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May 12, 2021

PLANNING REVIEW CHECKLIST

Subject Property: 710 Winding Way SE

Ref#: 21-104980-LD (PLA 1)
21-104981-LD (PLA 2)
21-104982-LD (PLA 3)

Applicant: Matthew Bailey

Contact: Curt Fisher, AKS Engineering
fisherc@aks-eng.com

Three Property Line Adjustment applications were received on March 8, 2021. Prior to deeming your applications complete, modifications and/or additional information must be provided to address the following item(s):

Item:	
<u>SRC800.025 – Accessway Length</u>	<p>PLA 1 is not approvable because of the length of the accessway. As Lot 17 of Alderbrook Manor has existing access from Welcome Way SE, it cannot take access from the flag lot accessway. This results in an accessway that serves two lots (adjusted tract V281, P265 and Adjusted Lot 16) that is longer than the allowable 150 ft. per Table 800-1.</p> <p>As an alternative, Staff would consider an adjustment to this standard to allow the configuration of PLA 1. Because PLA's are Type 1 decisions and cannot be conditioned, the Adjustment would need to be processed separately and before the PLA could be approved.</p>
<u>Rescinding Vacation of ROW Request</u>	<p>As the vacation of Vacation Way has already been accepted and approved by City Council, Public Works has indicated that written confirmation is needed from the petitioner to withdraw this request. The matter may need to be approved by City Council.</p>

<u>Access to Streets</u> <u>205.055(d)(6)</u>	<p>In order to ensure access to properties with no direct street access, evidence of an easement provided via deed will be required before the configuration of PLA 1 can be approved.</p> <p><i>In the instance that Vacation Ln is vacated, access issues for PLA 3 will be similar and easement and/or adjustment through the vacated section will be required in order to approve the PLA. Additionally, Lot 21 of Alder Brook Annex No. 1 appears to have been divided into three lots by Zoning Adjustment ADJ77-54. Deed research would be required to establish whether the lots were legal, and if so, the vacation of Vacation Ln would potentially impact access to this lot as well.</i></p>
<u>Partition or Subdivision</u>	<p>The applicant is encouraged to submit a Partition or Subdivision application to consider the final configuration of lots as a whole.</p>

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2347 or via email at kstraus@cityofsalem.net.

The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Sincerely,

Kirsten Straus, Planner I