

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE PLANNING ADMINISTRATOR

PLANNED UNITE DEVELOPMENT FINAL PLAN CASE NO.: PUD20-01

APPLICATION NO.: 20-114739-LD

NOTICE OF DECISION DATE: March 10, 2021

SUMMARY: A Planned Unit Development Final Plan for Phase I of East Park Estates including 148 lots. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.

REQUEST: An application for a Planned Unit Development Final Plan for Phase I of East Park Estates which includes 148 units, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

APPLICANT: Brandie Dalton, Multi-Tech Engineering Services Inc., on behalf of East Park LLC (Kiril Ivanov, Randy Myers)

LOCATION: 255 Cordon Road NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 210.030(d) – Planned Unit Development Final Plan

FINDINGS: The findings are in the attached Decision dated March 10, 2021

DECISION: The **Planning Administrator APPROVED** Planned Unit Development Case No. PUD20-01.

The rights granted by the attached decision must be exercised, or an extension granted, by March 10, 2023, or this approval shall be null and void.

Application Deemed Complete:	<u>November 25, 2020</u>
Notice of Decision Mailing Date:	<u>March 10, 2021</u>
Decision Effective Date:	<u>March 10, 2021</u>
State Mandate Date:	<u>April 1, 2021</u>

Case Manager: Aaron Panko, APanko@cityofsalem.net, 503-540-2356

Any person with standing may appeal the Planning Administrator's decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301-1283, not later than 21 days after the Decision Mailing Date. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(PLANNED UNIT DEVELOPMENT FINAL PLAN FOR PLANNED UNIT DEVELOPMENT
CASE NO. PUD20-01)**

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<http://www.cityofsalem.net/planning>*

IN THE MATTER OF THE)	FINDINGS AND ORDER
APPROVAL OF THE PLANNED UNIT)	
DEVELOPMENT FINAL PLAN)	
FOR PLANNED UNIT DEVELOPMENT)	
CASE NO. PUD20-01)	
255 CORDON ROAD NE,)	
4800-4900 BLOCK OF STATE STREET,)	
AND 4700-4800 BLOCK OF AUBURN)	
ROAD NE - 97301)	MARCH 10, 2021

REQUEST

Summary: A Planned Unit Development Final Plan for Phase I of East Park Estates including 148 lots. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.

Request: An application for a Planned Unit Development Final Plan for Phase I of East Park Estates which includes 148 units, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

DECISION

The Planned Unit Development Final Plan is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, unless otherwise indicated.

PROCEDURAL FINDINGS

On December 14, 2018, an application for a Planned Unit Development (PUD), consolidated with a Comprehensive Plan Map Amendment, Zone Change, and Subdivision (CPC-ZC-PUD-SUB-ADJ19-08) was submitted for the development of the subject property (**Attachment A**) as a planned unit development consisting of 659 single family dwelling units and a 36-unit multi-family complex, for a total of 695 units for property approximately 122 acres in size.

On September 17, 2019, the Planning Commission held a public hearing on the consolidated applications, received testimony, closed the public hearing and left the written

record open. On October 15, 2019, the Planning Commission conducted deliberations and voted to approve the consolidated application subject to recommended conditions.

On September 8, 2020, an application for Planned Unit Development (PUD) Final Plan approval was submitted by the applicant as required for Planned Unit Developments under SRC 210.030. After additional information was submitted, the PUD Final Plan application was deemed complete on November 25, 2020. The applicant's proposed PUD Final Plan is included as **Attachment B** and written statement addressing the approval criteria is included as **Attachment C**.

The 120-day state mandated decision deadline for this case was March 25, 2021. On February 22, 2021, a 7-day time extension was granted by the applicant extending the deadline to April 1, 2021.

Summary of Record:

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

SUBSTANTIVE FINDINGS

1. Salem Area Comprehensive Plan (SACP) Designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Single Family Residential". The subject property is within the Urban Growth Boundary and is located outside of the Urban Service Area.

Urban Growth Area Preliminary Declaration Case No. UGA09-07MOD1 sets forth the public facilities that are required to serve the subject property prior to development.

2. Zoning and Surround Land Uses

The East Park Estates Planned Unit Development and phased subdivision consists of property zoned RS (Single Family Residential), RM-I and RM-II (Multiple Family Residential), and includes six phases of development. The proposed PUD Final Plan for Phase 1 includes a total of 148 lots for development of single-family dwellings, two open space tracts, remnant lots for future phases of the PUD and a lot that will be developed for a pump station. Phase 1 of the PUD is located entirely in the RS (Single Family Residential) zone.

Zoning designations for surrounding properties is as follows:

North: Across Auburn Street NE – RS (Single Family Residential) and Marion County UT-5 (Urban Transitional)

South: Across State Street – RL (Limited Multiple-Family Residential), RM (Multiple Family Residential), and UD (Urban Development) – Single Family Dwellings

East: Across Cordon Road NE – Marion County I (Industrial), P (Public), and AR (Acreage Residential); Marion County Fire Department, vehicle equipment and storage, landscape supply, residential uses
West: Marion County RM (Multiple Family Residential) – Mobile Home Parks

3. Proposed Development

The proposed PUD Final Plan application is for Phase 1 of the PUD, containing approximately 21.83 acres and consisting of 148 individual lots (**Attachment B**).

4. Neighborhood and Citizen Comments

The subject property is located within the East Lancaster Neighborhood Association (ELNA), notice of the proposed PUD Final Plan/Plat was provided to the neighborhood association as well as neighboring addresses and property owners within 250 feet of the property.

One comment was received from ELNA indicating they have reviewed the proposal and have no objections.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and indicated no objections.

The Fire Department reviewed the proposed and indicated that two separate and approved means of fire department access are required. Fire department access is required to be provided within 150 feet of all portions of all structures. Dead end fire department access in excess of 150 feet requires an approved turnaround. Fire hydrants are required to be provided within 600 feet of all portions of the structures. All measurements are made along an approved route as determined by the fire code official.

The Public Works Department has reviewed the proposal and provided a memo included as **Attachment D**.

6. Analysis of Planned Unit Development (PUD) Final Plan Approval Criteria.

SRC 210.030(d) sets forth the following criteria that must be met before approval can be granted to the final plan of a Planned Unit Development. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the planned unit development final plan/plat for conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the planned unit development final plan, or for the issuance of certain conditions to ensure the criteria are met.

(1) ***Substantial Conformance.***

(A) ***The PUD final plan is in substantial conformance with the PUD tentative plan. Substantial conformance for the following specific components of***

the PUD final plan exists when a comparison of the approved PUD tentative plan with the PUD final plan shows that:

- (i) The number of dwelling units is within 10 percent of the number of dwelling units shown on the PUD tentative plan, but in no case shall the number of dwelling units exceed the limits set forth this Chapter;***

Finding: Phase 1 for the PUD tentative plan included development of 147-units. The proposed PUD final plan indicates that 147-dwelling unit lots, one lot for development of a pump station, two open space tracts, and two lots for future phases will be provided as part of Phase 1. The same number of dwelling units lots are proposed, and the additional tracts and lots are within 10 percent of the number of lots approved in the PUD tentative plan. The proposed PUD final plan is consistent with this approval criterion.

- (ii) Setbacks, and distances between main buildings, are within 10 percent of those shown on the PUD tentative plan, but in no case shall the setbacks and distances be reduced below the minimums set forth in this Chapter;***

Finding: The tentative PUD did not include a plan for development of main buildings in Phase 1. Conformance with the setback and development standards of the PUD will be verified at the time of plan review for the individual dwelling units. The proposed PUD final plan is consistent with this approval criterion.

- (iii) Building sizes do not exceed the building sizes shown on the PUD tentative plan by more than 10 percent.***

Finding: The tentative PUD did not include plans for development of individual buildings in Phase 1. Conformance with the setback and development standards of the PUD will be verified at the time of plan review for the individual dwelling units. The proposed PUD final plan is consistent with this approval criterion.

- (iv) Building locations do not depart by more than 10 percent from the building locations shown on the tentative PUD plan;***

Finding: As indicated in the findings above, the tentative PUD approval did not include building locations. Conformance with the setback and development standards of the PUD will be verified at the time of plan review for the individual dwelling units. The proposed PUD final plan is consistent with this approval criterion.

- (v) Common open space within the PUD final plan conforms to the following:***

- (aa) If the common open space is to be improved as a recreational amenity, the area designated as common open space has not been reduced by more than 10 percent.***

- (bb) If the common open space is to be permanently set aside for passive and/or active recreational use, the area designated as common open space has not been reduced by more than 10 percent.***
- (cc) If the common open space is to preserve significant natural feature, the area designated as common open space has not been reduced by more than 5 percent.***
- (dd) If the common open space is to preserve a significant cultural feature, the area designated as common open space is identical to that shown on the PUD tentative plan; and***

Finding: The amount of common outdoor open space provided for Phase 1 has not been reduced. The final PUD plan is in substantial conformance with the PUD tentative plan.

- (vi) If unique or innovative design concepts are employed, the final design conforms with the unique or innovative design concepts as approved in the PUD tentative plan.***

Finding: The PUD tentative plan did not include any unique or innovative design concepts in its approval, this criterion is not applicable to the PUD final plan approval.

- (B) Nothing in subparagraph (1)(A) of this paragraph shall be deemed to prohibit a reduction in the number of dwelling units or an increase in the amount of common open space. If the PUD is constructed in phases, the number of dwelling units reduced in one phase shall not be used to increase the number of dwelling units in any subsequent phase; and an increase in common open space in one phase shall not be used to reduce the amount of common open space in any subsequent phase.***

Finding: The number of dwelling units and common outdoor open space areas provided for Phase 1 has not been reduced. The final PUD plan is in substantial conformance with the PUD tentative plan.

- (C) Notwithstanding the changes allowed under subparagraph (1)(A) of this paragraph, a PUD final plan is not in substantial conformance with the PUD tentative plan if the cumulative effect of the changes made pursuant to subparagraph (1)(A) of this paragraph results in a significant modification to the approved PUD tentative plan.***

Finding: As identified in the findings above, the PUD final plan is in substantial conformance with the PUD tentative plan approval.

