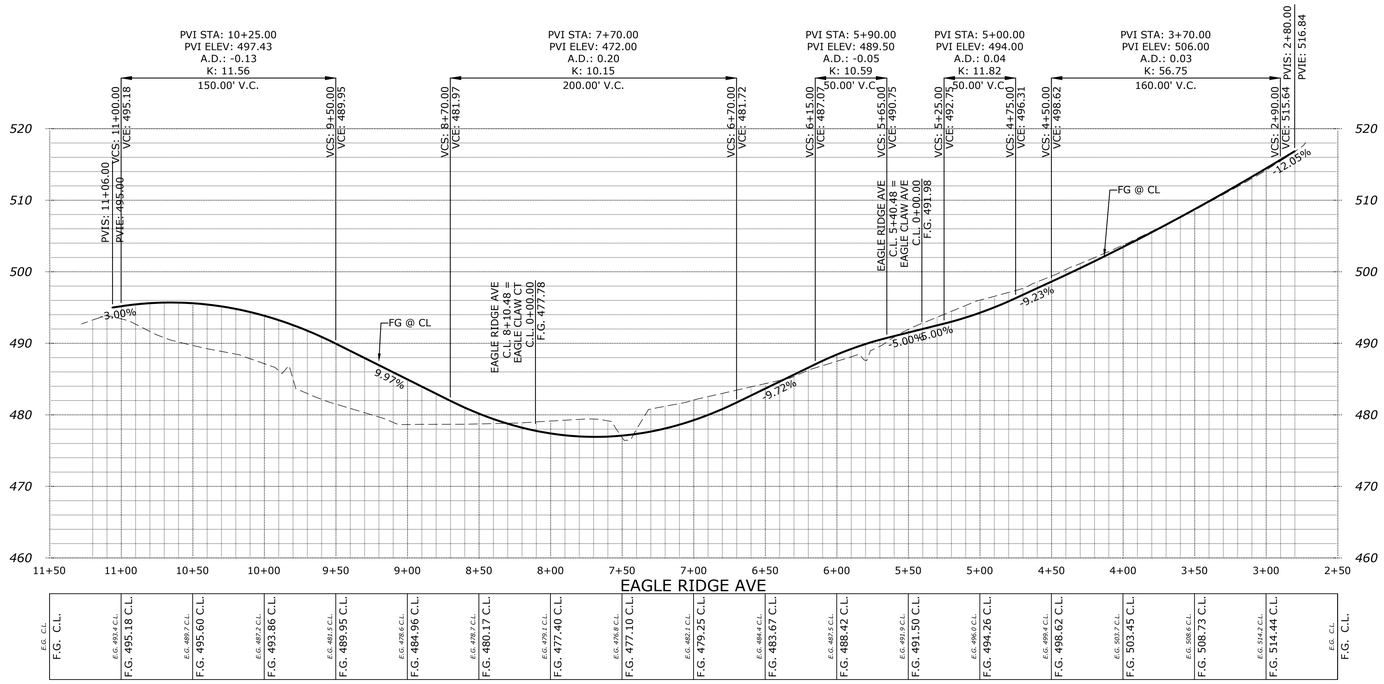
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

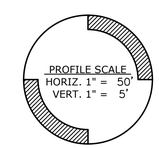
EXPIRES: 06-30-2021

JOB # 6846

SDR5







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STREET IMPROVEMENT PLAN - EAGLE RIDGE AVE.

