



Land Use Application

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.

(For office use only)
Permit #:

Application type

Please describe the type of land use action requested:

Class 3-Adjustment

Work site location and information

Street address or location of subject property	Doaks Ferry Road (Eagles View Phase 6)
Total size of subject property	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 / with lot depth Adjustment

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?	<input checked="" type="radio"/> Yes <input type="radio"/> 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?	<input type="radio"/> Yes <input checked="" type="radio"/> 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: _____

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.

Eagles View Phase 6 Subdivision

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

Proposal:

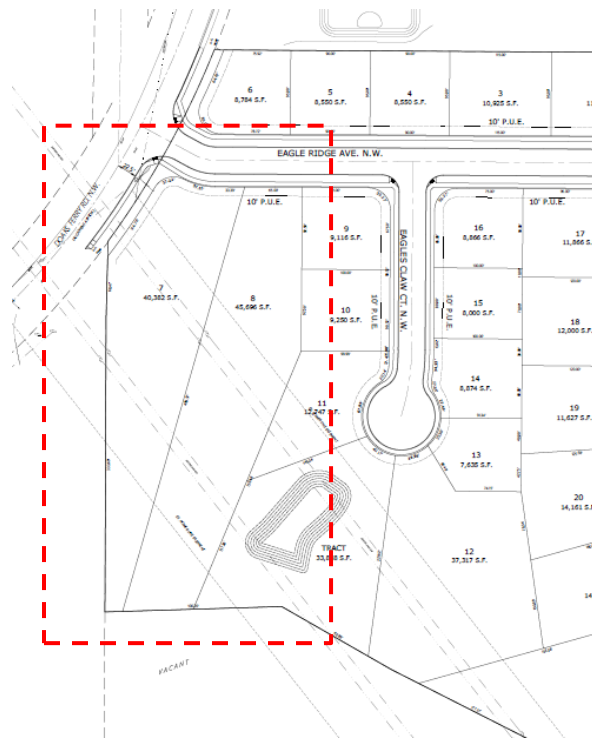
An adjustment to lot to depth ratio is being requested for Lots 7 and 8. Lots 7 and 8 exceed the lot to depth ratio requirements:

*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 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.

Adjustment Criteria-SRC 250.005(d)(2) Criteria

(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 into 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 into 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.

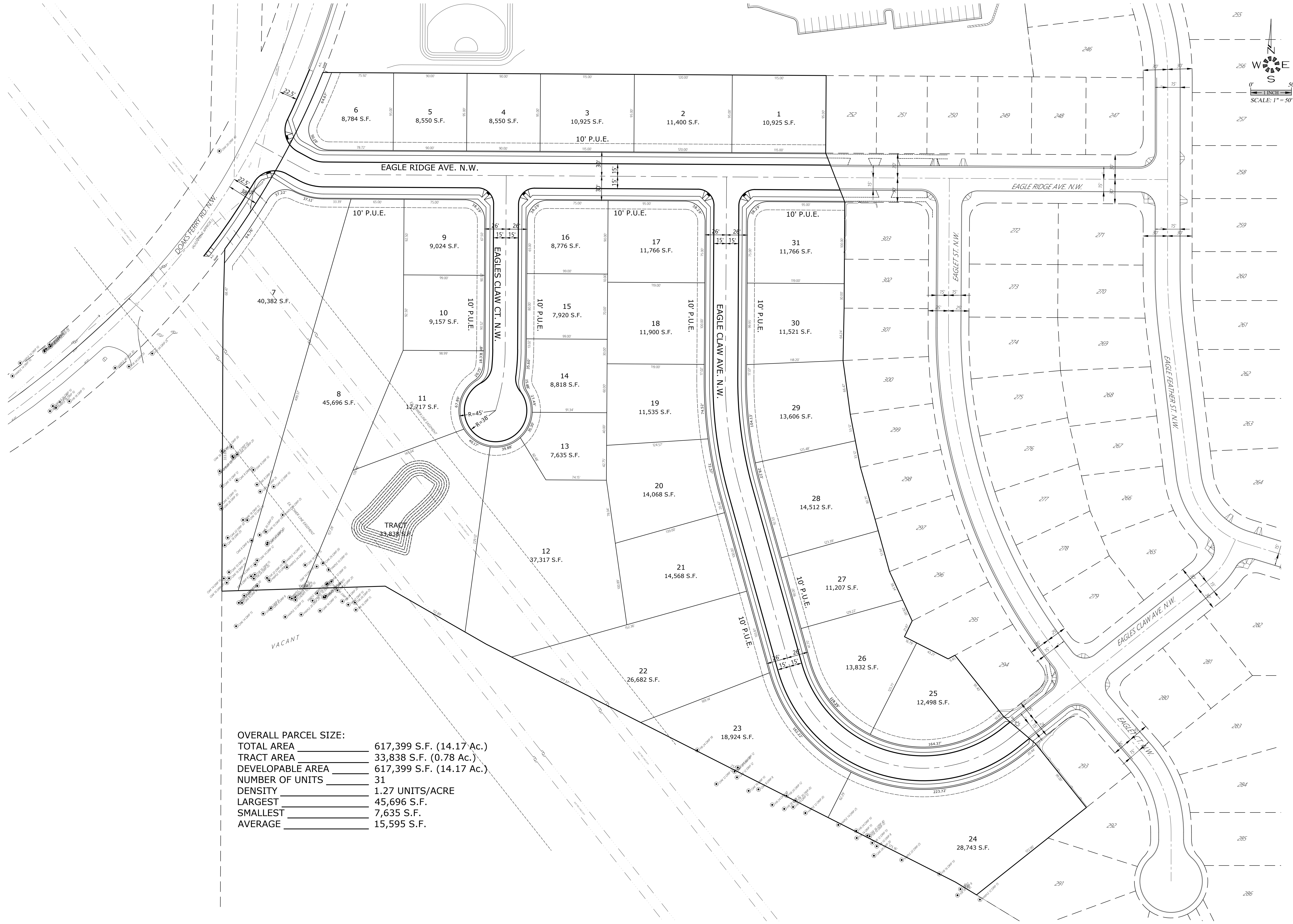
The proposal will have little to no impact on the surrounding neighborhood. The purpose of this requirement is to avoid creating long narrow lots. As stated above, in order to avoid the BPA lines, provide street connections and circulation, the size and layout of the lots had to be taken not consideration.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

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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.

MULTI/TECH

ENGINEERING SERVICES, INC.
11555 13th ST., S.E. SALEM, OR, 97302
PH: (503) 363 - 9227 FAX: (503) 364-1260
www.rteengineering.net office@rteengineering.net

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.

68466 SDR3 SITE

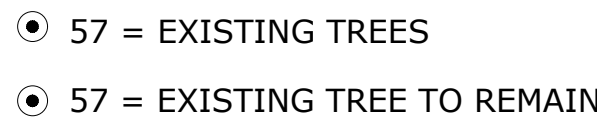
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
68466
JUL 14 1978
MARK D. GREEN

EXPIRES: 06-30-2021

JOB # 6846

SDR3



SDR2