- (2) Except as allowed under paragraph (1) of this subsection, the conditions of approval on the PUD tentative plan have been met.***

Finding: The PUD tentative plan was subject to 16 conditions of approval that apply to all phases of development (Conditions 3-18), and 10 conditions of approval that apply to Phase 1 (Conditions 19-28). The conditions of approval applicable to Phase 1 of the proposed development have been met, as required by the criterion, as follows:

All phases:

Condition 3: Prior to final plat approval of any phase, the applicant shall either 1) demonstrate that taxlot 072W29C00199 was a legally created unit of land, or 2) the unit of land shall be validated through the validation process provided in SRC 205.060.

The applicant has completed the process to validate taxlot 072W28C00199 (VUL20-01, Marion County Partition Plat No. 2020-61), this condition has been met.

Condition 4: Adequate Fire Department access and water supply shall be required for each phase of development.

Each phase of the development will be reviewed and approved by the City of Salem Engineering Department and the Fire Marshal for adequate access and water supply. East Park Estates PUD – Phase 1 Public Construction plans were approved with City Permit No. 19-125672-PC. Plans were reviewed by the Deputy Fire Marshal Plans Examiner. This condition is met.

Condition 5: Contrasting building materials and colors shall be incorporated into the design for the proposed multi-family buildings.

Phase 1 does not include development of multi-family buildings; therefore, this condition is not applicable.

Condition 6: Prior to final PUD plan/plat approval, the applicant shall submit a Home Owners Association Agreement and Covenants, Conditions, and Restrictions (CC&R) document for review and approval by the City Attorney providing for the perpetual maintenance and operation of all common properties and facilities within the development including, but not limited to: private streets, private utilities, open spaces, common facilities, and community areas. The articles of the Home Owners Association shall conform to the provisions of SRC 210.055(b).

The applicant has submitted the Home Owners Association Agreement and Covenants, Conditions, and Restrictions (CC&R) documents to the City Attorney for review. The documents are found to meet the requirements as conditioned and are in compliance with the provisions of SRC 210.055(b).

Condition 7: The PUD Final Plan shall demonstrate that the off-street parking area complies with the minimum interior parking area landscaping requirements of SRC Chapter 806.

Phase 1 of the Final PUD does not include the multi-family residential off-street parking lot that will have interior parking area landscaping; therefore, this condition is not applicable.

Condition 8: The PUD Final Plan shall demonstrate that a minimum of 4 bicycle parking spaces will be provided for the proposed multi-family residential use in compliance with the development standards of SRC 806.060.

Phase 1 of the Final PUD does not include the multi-family residential use; therefore, this condition is not applicable.

Condition 9: All significant trees on the subject property shall be protected and preserved through development unless the removal is approved through SRC Chapter 808.

Tree Conservation Plan case number TCP19-15 was approved for the subject property on December 13, 2019. No significant trees are identified for removal with Phase 1 of the development, in compliance with this condition of approval.

Condition 10: Prior to commencing work in any mapped wetland area, obtain state/federal wetland permits.

Oregon Department of State Lands Permit No. 62644-RF was issued September 1, 2020, and is included with City Permit No.: 19-125672-PC. The US Army Corp of Engineers Permit No. NWP-2020-197 was issued July 21, 2020, and covers Phases 1 and 2 of the overall projects. Additional Federal permits will be required for future phases. This Condition is met for Phase 1.

Condition 11: Construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.

Plans approved with City Permit No. 19-125671-PC demonstrate all internal streets to be constructed with property line sidewalks and 4-foot landscape strips as required by this Condition. This Condition is met.

Condition 12: Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.

The proposed Phase 1 Final Plat demonstrates access and utility easements. The City Surveyor and Public Works Engineering Division will review the easements with the Plat. This Condition will be met.

Condition 13: Provide a 10-foot public utility easement along the street frontage of all internal streets.

The proposed Final Plat demonstrates a 10-foot public utility easement along all interior street frontages. This Condition is met.

Condition 14: Extend City infrastructure to adjacent parcels pursuant to PWDS.

Public Construction plans approved with City Permit No. 19-125672-PC demonstrate City infrastructure to adjacent parcels as applicable. This Condition is met.

Condition 15: Construct water, stormwater, and sewer systems to serve each lot.

Public Construction plans approved with City Permit No. 19-125672-PC demonstrate all lots within Phase 1 will be served with water, stormwater, and sewer services. This Condition is met.

Condition 16: Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.

Public Construction plans approved with City Permit No. 19-125672-PC demonstrate stormwater facility accommodations for future impervious surfaces for all lots within Phase 1. This condition is met.

Condition 17: Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.

The Applicant shall obtain all necessary Street Tree Permits, as required by this Condition, as development occurs. The Applicant has not been required to obtain a Tree Removal Permit

Condition 18: Provide a minimum 25-foot access easement from the abutting cul-de-sac at Puma Street NE, and a utility easement (Sanitary Sewer and Water), to the neighboring property (Marion County Assessor's Map and Tax Lot number 072W30DA / 00199). Make provisions to collect the surface water runoff from the southeast corner of said tax lot, at the present low point.

The proposed Final Plat demonstrates a 25-foot access, water, and sanitary sewer easement for the benefit of Parcel 3 of Partition Plat 2008-02 (072W30DA00199) at the end of Himalaya Street (fka Puma Street). City Engineering staff has reviewed the surface runoff from Tax Lot 199 and determined that the current design makes provision to collect the surface water runoff. This condition is met for Phase 1.

Phase 1:

Condition 19: Construct a 24-inch water main in Cordon Road from the existing main near Gaffin Road SE to Auburn Road NE.

Public Construction plans issued with City Permit No.: 19-109135-PC demonstrate the construction of the 24-inch water to Auburn Road NE. The applicant provided a performance security to guarantee the construction of this improvement in the form of an executed Construction and Maintenance Bond. This Condition is met.

Condition 20: Construct a 12-inch water main in Auburn Road NE from Cordon Road NE to the west line of Phase 1.

Public Construction plans issued with City Permit No. 19-125672-PC demonstrate construction of the required 12-inch water main from Cordon Road NE to the west line of Phase 1 and beyond to the west line of Phase 2. The Applicant has provided a Construction and Maintenance Bond as a performance security for completion of this improvement. This Condition is met.

Condition 21: Construct a 12-inch water main in (future) Greencrest Street NE through a portion of Phase 2 from Auburn Road NE to south line of Phase 1.

Public Construction plans issued with City Permit No. 19-125672-PC demonstrate the construction of the 12-inch water main contained within Phase 1. Rather than constructing the 12-inch through Phase 2, the 12-inch main is installed from Greencrest Street NE, east through Himalaya Street NE, and north through Bivens Street NE to Auburn Road NE. This configuration is in conformance with the adopted City Water Master Plan. This Condition is met.

Condition 22: As required by UGA09-07MOD1, construct Auburn Sewer Pump Station (SPS) along Auburn Road NE and an 8-inch sewer force main from Auburn SPS to the East Salem Interceptor consistent with the Salem Wastewater Management Master Plan and PWDS.

The Auburn Sewer Pump Station and the 8-inch sewer force main construction are reviewed with City Permit No. 19-125672-PC. The applicant has provided Construction and Maintenance Bond securities for both improvements. This Condition is met.

Condition 23: Construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of Ruby Avenue NE and Cougar Street NE as shown on the applicant's preliminary utility plan. (UGA 9)

Public Construction plan issued with City Permit No. 19-125672-PC demonstrates the installation of the 15-inch collector main from the Auburn SPS to the future Milo Avenue NE (fka Ruby Avenue) and Cougar Street NE intersection. This Condition is met.

Condition 24: Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.

The proposed Final Plat demonstrates a 16-foot right-of-way (ROW) dedication along the Auburn Road NE frontage of Phase 1. The total ROW half-width after the Final Plat recording will be 36 feet. This Condition is met.

Condition 25: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE.

Public Construction plans issued with City Permit No. 19-125672-PC demonstrate a 23-foot half-street improvement of Auburn Road NE abutting Phase 1, and an 18-foot opposite side improvement. The total Auburn Road NE improvement width will be 31 feet. This Condition is met.

Condition 26: Construct Greencrest Street NE within Phase 1 to Collector B standards.

Public Construction plans issued with City Permit No.: 19-125672-PC demonstrate that Greencrest Street NE is to be constructed to Collector B standards. This Condition is met.

Condition 27: Construct a westbound-to-southbound left turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.

Public Construction plans issued with City Permit No. 19-125675-PC demonstrate the appropriate left turn lane for Bivens Street (fka Bobcat Street) as required by this Condition. This Condition is met.

Condition 28: Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

City Ordinance Bill No. 18-19 (Adopted January 13, 2020) approved the amendment to the Salem TSP for the alignment of the future Greencrest Street NE. This Condition is met.

- (3) *The articles of the homeowners' association satisfy the standards set forth in SRC 210.055(b).***

Finding: The applicant has submitted the Home Owners Association Agreement and Covenants, Conditions, and Restrictions (CC&R) documents to the City Attorney for review. The documents are found to meet the requirements as conditioned and are in compliance with the provisions of SRC 210.055(b).

- (4) *For planned unit developments with a land division, SRC 205.035(c)(6) has been met. If the PUD does not include a land division, the City Engineer has determined that each building or structure on the PUD final plan can be adequately served by the following City infrastructure and private improvements:***
- (A) *A domestic water supply;***
 - (B) *A sanitary sewage disposal system;***
 - (C) *Streets improved to the extent that adequate paved access is provided to each building or structure;***
 - (D) *A storm water discharge system; and***
 - (E) *Fire hydrants installed to fire code standards.***

Finding: A land division is included with this Planned Unit Development. Pursuant to SRC 205.035(c)(6), easements shall be shown on the plat in accordance with SRC 205.080.

- (5) ***The owner has entered into an improvement agreement with the City providing that any improvements required to be constructed which are not complete at the time of submission of the PUD final plan will be completed within 18 months of PUD final plan approval, and the owner has furnished sufficient performance security, as provided in SRC 110.100, to ensure completion of the improvements. The time within which the improvements must be completed may be extended for one additional 6-month period, subject to prior written approval from the Director.***

Finding: The developer has entered into an improvement agreement with the City as recorded on Reel 4326, Page 201 of Marion County Records.

- (6) ***If applicable, the applicant has executed a fee-in-lieu agreement pursuant to SRC 200.400 through 200.420.***

Finding: No fee in lieu agreements are warranted or applicable to this phase of the PUD.