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846o SDR7-ST

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6846

SDR7

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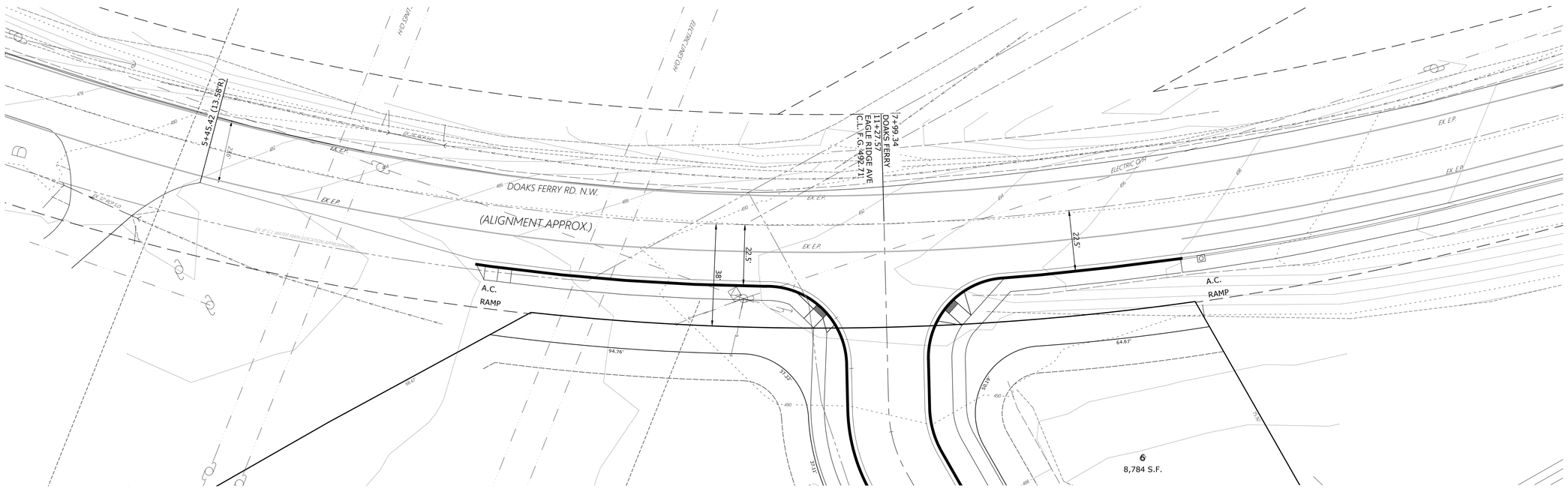