9. Conclusion

Based upon review of SRC 210.030(d), the findings contained under section 8 of this decision, and the comments described, the PUD final plan, complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

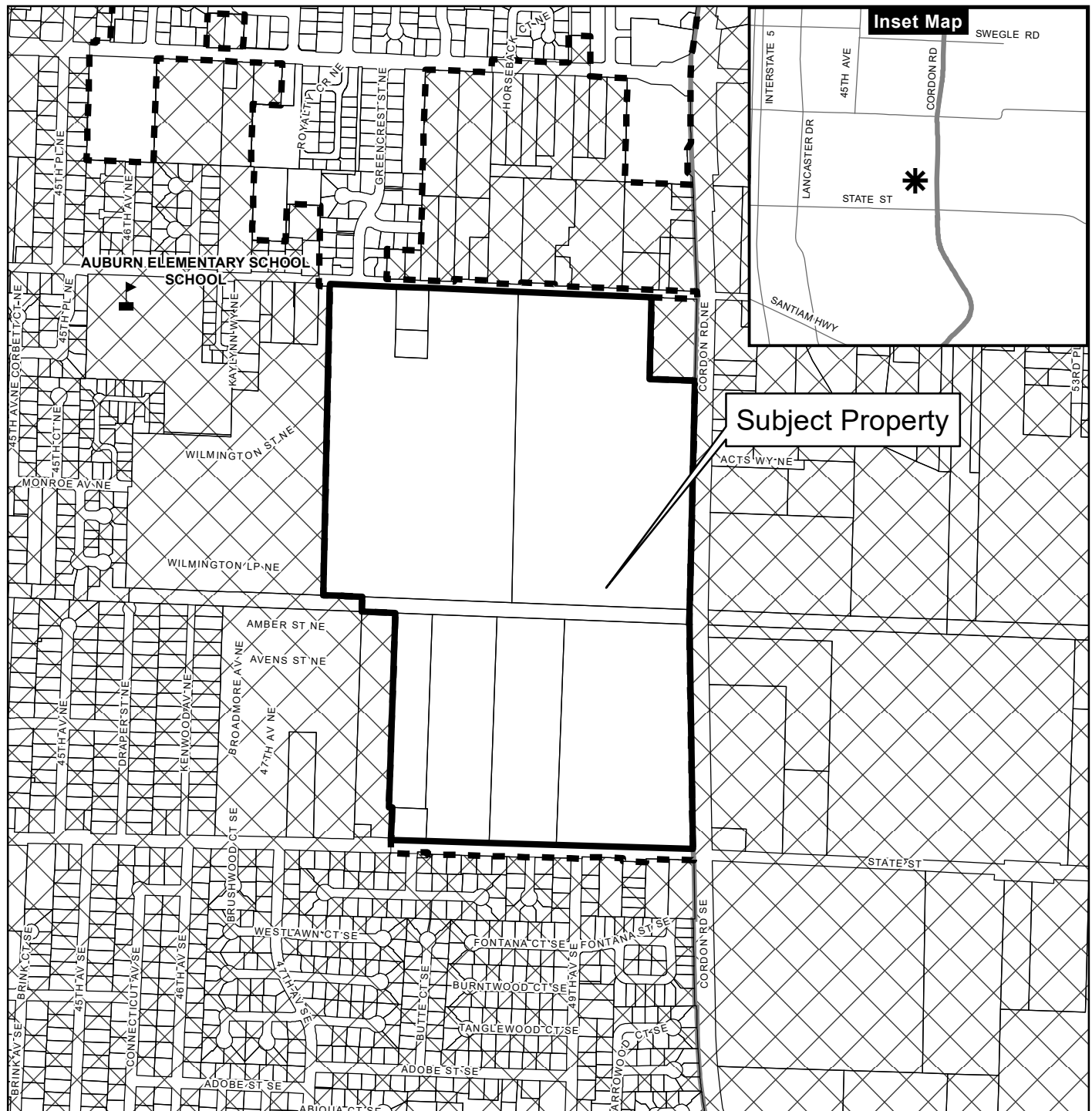
The Planned Unit Development Final Plan for Phase I of East Park Estates which includes 148 units, for property zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400) is hereby APPROVED subject to SRC Chapter 210.









Aaron Panko, Planning Administrator Designee

- Attachments: A. Vicinity Map
B. PUD-Subdivision Final Plan
C. Applicant's Written Statement
D. Salem Public Works Department Comments

Vicinity Map
255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



Legend

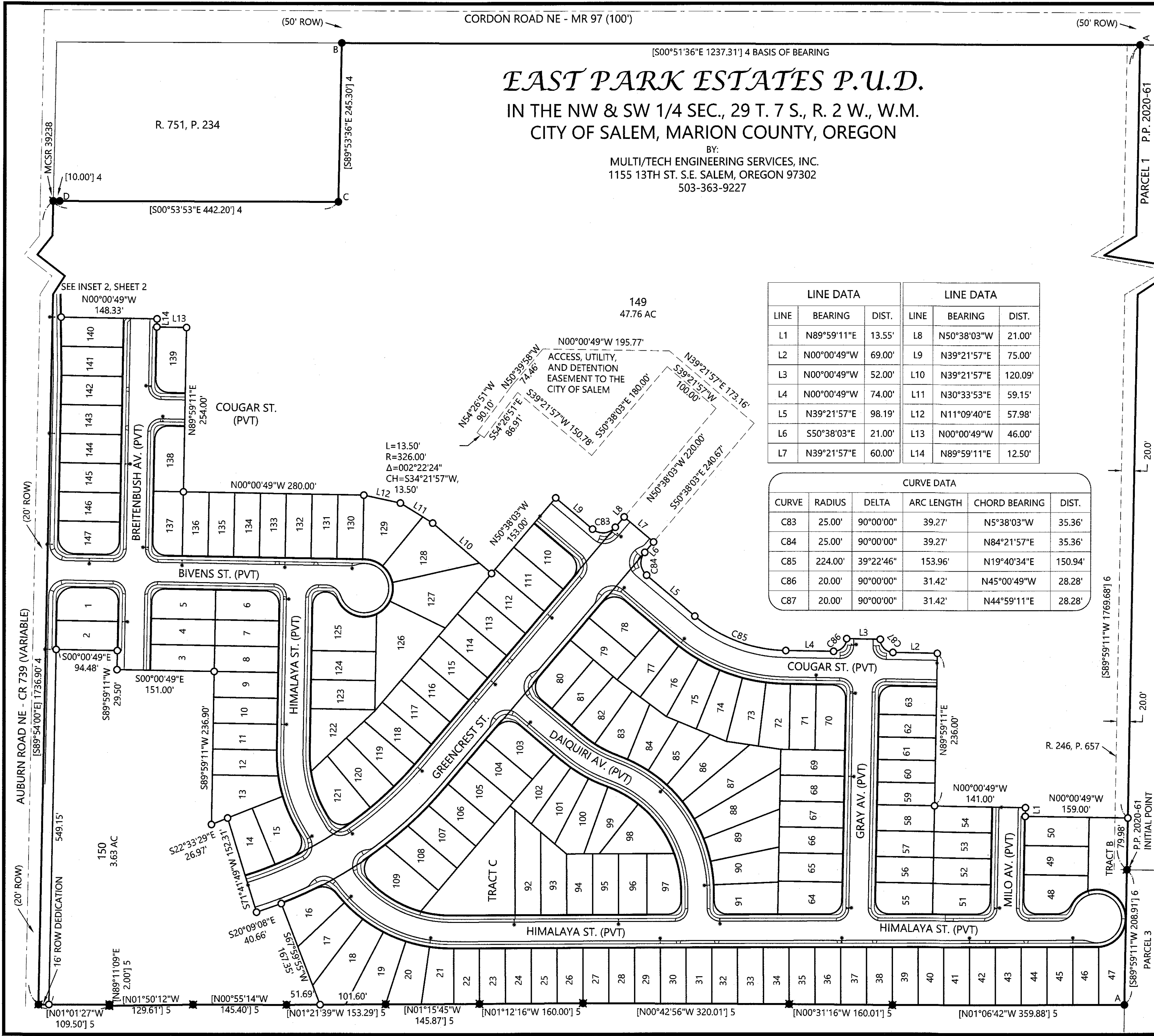
-  Taxlots
  Outside Salem City Limits
-  Urban Growth Boundary
  Historic District
-  City Limits
  Schools



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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EAST PARK ESTATES P.U.D.
IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

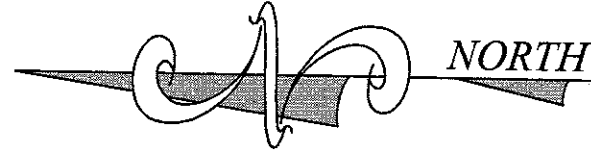
LINE DATA			LINE DATA		
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N89°59'11"E	13.55'	L8	N50°38'03"W	21.00'
L2	N00°00'49"W	69.00'	L9	N39°21'57"E	75.00'
L3	N00°00'49"W	52.00'	L10	N39°21'57"E	120.09'
L4	N00°00'49"W	74.00'	L11	N30°33'53"E	59.15'
L5	N39°21'57"E	98.19'	L12	N11°09'40"E	57.98'
L6	S50°38'03"E	21.00'	L13	N00°00'49"W	46.00'
L7	N39°21'57"E	60.00'	L14	N89°59'11"E	12.50'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'

- NOTES:
- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- = FOUND MONUMENT, SEE TABLE
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER SURVEY NOTED
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER MCSR
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL
- MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS
P. = PAGE
V. = VOLUME
R. = REEL
PUE = PUBLIC UTILITY EASEMENT
RAD = RADIUS
ROW = RIGHT OF WAY
[] = RECORD AND MEASURED DATA PER SURVEY NOTED
() = RECORD DATA PER SURVEY NOTED

- MONUMENT TABLE
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "DLT & ASSOC. PLS 1362" PER MCSR 31002
 - 1/2" IRON PIPE WITH UNREADABLE YELLOW PLASTIC CAP PER MCSR 29413
 - 1/2" IRON PIPE, NO CAP, PER MCSR 29413
 - 3/4" IRON PIPE TIED IN MCSR 36837

- REFERENCE SURVEYS:
- MCSR 29413
 - MCSR 31002
 - MCSR 36837
 - MCSR 39238
 - MCSR
 - P.P. 2020-61



1" = 100'
11/18/2020
#6437

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2021

- SHEET INDEX
- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 148, 149, AND TRACT A
 - SHEET 2 - NORTHERLY LOT DETAIL, INSETS 1&2
 - SHEET 3 - CENTRAL LOT DETAIL
 - SHEET 4 - SOUTHERLY LOT DETAIL
 - SHEET 5 - NARRATIVE & SIGNATURE PAGE

CORDON ROAD NE - MR 97 (100')

[S00°51'36"E 1237.31'] 4 BASIS OF BEARING

EAST PARK ESTATES P.U.D.

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

- = FOUND MONUMENT, SEE TABLE
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER SURVEY NOTED
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER MCSR
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL

MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS
P. = PAGE
V. = VOLUME
R. = REEL
PUE = PUBLIC UTILITY EASEMENT
RAD = RADIUS
ROW = RIGHT OF WAY
[] = RECORD AND MEASURED DATA PER SURVEY NOTED
() = RECORD DATA PER SURVEY NOTED

MONUMENT TABLE

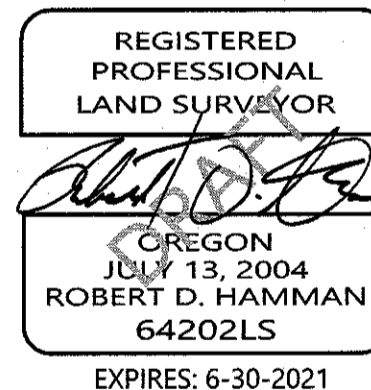
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "DLT & ASSOC. PLS 1362" PER MCSR 31002
- 1/2" IRON PIPE WITH UNREADABLE YELLOW PLASTIC CAP PER MCSR 29413
- 1/2" IRON PIPE, NO CAP, PER MCSR 29413
- 3/4" IRON PIPE TIED IN MCSR 36837

REFERENCE SURVEYS:

- MCSR 29413
- MCSR 31002
- MCSR 36837
- MCSR 39238
- MCSR
- P.P. 2020-61



1" = 100'
11/18/2020
#6437



SHEET INDEX

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SHEET 1 OF 5

LINE DATA			LINE DATA		
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N89°59'11"E	13.55'	L8	N50°38'03"W	21.00'
L2	N00°00'49"W	69.00'	L9	N39°21'57"E	75.00'
L3	N00°00'49"W	52.00'	L10	N39°21'57"E	120.09'
L4	N00°00'49"W	74.00'	L11	N30°33'53"E	59.15'
L5	N39°21'57"E	98.19'	L12	N11°09'40"E	57.98'
L6	S50°38'03"E	21.00'	L13	N00°00'49"W	46.00'
L7	N39°21'57"E	60.00'	L14	N89°59'11"E	12.50'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'

(20' ROW)

AUBURN ROAD NE - CR 739 (VARIABLE)

(20' ROW)

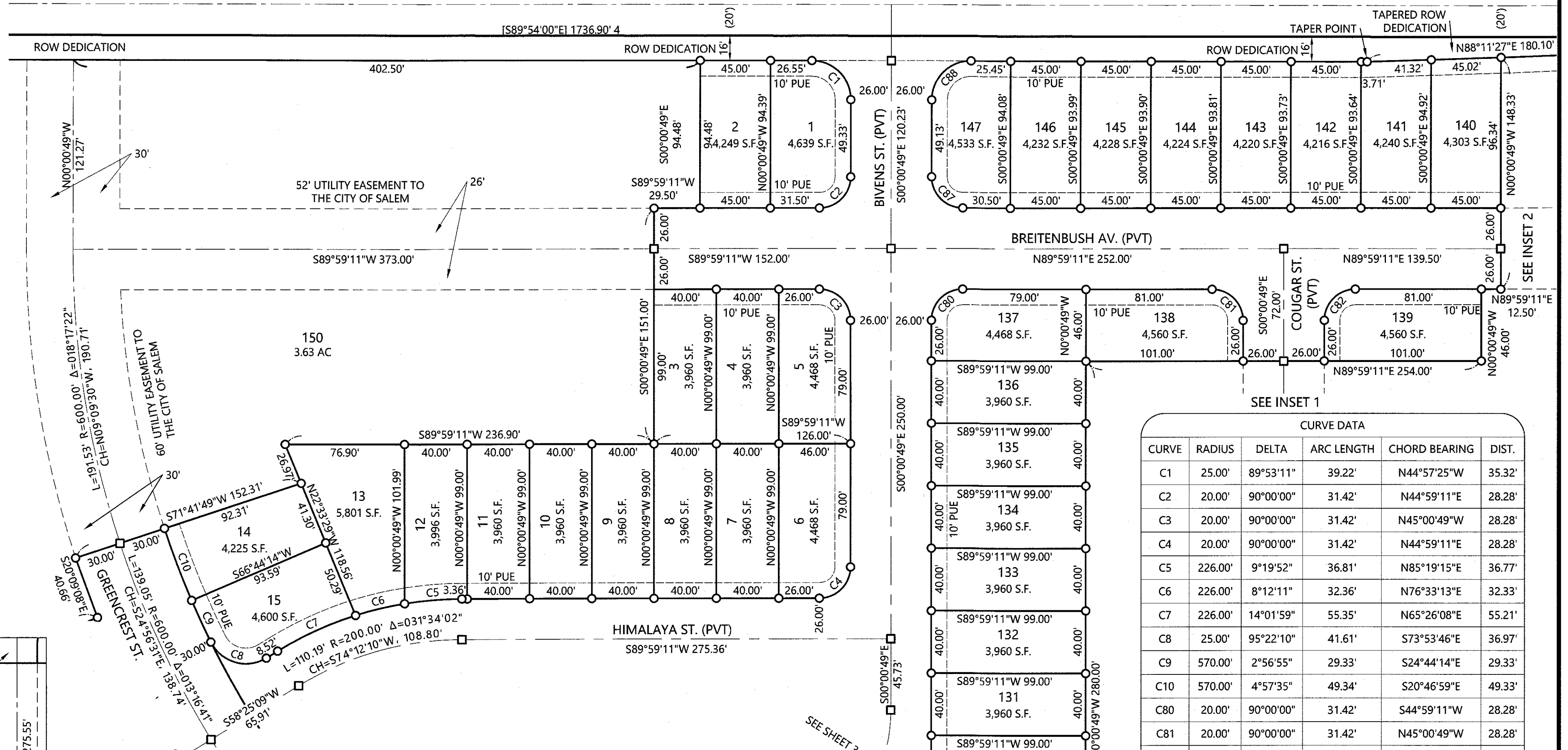
PARCEL 1 P.P. 2020-61

PARCEL 3 P.P. 2008-02

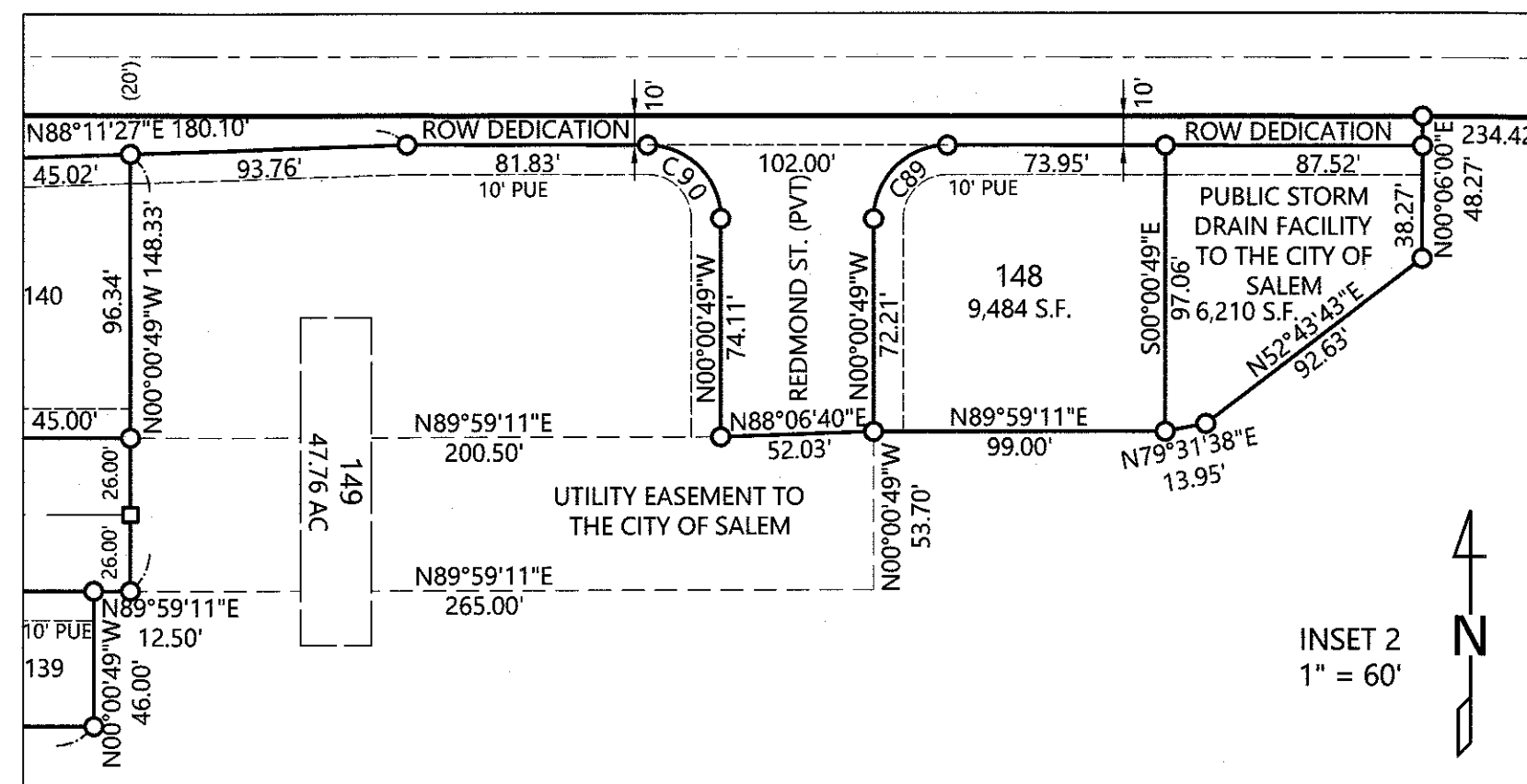
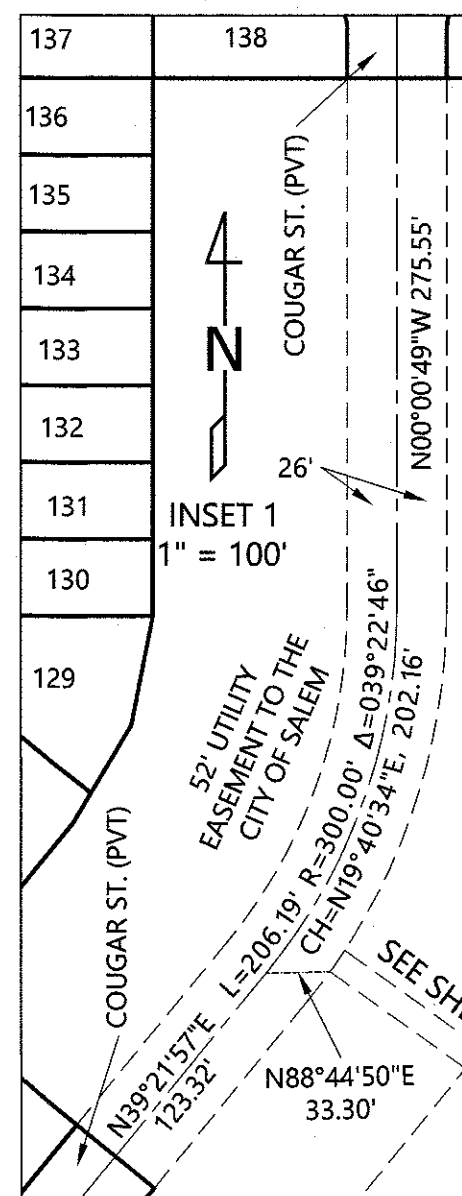
INITIAL POINT