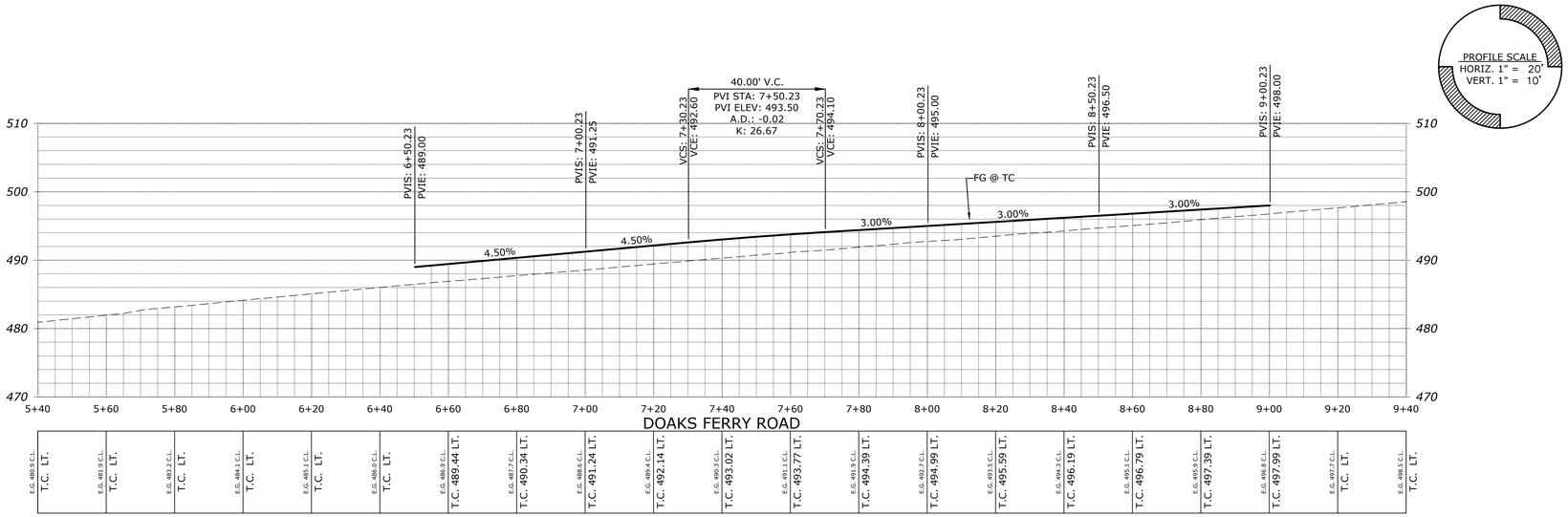

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STREET IMPROVEMENT PLAN - DOAKS FERRY ROAD

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846b SDR8-ST

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6846

SDR8

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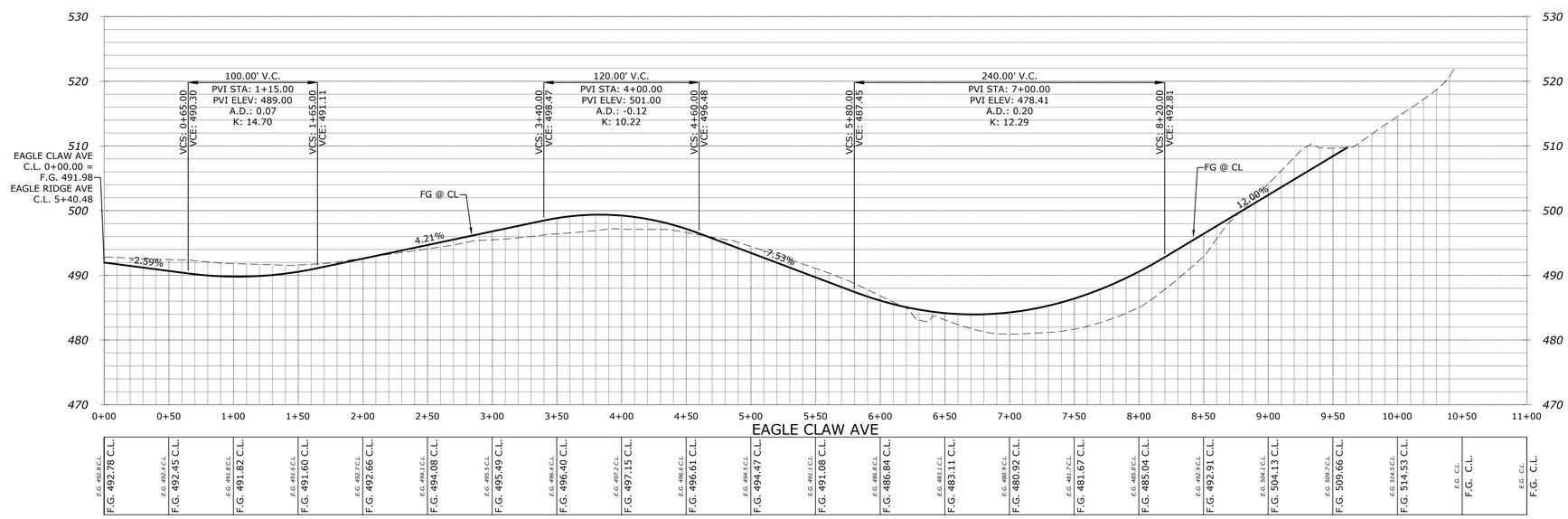

PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 10'

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PH. (503) 363-9227 FAX (503) 364-1260
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STREET IMPROVEMENT PLAN - EAGLE CLAW AVE.