EAST PARK ESTATES P.U.D.

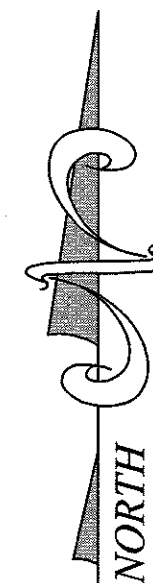
IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'
C2	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C3	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C4	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C5	226.00'	9°19'52"	36.81'	N85°19'15"E	36.77'
C6	226.00'	8°12'11"	32.36'	N76°33'13"E	32.33'
C7	226.00'	14°01'59"	55.35'	N65°26'08"E	55.21'
C8	25.00'	95°22'10"	41.61'	S73°53'46"E	36.97'
C9	570.00'	2°56'55"	29.33'	S24°44'14"E	29.33'
C10	570.00'	4°57'35"	49.34'	S20°46'59"E	49.33'
C80	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C81	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C82	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C87	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C88	25.00'	90°06'49"	39.32'	S45°02'35"W	35.39'
C89	25.00'	90°06'49"	39.32'	S45°02'35"W	35.39'
C90	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'



- = FOUND MONUMENT, SEE TABLE
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP Scribed "MULTI/TECH ENG."
- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP Scribed "MULTI/TECH ENG."
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Robert D. Hamman

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
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EXPIRES: 6-30-2021
BY:

MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
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EAST PARK ESTATES P.U.D. IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M. CITY OF SALEM, MARION COUNTY, OREGON

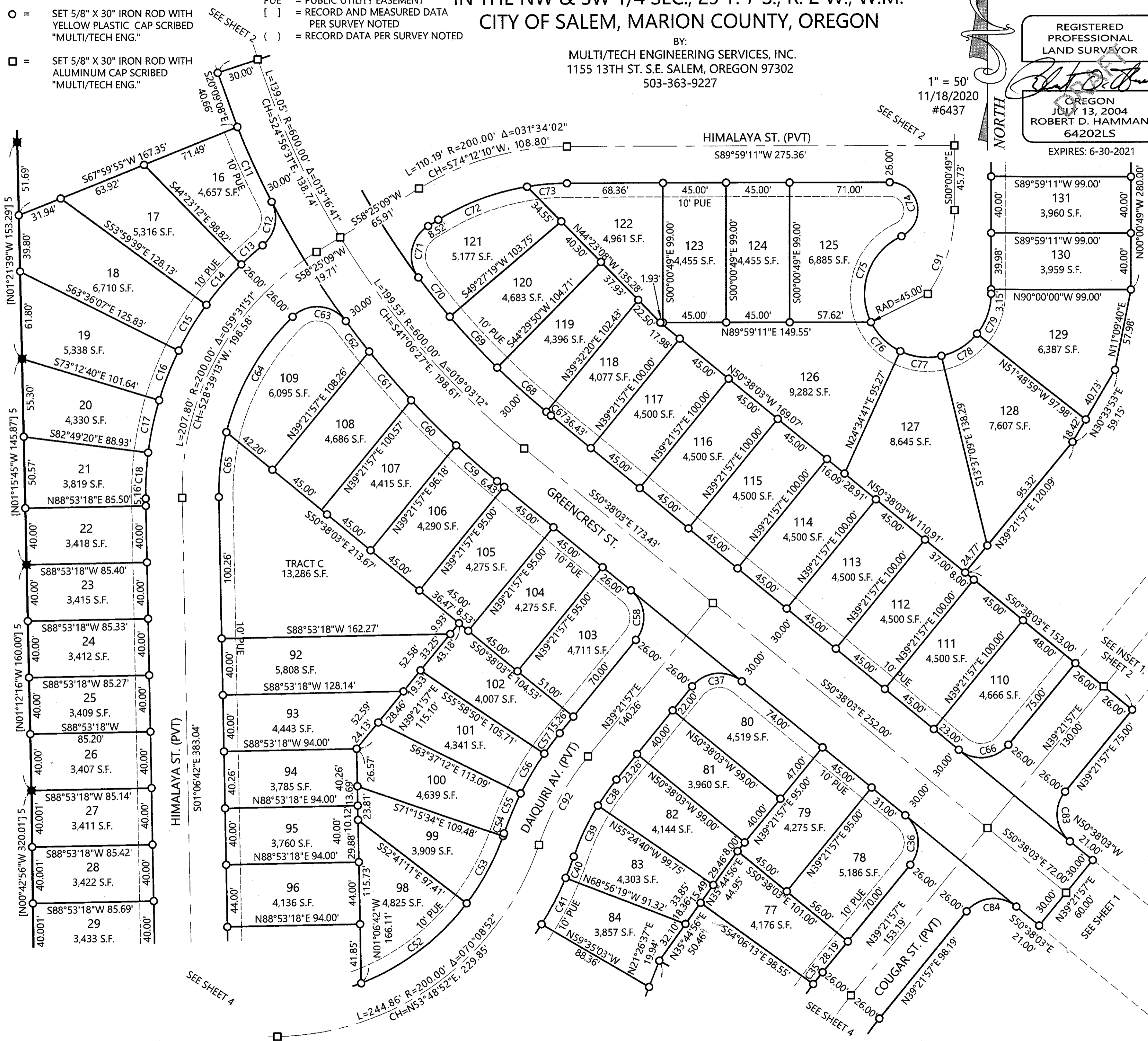
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CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C11	630.00'	5°18'37"	58.39'	N24°39'24"W	58.37'
C12	25.00'	78°04'05"	34.06'	N11°43'20"E	31.49'
C13	226.00'	5°08'34"	20.29'	N48°11'05"E	20.28'
C14	226.00'	9°36'26"	37.90'	N40°48'34"E	37.85'
C15	226.00'	9°36'28"	37.90'	N31°12'07"E	37.85'
C16	226.00'	9°36'33"	37.90'	N21°35'36"E	37.86'
C17	226.00'	9°36'40"	37.91'	N11°59'00"E	37.87'
C18	226.00'	8°17'22"	32.70'	N3°01'59"E	32.67'
C35	276.00'	2°13'26"	10.71'	S38°15'14"W	10.71'
C36	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C37	25.00'	90°00'00"	39.27'	S84°21'57"W	35.36'
C38	174.00'	7°24'44"	22.51'	S35°39'35"W	22.49'
C39	174.00'	13°12'47"	40.13'	S25°20'49"W	40.04'
C40	226.00'	4°05'44"	16.16'	S20°47'18"W	16.15'
C52	174.00'	31°24'13"	95.37'	N53°00'55"E	94.18'
C53	174.00'	17°54'52"	54.40'	N28°21'23"E	54.18'
C54	174.00'	0°39'31"	2.00'	N19°04'11"E	2.00'
C55	226.00'	7°45'58"	30.63'	N22°37'25"E	30.61'
C56	226.00'	8°16'24"	32.63'	N30°38'36"E	32.61'
C58	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C59	630.00'	3°30'36"	38.59'	N48°52'45"W	38.59'
C60	630.00'	4°06'46"	45.22'	N45°04'04"W	45.21'
C61	630.00'	4°09'10"	45.66'	N40°56'06"W	45.65'
C62	630.00'	2°29'14"	27.35'	N37°36'54"W	27.35'
C63	25.00'	98°00'18"	42.76'	N85°22'26"W	37.74'
C64	174.00'	31°24'29"	95.38'	S29°55'11"W	94.19'
C65	174.00'	15°19'39"	46.55'	S6°33'07"W	46.41'
C66	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C68	570.00'	4°42'25"	46.83'	S47°51'23"E	46.81'
C69	570.00'	4°57'30"	49.33'	S43°01'25"E	49.31'
C70	570.00'	3°35'39"	35.76'	S38°44'51"E	35.75'
C71	25.00'	95°22'10"	41.61'	S10°44'04"W	36.97'
C72	174.00'	22°14'51"	67.56'	S69°32'34"W	67.14'
C73	174.00'	9°19'12"	28.30'	S85°19'35"W	28.27'
C74	20.00'	155°27'23"	54.26'	N12°17'07"W	39.09'
C75	45.00'	91°39'50"	71.99'	N19°36'39"E	64.56'
C76	45.00'	37°58'33"	29.83'	N45°12'32"W	29.28'
C77	45.00'	38°13'22"	30.02'	N83°18'30"W	29.47'
C78	45.00'	38°44'11"	30.42'	S58°12'44"W	29.85'
C79	45.00'	38°51'27"	30.52'	S19°24'54"W	29.94'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C91	102.34'	35°28'37"	63.37'	N17°43'30"E	62.36'
C92	200.00'	20°37'31"	72.00'	S29°03'11"W	71.61'

EAST PARK ESTATES P.U.D.

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
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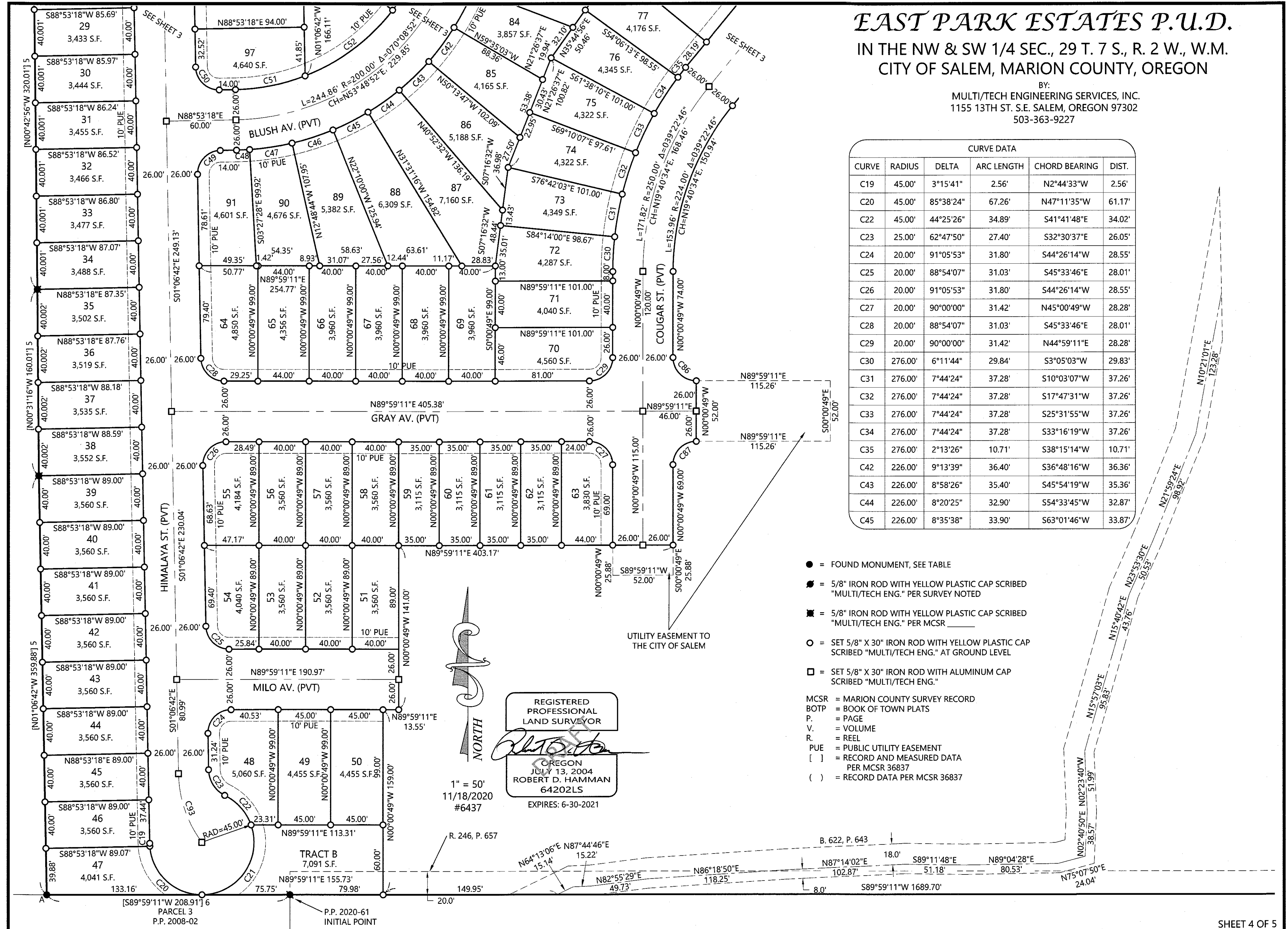
CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C19	45.00'	3°15'41"	2.56'	N2°44'33"W	2.56'
C20	45.00'	85°38'24"	67.26'	N47°11'35"W	61.17'
C22	45.00'	44°25'26"	34.89'	S41°41'48"E	34.02'
C23	25.00'	62°47'50"	27.40'	S32°30'37"E	26.05'
C24	20.00'	91°05'53"	31.80'	S44°26'14"W	28.55'
C25	20.00'	88°54'07"	31.03'	S45°33'46"E	28.01'
C26	20.00'	91°05'53"	31.80'	S44°26'14"W	28.55'
C27	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C28	20.00'	88°54'07"	31.03'	S45°33'46"E	28.01'
C29	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C30	276.00'	6°11'44"	29.84'	S3°05'03"W	29.83'
C31	276.00'	7°44'24"	37.28'	S10°03'07"W	37.26'
C32	276.00'	7°44'24"	37.28'	S17°47'31"W	37.26'
C33	276.00'	7°44'24"	37.28'	S25°31'55"W	37.26'
C34	276.00'	7°44'24"	37.28'	S33°16'19"W	37.26'
C35	276.00'	2°13'26"	10.71'	S38°15'14"W	10.71'
C42	226.00'	9°13'39"	36.40'	S36°48'16"W	36.36'
C43	226.00'	8°58'26"	35.40'	S45°54'19"W	35.36'
C44	226.00'	8°20'25"	32.90'	S54°33'45"W	32.87'
C45	226.00'	8°35'38"	33.90'	S63°01'46"W	33.87'

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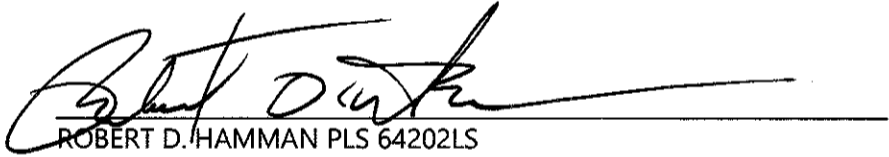
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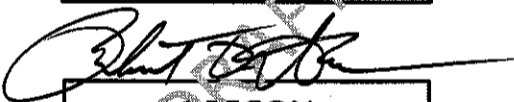
SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2020-61 IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF PARCEL 3, PARTITION PLAT 2008-02 SOUTH 89°59'11" WEST 208.91 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL IV" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID "PARCEL IV" NORTH 01°06'42" WEST 359.88 FEET; THENCE ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED AS "EXHIBIT C" IN REEL _____, PAGE _____, MARION COUNTY DEED RECORDS THE FOLLOWING NINE CALLS: NORTH 00°31'16" WEST 160.01 FEET TO A 5/8" IRON ROD; NORTH 00°42'56" WEST 320.01 FEET TO A 5/8" IRON ROD; NORTH 01°12'16" WEST 160.00 FEET TO A 5/8" IRON ROD; NORTH 01°15'45" WEST 145.87 FEET TO A 5/8" IRON ROD; NORTH 01°21'39" WEST 153.29 FEET TO A 5/8" IRON ROD; NORTH 00°55'14" WEST 145.40 FEET TO A 5/8" IRON ROD; NORTH 01°50'12" WEST 129.61 FEET TO A 5/8" IRON ROD; NORTH 89°11'09" EAST 2.00 FEET TO A 5/8" IRON ROD; NORTH 01°01'27" WEST 109.50 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF AUBURN ROAD NE (COUNTY ROAD 739); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°54'00" EAST 1736.90 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN REEL 751, PAGE 234, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 00°53'53" EAST 442.20 FEET TO A 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°53'36" EAST 245.30 FEET TO A 1/2" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF CORDON ROAD NE (MARKET ROAD 97); THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°51'36" EAST 1237.31 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL V" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "PARCEL V" AND ITS EXTENSION SOUTH 89°59'11" WEST 1769.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.94 ACRES, MORE OR LESS.


ROBERT D. HAMMAN PLS 64202LS

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OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2021

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A TRACT OF LAND DESCRIBED IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS AND SUBJECT TO A PROPERTY LINE ADJUSTMENT RECORDED AS REEL _____, PAGE _____ INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT APPLICATION NO. 18-124473-ZO, 18-124474-ZO, 18-124468-LD, 18-124472-LD, 19-118029-ZO. THE BASIS OF BEARING IS ALONG THE WEST RIGHT OF WAY OF CORDON ROAD PER MCSR 39238. I PREVIOUSLY RESOLVED THE BOUNDARY OF THIS PROPERTY IN MCSR 39238 AND MCSR _____.

APPROVALS AND ACCEPTANCE OF DEDICATION

CITY OF SALEM PLANNING ADMINISTRATOR _____ DATE _____
SUBDIVISION CASE No. _____

CITY OF SALEM SURVEYOR _____ DATE _____

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____

MARION COUNTY TAX COLLECTOR _____ DATE _____

MARION COUNTY ASSESSOR _____ DATE _____

CHAIRPERSON OR VICE-CHAIRPERSON _____ DATE _____
MARION COUNTY BOARD OF COMMISSIONERS

PLAT NOTES:

ALL PRIVATE STREETS ARE COINCIDENT WITH PUBLIC WATER AND SANITARY SEWER EASEMENTS.

NONREMONSTRANCE AGREEMENT RECORDED IN REEL 753, PAGE 287, MARION COUNTY DEED RECORDS.

MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENT RECORDED IN REEL 4266, PAGE 415, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENT RECORDED IN REEL 4308, PAGE 047, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4278, PAGE 220, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4296, PAGE 344, MARION COUNTY DEED RECORDS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS EAST PARK ESTATES P.U.D. I HEREBY GRANT THE PUBLIC UTILITY, STORM, AND SEWER EASEMENTS AND ACKNOWLEDGE THE PLAT NOTES SHOWN HEREIN. I ALSO HEREBY DEDICATE TO THE PUBLIC THE PUBLIC STREETS AND PUBLIC FACILITIES SHOWN HEREON. I ALSO EXTINGUISH THE ACCESS EASEMENTS GRANTED IN PARTITION PLAT PARTITION PLAT 1990-22.