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846o SDR9-ST

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUN. 14, 2019
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6846

SDR9

J:\6846-Eagles\EvePhase6\Dwg -18\6846o.dwg, SDR9-ST, 1/7/2020 7:09:49 AM, rSchneider

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PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

STREET IMPROVEMENT PLAN - EAGLE CLAW CT.

EAGLES VIEW PHASE 6

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6846 SDR10-ST

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 14, 1976
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6846

SDR10

CITY OF Salem AT YOUR SERVICE
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: Brandie Dalton Telephone: 503-363-9227

Applicant Mailing Address: 1155 13th St SE - Salem - OR - 97306

Location of New Development: Eagles View Ph. 6
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 31-lot Residential 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: SUB/UGA
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Building Permit Involved: Yes ☐ No ☒

Section 2 (To be completed by City staff.)

Proposed Use	Existing Use
Development Quantity: _____	Development Quantity: _____
ITE Land Use Code: _____	ITE Land Use Code: _____
Trip Generation Rate/Equation: _____	Trip Generation Rate or Equation: _____
Average Daily Trips: _____	Average Daily Trips: _____
ELNDT Adjustment Factors	**ELNDT Adjustment Factors**
Trip Length: _____ Linked Trip: _____	Trip Length: _____ Linked Trip: _____
TSDC Trips: _____	TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: _____ (Proposed use minus existing use.)	Net Increase in TSDC Trips: _____ (Proposed use minus existing use.)
☐ A TIA **will** be required:	☐ A TSDC **will** be required. (Fee determined by Development Services.)
☐ Arterial/Collector—1000 Trip/day Threshold	
☐ Local Street/Alley—200 Trip/day Threshold	
☐ Other: _____	
☐ A TIA **will not** be required.	☐ 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: _____

CITY OF Salem AT YOUR SERVICE

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: Brandie L Dalton Telephone: 503-363-9227

Applicant Mailing Address: 1155 13th St. SE - Salem - OR - 97306

Site Address: Doaks Ferry Rd (Eagles View Ph. 6)

Brandie Dalton (Signature) Brandie L Dalton (Print Name) 1-7-20 (Date)

Brandie Dalton

From: Brandie Dalton
Sent: Wednesday, December 18, 2019 9:52 AM
To: 'chambers.kevin@outlook.com'; 'andsersonriskanalysis@comcast.net'
Subject: West Salem Project
Attachments: Assessors map.pdf; SDR3 PRELIMINARY SITE PLAN.pdf

On behalf of our client we would like to inform you of a development that is being proposed in your neighborhood. The subject property is located on Doaks Ferry Road and is identified as Eagles View Phase 6 (7.3.30/Tax Lot 100).

If you have any questing regarding this proposal, please feel free to contact me.

Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227

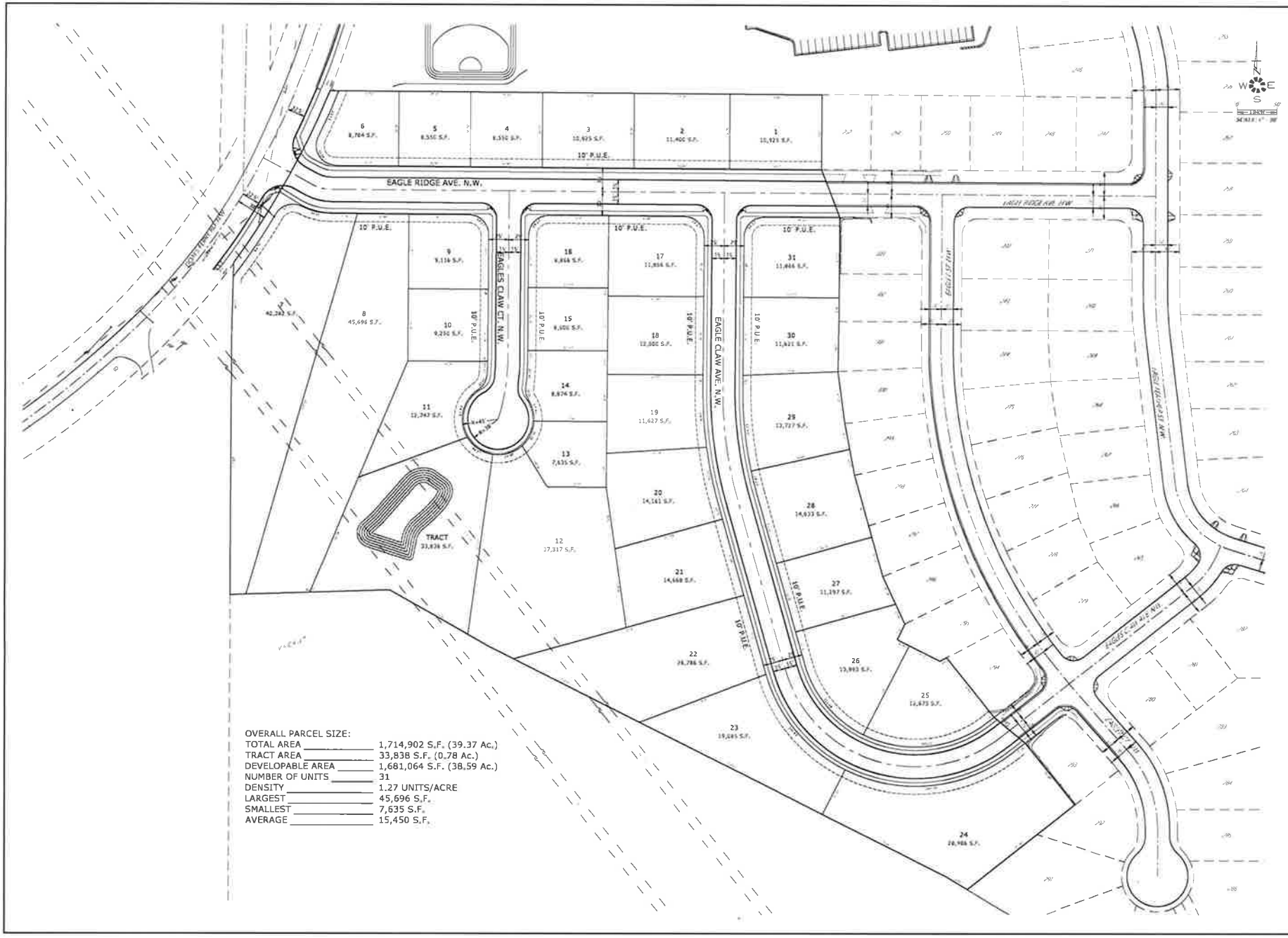
Brandie Dalton

From: postmaster@outlook.com
To: chambers.kevin@outlook.com
Sent: Wednesday, December 18, 2019 9:54 AM
Subject: Delivered: West Salem Project

Your message has been delivered to the following recipients:

chambers.kevin@outlook.com (chambers.kevin@outlook.com)

Subject: West Salem Project



OVERALL PARCEL SIZE:

TOTAL AREA	1,714,902 S.F. (39.37 Ac.)
TRACT AREA	33,838 S.F. (0.78 Ac.)
DEVELOPABLE AREA	1,681,064 S.F. (38.59 Ac.)
NUMBER OF UNITS	31
DENSITY	1.27 UNITS/ACRE
LARGEST	45,696 S.F.
SMALLEST	7,635 S.F.
AVERAGE	15,450 S.F.

MULTI/TECH

PRELIMINARY SITE PLAN

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER SCALE. GRAPHIC REPRESENTATION.