KIRIL IVANOV, MEMBER
EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, KIRIL IVANOV, MEMBER, EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE _____

NOTARY PUBLIC FOR OREGON _____

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

STATE OF OREGON }
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ AND RECORDED IN THE MARION COUNTY BOOK OF TOWN PLATS, VOLUME _____, PAGE _____. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN REEL _____, PAGE _____.

BY: DEPUTY COUNTY CLERK _____

East Park Estates

PUD-Final Plan Phase 1

September 1, 2020

Background:

On June 18, 2018, a Pre-Application Conference (PRE-AP18-72) was held with the applicant and City staff. The purpose of the pre-app was to discuss the potential development of the property.

The subject property is located within the City limits (ANXC-689) and the Urban Growth Boundary.

The applicant attended the East Lancaster Neighborhood Association meeting and the East Suburban Neighborhood Association meeting on October 4, 2018, to discuss the proposal with the Neighborhood Association and adjacent property owners.

On January 3, 2019, the required PUD Pre-Application Conference (PRE-AP18-126) was held with the applicant and City staff.

On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved to allow the subject property to be developed with 659 single-family units and 36 multi-family units for a total of 695 units on approximately 122 acres within six (6) phases.

Phase 1:	147 lots
Phase 2:	94 lots
Phase 3:	106 lots
Phase 4:	99 lots
Phase 5:	101 lots
Phase 6:	112 lots

Proposal:

The applicant is requesting Final Plan approval for East Park PUD Phase 1, as approved under CPC-ZC-PUD-SUB-ADJ19-08.

Section 210.030 (d) Criteria-Planned Unit Development Final Plan:

(1) Substantial conformance.

(A) The PUD final plan is in substantial conformance with the PUD tentative plan. Substantial conformance for the following specific components of the PUD final plan exists when a comparison of the approved PUD tentative plan with the PUD final plan shows that:

- (i) ***The number of dwelling units is within ten percent of the number of dwelling units shown on the PUD tentative plan, but in no case shall the number of dwelling units exceed the limits set forth this chapter;***
- (ii) ***Setbacks, and distances between main buildings, are within ten percent of those shown on the PUD tentative plan, but in no case shall the setbacks and distances be reduced below the minimums set forth in this chapter;***
- (iii) ***Building sizes do not exceed the building sizes shown on the PUD tentative plan by more than ten percent.***
- (iv) ***Building locations do not depart by more than ten percent from the building locations shown on the tentative PUD plan;***
- (iv) ***Common open space within the PUD final plan conforms to the following:***
 - (aa) ***If the common open space is to be improved as a recreational amenity, the area designated as common open space has not been reduced by more than ten percent.***
 - (bb) ***If the common open space is to be permanently set aside for passive and/or active recreational use, the area designated as common open space has not been reduced by more than ten percent.***
 - (cc) ***If the common open space is to preserve significant natural feature, the area designated as common open space has not been reduced by more than five percent.***
 - (dd) ***If the common open space is to preserve a significant cultural feature, the area designated as common open space is identical to that shown on the PUD tentative plan; and***
- (V) ***If unique or innovative design concepts are employed, the final design conforms with the unique or innovative design concepts as approved in the PUD tentative plan.***

Findings 1.A(i)-(v): On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved to allow the subject property to be developed with 659 single-family units and 36 multi-family units for a total of 695 units on approximately 122 acres within six (6) phases. Phase 1 was approved for 147 lots and there are still 147 lots within Phase 1.

In order to deal with an encroachment issue with the adjacent mobile home park to the west, a Tract (Tract C) about 1' to 3.54' in width has been created along the west side of Lots 18-38 and Lot 148. Tract C is about 3,625 square feet in size and has no impact on the subject property or adjacent property. PUD's do not have lot standard requirements and are flexible. Therefore, the Tract is in compliance with the Code.

As shown on the Final Plan, the number of lots is the same, setbacks will be met at the time of building permits, common open space is the same and has not been reduced in size or shape. Therefore, the Final PUD is in substantial conformance with original PUD Plan.

(B) Nothing in subsection (d)(1)(A) of this section shall be deemed to prohibit a reduction in the number of dwelling units or an increase in the amount of common open space. If the PUD is constructed in phases, the number of dwelling units reduced in one phase shall not be used to increase the number of dwelling units in any subsequent phase; and an increase in common open space in one phase shall not be used to reduce the amount of common open space in any subsequent phase.

Findings: On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved to allow the subject property to be developed with 659 single-family units and 36 multi-family units for a total of 695 units on approximately 122 acres within six (6) phases. Phase 1 was approved for 147 lots and there are still 147

lots within Phase 1.

The number of lots and the common open space in Phase 1 has not changed. Therefore, the Final PUD Plan for Phase 1 is in compliance with the original approval.

(C) Notwithstanding the changes allowed under subsection (d)(1)(A) of this section, a PUD final plan is not in substantial conformance with the PUD tentative plan if the cumulative effect of the changes made pursuant to subsection (d)(1)(A) of this section results in a significant modification to the approved PUD tentative plan.

Findings: There are no significant modifications being made to the original PUD plan. In order to deal with an encroachment issue with the adjacent mobile home park to the west, a Tract (Tract C) about 1' to 3.54' in width has been created along the west side of Lots 18-38 and Lot 148 within Phase 1. Tract C is about 3,625 square feet in size and has no impact on the subject property or adjacent property. PUD's do not have lot standard requirements and are flexible. Therefore, the Tract is not significant modification and is in compliance with the Code.

(2) Except as allowed under subsection (d)(1) of this section, the conditions of approval on the PUD tentative plan have been met.

Findings: As stated below, all Conditions of Approval have been met or will be met. The Conditions outlined below are the Conditions of approval that are applicable to Phase 1.

- Condition 4: The Fire Department has approved access and water supply with approval of the public construction plans.
- Condition 6: Draft HOA and CC&R documents are currently in with the City and under review.
- Condition 9: All significant trees have been identified for protection and preservation on the approved construction plans.
- Condition 11: Construction plans have been approved with property line sidewalks and street trees. Performance security has been provided for these improvements.
- Condition 12: Access and utility easements for all private streets and public utilities located within private streets will be shown on the plat.
- Condition 13: Public Utility Easements will be shown the plat.
- Condition 14: City infrastructure has been designed to all undeveloped adjacent parcels per PWDS. Performance security has been provided for these improvements.
- Condition 15: Water, stormwater, and sewer has been designed to serve each lot. Performance security has been provided for these improvements.
- Condition 16: Stormwater facilities have been designed per PWDS. Performance security has been provided for these improvements.
- Condition 17: There are no trees being removed within City owned property with Phase 1. At the time of tree removal, the applicant will obtain a Street Tree Permit.
- Condition 18: All easements will be identified on the Plat.
- Condition 19: This improvement is approved under permit #19-109135. Performance security has

been provided for these improvements.

- Condition 20: This improvement is approved under permit #19-125672. Performance security has been provided for these improvements.
- Condition 21: This improvement is approved under permit #19-125672. Performance security has been provided for these improvements.
- Condition 22: Construction Plans for the pump station are currently under review with the City.
- Condition 23: This improvement is approved under permit #19-125672. Performance security has been provided for these improvements.
- Condition 24: Right of way dedication has been shown on the construction plans and will be dedicated with plat.
- Condition 25: This improvement is approved under permit #19-125672. Performance security has been provided for these improvements.
- Condition 26: This improvement is approved under permit #19-125672. Performance security has been provided for these improvements.
- Condition 27: This improvement is approved under permit #19-125672. Performance security has been provided for these improvements.
- Condition 28: Prior to PUD approval, the applicant received approval from Council for the amendment to the Salem TSP to modify the Alignment of (future) Greencrest Street NE.

(3) *The articles of the homeowners' association satisfy the standards set forth in SRC 210.055(b).*

Findings: Draft HOA documents are currently in with the City and under review.

(4) *For planned unit developments with a land division, SRC 205.035(c)(6) has been met. If the PUD does not include a land division, the Public Works Director has determined that each building or structure on the PUD final plan can be adequately served by the following city infrastructure and private improvements:*

- (A) *A domestic water supply;***
- (B) *A sanitary sewage disposal system;***
- (C) *Streets improved to the extent that adequate paved access is provided to each building or structure;***
- (D) *A stormwater discharge system; and***
- (E) *Fire hydrants installed to fire code standards.***

Findings: The PUD does include land division. Per CPC-ZC-PUD-SUB-ADJ19-08 approval all requirements within SRC 205.035(c)(6) have been met.

(5) *The owner has entered into an improvement agreement with the City providing that any improvements required to be constructed which are not complete at the time of submission of the PUD final plan will be completed within 18 months of PUD final plan approval, and the owner has furnished sufficient performance security, as provided in SRC 110.100, to ensure completion of the improvements. The time within which the improvements must be completed may be extended for one additional six-month period,*

subject to prior written approval from the Director.

Findings: The owner has entered into an improvement agreement with the City. The improvement agreement is on file with the City, along with the performance security.


(6) If applicable, the applicant has executed a fee-in-lieu agreement pursuant to SRC 200.400 through 200.420.

Findings: There are no fee-in-lieu agreements with this project.



MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: Glenn Davis, PE, CFM, Chief Development Engineer 
Public Works Department

DATE: March 8, 2021

**SUBJECT: PUBLIC WORKS ANALYSIS
PUD FINAL PLAN APPROVAL
CASE NO. CPC-ZC-PUD-SUB-ADJ19-08MOD1 (20-114739-LD)
255 CORDON ROAD NE**

SUMMARY OF FINDINGS

As described below, the proposed development meets the criteria for final plan approval pursuant to SRC 210.030(d) as it relates to public works infrastructure.

FINDINGS FOR PUD FINAL PLAN APPROVAL

Request: An application for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit). For property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential), CR (Retail Commercial), and IP (Industrial Park), and located at 255 Cordon Road NE, 4800-4900 block of State Street, and 4700-4800 block of Auburn Road NE.

CASE NO. CPC-ZC-PUD-SUB-ADJ19-08MOD1 (20-117240-LD)

Condition 1: Prior to recording of the final plat for the first phase of the subdivision, the applicant shall provide evidence that Marion County PLA Case No. 20-034 has been recorded.

FINDING: The Applicant has provided recorded Deeds (R4429, P478) and Record of

Survey (MCSR 39317) through Marion County Case No. PLA20-034. This Condition is met.

Condition 2: Comply with all conditions of approval from the original subdivision (CPC-ZC-PUD-SUB-ADJ19-08).

FINDING: Please see the following Findings for compliance with the original subdivision Decision.

CASE NO. CPC-ZC-PUD-SUB-ADJ19-08 (18-124472-LD)

Condition 1: The transportation impacts from the 122-acre site shall be limited to a maximum cumulative total of 14,157 average daily vehicle trips as required by Order No. 10-C-689.

FINDING: The East Park Estates PUD – Phase 1 development is a 147-Lot Single Family development generating 1,388 average daily trips.

Condition 2: The requirements of land use case number UGA 09-07 and UGA09-07MOD1 may be completed incrementally with each specific phase as indicated in the conditions of approval.

FINDING: The requirements of the mentioned UGA permits will be reviewed and completed with each appropriate Phase of the development.

Condition 3: Prior to final plat approval of any phase, the applicant shall either 1) demonstrate that tax lot 072W29C00199 was a legally created unit of land, or 2) the unit of land shall be validated through the validation process provided in SRC 205.060.

FINDING: The Applicant was granted approval for the Validation of Unit of Land through the Community Development Department (Case No. VUL20-01). The Final Partition Plat was recorded with Marion County Clerk on October 22, 2020 as Partition 2020-61 and recorded in Deed Records in Reel 4399, Page 414. This Condition is met.

Condition 4: Adequate Fire Department access and water supply shall be required for each phase of development.

FINDING: Each phase of the development will be reviewed and approved by the City of Salem Engineering Department and the Fire Marshal for adequate access and water supply. East Park Estates PUD – Phase 1 Public Construction plans were approved with City Permit No. 19-125672-PC. Plans were reviewed by Sean Mansfield, Deputy Fire Marshal Plans Examiner. This Condition is met.

Condition 5: Contrasting building materials and colors shall be incorporated into the design for the proposed multi-family buildings.

FINDING: East Park Estates PUD - Phase 1 is a 147-Lot Single-Family Residential development. Design aspects of the Multi-Family buildings will be reviewed with the future development of Phase 6. This Condition will be met with future development of the PUD.

Condition 6: Prior to final PUD plan/plat approval, the applicant shall submit a Homeowners Association Agreement and Covenants, Conditions, and Restrictions (CC&R) document for review and approval by the City Attorney providing for the perpetual maintenance and operation of all common properties and facilities within the development including, but not limited to: private streets, private utilities, open spaces, common facilities, and community areas. The articles of the Homeowners Association shall conform to the provisions of SRC 210.055(b).

FINDING: Homeowner's Association and CC&R documents have been approved by the City's Legal Department. Final Version of those documents are attached to City Permit No.: 20-114739-LD. This Condition is met.

Condition 7: The PUD Final Plan shall demonstrate that the off-street parking area complies with the minimum interior parking area landscaping requirements of SRC Chapter 806.

FINDING: This Condition pertains to the future development of the Multi-Family Phase (Phase 6). This Condition will be met with future development of the PUD.

Condition 8: The PUD Final Plan shall demonstrate that a minimum of 4 bicycle parking spaces will be provided for the proposed multi-family residential use in compliance with the development standards of SRC 806.060.

FINDING: This Condition pertains to the future development of the Multi-Family Phase (Phase 6). This Condition will be met with future phases of the PUD.

Condition 9: All significant trees on the subject property shall be protected and preserved through development unless the removal is approved through SRC Chapter 808.

FINDING: The Applicant has obtained approval of a Tree Conservation Plan through Planning. The Applicant shall comply with the requirements of TCP19-15 (City Permit No. 18-124475-NR). This Condition is met for Phase 1.

Condition 10: Prior to commencing work in any mapped wetland area, obtain state/federal wetland permits.

FINDING: Oregon Department of State Lands Permit No. 62644-RF was issued September 01, 2020, and is included with City Permit No.: 19-125672-PC. The US Army Corp of Engineers Permit No. NWP-2020-197 was issued July 21, 2020, and covers Phases 1 and 2 of the overall projects. Additional Federal permits will be required for future phases. This Condition is met for Phase 1.

Condition 11: Construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.

FINDING: Plans approved with City Permit No. 19-125671-PC demonstrate all internal streets to be constructed with property line sidewalks and 4-foot landscape strips as required by this Condition. This Condition is met.

Condition 12: Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.

FINDING: The proposed Phase 1 Final Plat demonstrates access and utility easements. The City Surveyor and Public Works Engineering Division will review the easements with the Plat. This Condition will be met.

Condition 13: Provide a 10-foot public utility easement along the street frontage of all internal streets.

FINDING: The proposed Final Plat demonstrates a 10-foot public utility easement along all interior street frontages. This Condition is met.

Condition 14: Extend City infrastructure to adjacent parcels pursuant to PWDS.

FINDING: Public Construction plans approved with City Permit No. 19-125672-PC demonstrate City infrastructure to adjacent parcels as applicable. This Condition is met.

Condition 15: Construct water, stormwater, and sewer systems to serve each lot.

FINDING: Public Construction plans approved with City Permit No. 19-125672-PC demonstrate all lots within Phase 1 will be served with water, stormwater, and sewer services. This Condition is met.

Condition 16: Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.

FINDING: Public Construction plans approved with City Permit No. 19-125672-PC demonstrate stormwater facility accommodations for future impervious surfaces for all lots within Phase 1. This Condition is met.

Condition 17: Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.

FINDING: The Applicant shall obtain all necessary Street Tree Permits, as required by this Condition, as development occurs. The Applicant has not been required to obtain a Tree Removal Permit (TR) for the development of Phase 1. This Condition will be met.

Condition 18: Provide a minimum 25-foot access easement from the abutting cul-de-sac at Puma Street NE, and a utility easement (Sanitary Sewer and Water), to the neighboring property (Marion County Assessor's Map and Tax Lot number 072W30DA / 00199). Make provisions to collect the surface water runoff from the southeast corner of said tax lot, at the present low point.

FINDING: The proposed Final Plat demonstrates a 25-foot access, water, and sanitary sewer easement for the benefit of Parcel 3 of Partition Plat 2008-02 (072W30DA00199), at the end of Himalaya Street (fka Puma Street). City Engineering staff has reviewed the surface runoff from Tax Lot 199 and determined that the current design makes provision to collect the surface water runoff. This Condition is met for Phase 1.

PHASE 1:

Condition 19: Construct a 24-inch water main in Cordon Road from the existing main near Gaffin Road SE to Auburn Road NE.

FINDING: Public Construction plans issued with City Permit No.: 19-109135-PC demonstrate the construction of the 24-inch water to Auburn Road NE. The applicant provided a performance security to guarantee the construction of this improvement in the form of an executed Construction and Maintenance Bond. This Condition is met.

Condition 20: Construct a 12-inch water main in Auburn Road NE from Cordon Road NE to the west line of Phase 1.

FINDING: Public Construction plans issued with City Permit No. 19-125672-PC demonstrate construction of the required 12-inch water main from Cordon Road NE to the west line of Phase 1 and beyond to the west line of Phase 2. The Applicant has provided a Construction and Maintenance Bond as a performance security for completion of this improvement. This Condition is met.

Condition 21: Construct a 12-inch water main in (future) Greencrest Street NE through a portion of Phase 2 from Auburn Road NE to south line of Phase 1.

FINDING: Public Construction plans issued with City Permit No. 19-125672-PC demonstrate the construction of the 12-inch water main contained within Phase 1. Rather than constructing the 12-inch through Phase 2, the 12-inch main is installed from Greencrest Street NE, east through Himalaya Street NE, and north through Bivens Street NE to Auburn Road NE. This configuration is in conformance with the adopted

City Water Master Plan. This Condition is met.

Condition 22: As required by UGA09-07MOD1, construct Auburn Sewer Pump Station (SPS) along Auburn Road NE and an 8-inch sewer force main from Auburn SPS to the East Salem Interceptor consistent with the Salem Wastewater Management Master Plan and PWDS.

FINDING: The Auburn Sewer Pump Station and the 8-inch sewer force main construction are reviewed with City Permit No. 19-125672-PC. The applicant has provided Construction and Maintenance Bond securities for both improvements. This Condition is met.

Condition 23: Construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of Ruby Avenue NE and Cougar Street NE as shown on the applicant's preliminary utility plan (UGA 9).

FINDING: Public Construction plan issued with City Permit No. 19-125672-PC demonstrates the installation of the 15-inch collector main from the Auburn SPS to the future Milo Avenue NE (fka Ruby Avenue) and Cougar Street NE intersection. This Condition is met.

Condition 24: Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.

FINDING: The proposed Final Plat demonstrates a 16-foot right-of-way (ROW) dedication along the Auburn Road NE frontage of Phase 1. The total ROW half-width after the Final Plat recording will be 36 feet. This Condition is met.

Condition 25: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE.

FINDING: Public Construction plans issued with City Permit No. 19-125672-PC demonstrate a 23-foot half-street improvement of Auburn Road NE abutting Phase 1, and an 18-foot opposite side improvement. The total Auburn Road NE improvement width will be 31 feet. This Condition is met.

Condition 26: Construct Greencrest Street NE within Phase 1 to Collector B standards.

FINDING: Public Construction plans issued with City Permit No.: 19-125672-PC demonstrate that Greencrest Street NE is to be constructed to Collector B standards. This Condition is met.

Condition 27: Construct a westbound-to-southbound left turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.

FINDING: Public Construction plans issued with City Permit No. 19-125675-PC demonstrate the appropriate left turn lane for Bivens Street (fka Bobcat Street) as required by this Condition. This Condition is met.

Condition 28: Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

FINDING: City Ordinance Bill No. 18-19 (Adopted January 13, 2020) approved the amendment to the Salem TSP for the alignment of the future Greencrest Street NE. This Condition is met.

Prepared By: Curt Pellatz, Senior Program Manager
cc: File