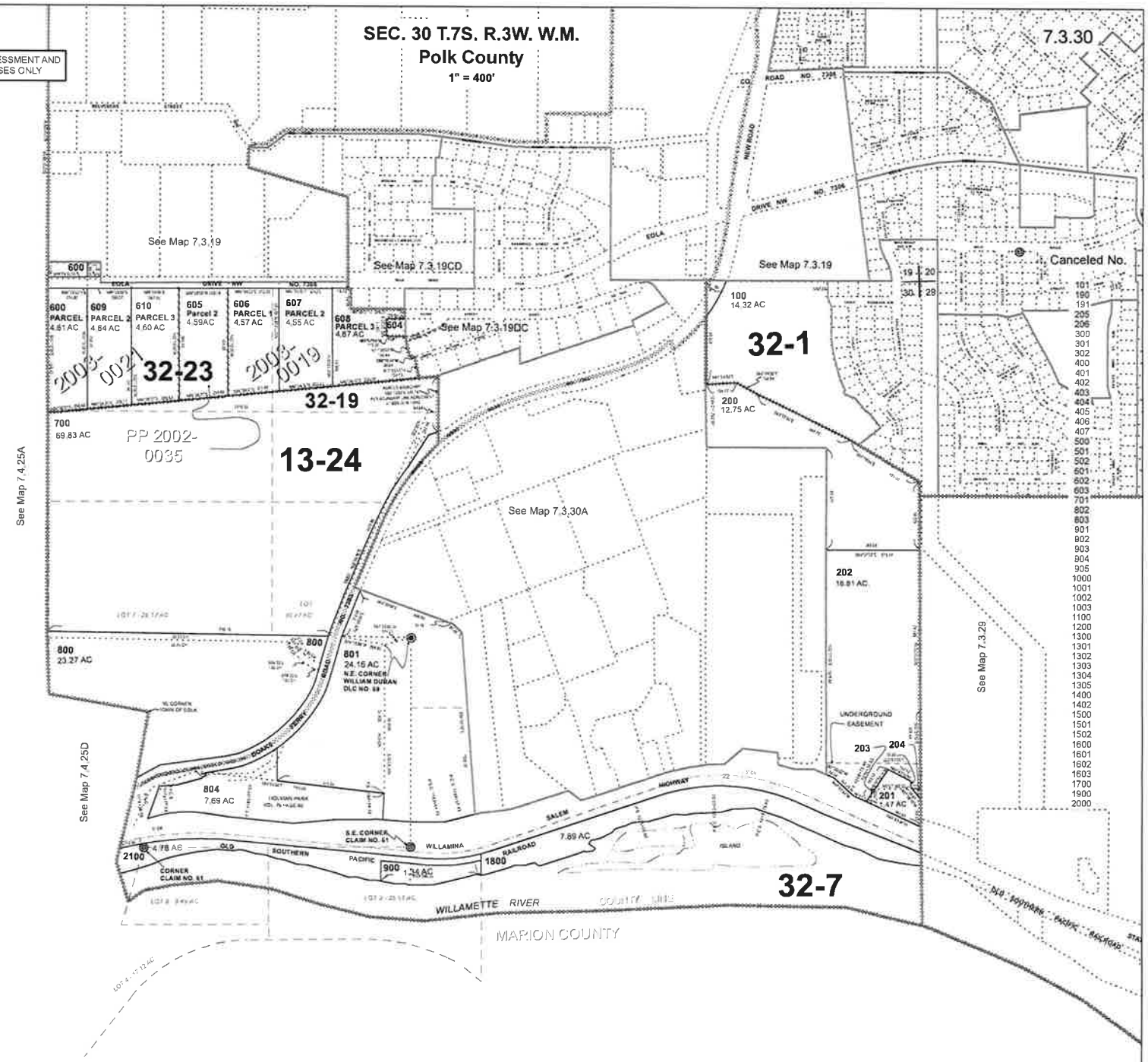
Design: M.D.S.
Drawn: E.D.S.
Checked: B.K.G.
Date: JUNE 2019
Scale: AS SHOWN

EXPIRES 06-30-2021

JOB # 1846

SDR3

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY



2/13/2019

7.3.30