

July 27, 2022

Kirsten Stratus, Planner I
City of Salem, Community Development Planning Division
555 Liberty Street SE, Rm 305
Salem, Oregon 97301

RE: Tentative Partition Plan – Written Statement

Kirsten,

Thank you for the opportunity to submit a written narrative concerning our submission of a Tentative Partition Plan for our property at 2828 Doaks Ferry Road NW. The tentative partition plan proposes to divide our 1.2-acre property into three parcels. The existing single-family dwelling would remain on Parcel #1, with the remaining two parcels consisting of vacant land for future development. Parcel #1 would retain its existing access off Doaks Ferry Rd NW and any future development on Parcels #2 and #3 would take access from Doaks Ferry Rd NW, through the proposed easement or accessway, or possibly through a proposed future extension of Ferguson St NW.

Working from the approval criteria as noted in Sec. 205.055 and Table 511.2 for an RS zone, we think this tentative partition plan meets the requirements for a partitioning of the parcel.

1. As proposed the tentative partition plan will allow for the creation of two new parcels accessing Doaks Ferry Rd NW via a right-of-way easement or accessway and, at the same time, continue to allow for a greater future use of lot #3 through the City's planned Ferguson Street NW extension. The tentative partition plan proposes to divide the 1.2-acre parcel at 2828 Doaks Ferry Rd. NW into three (3) parcels:
 - a. Proposed Parcel #1. This parcel would include the existing home at 2828 Doaks Ferry Rd NW. Parcel #1 would be 11,180 square feet with dimensions of approximately 76 feet in width and 146 feet in depth.
 - b. Proposed Parcel #2. This parcel would consist of vacant land for future development. Parcel #2 would be 9,292 square feet with dimensions approximately 64 feet in width and 116 feet in depth. As drawn parcel #2 would include ownership to half of the easement or accessway from Doaks Ferry Rd NW.
 - c. Proposed Parcel #3. This parcel would consist of vacant land for future development. Parcel #3 would be 32,414 square feet. Due to its "L" shape the width and depth measurements are noted below in Paragraph 2. As drawn, parcel #3 would include ownership to half of the easement or accessway from Doaks Ferry Rd NW.

Access and Circulation: As proposed Parcels #2 and #3 would have joint ownership of the access to Doaks Ferry Rd. NW; sharing an easement/accessway to Doaks Ferry Rd NW or, via a possible future extension of Ferguson St NW. Within the Salem Transportation System Plan (TSP), Doaks Ferry Rd is classified as a Minor Arterial Street. Ferguson Street NW is designated as a Local Street within the TSP.

2. As proposed the tentative partition plan does not appear to create non-conforming units of land. As single-family residential lots within an RS zone the three lots continue to meet the minimum UDC lot standards as set forth by the City of Salem:
 - a. As proposed on the tentative partition draft plat plan, the three parcels will exceed the minimum lot standards of 5,500 sq. ft. (approximately 11,180 sq. ft. for Parcel #1, 9,292 sq. ft. for Parcel #2; and 34,414 sq. ft. for Parcel #3). The individual parcel widths are:
 - i. Parcel #1. The lot dimensions are approximately 79 ft. along the Doaks Ferry Rd frontage (western border) and 73 ft. at the rear lot line (eastern border).
 - ii. Parcel #2. The lot dimensions are approximately 68 ft. along its western border with the 2832 Doaks Ferry Rd property and 61 ft. on its eastern border with Lot #3.
 - iii. Parcel #3: the lot dimensions are approximately 61 ft. along its NW lot line bordering parcel #2 and 83 ft along its SW lot line bordering parcel #1 along with an approximate width of 126 ft. along its Eastern border. Please see draft site plan for lay out of this lot which, as proposed in this “L” shape, meets every depth requirement but may not be expressed as preferred.
 - b. As proposed on the submitted draft plat plan, the three lots will exceed the minimum lot standards of 70 ft. The individual parcel depths are:
 - i. Parcel #1. The lot dimensions are approximately 142 ft. along its Northern border and 149 ft. along its Southern border.
 - ii. Parcel #2. The lot dimensions are approximately 114 ft. along its North border and 285 ft. along its South border. As drawn the Southern border includes half of the access easement or accessway to Doaks Ferry Rd NW.
 - iii. Parcel #3: The lot dimensions are approximately 140 ft. along its Northeastern border and 285 along its Northwestern border for a total of 425 ft. The Southern border is approximately 291 ft. Please see draft site plan for lay out of this lot which, as proposed in this “L” shape, meets every depth requirement but may not be expressed, as preferred. As drawn the length for the North lot line includes half of the access easement or accessway to Doaks Ferry Rd NW.
3. Homeowners Association Information. This property is not subject to an active and duly incorporated Homeowner’s Association (HOA) registered with the Oregon Secretary of State.
4. City Infrastructure:
 - a. City infrastructure is available to the two parcels being created for future development:
 - i. Water. There is a 12-inch public water main located in Doaks Ferry Rd NW and an 8-inch public water main located in Ferguson Street NW.
 - ii. Sewer. There is an 8-inch sewer main located in Doaks Ferry Road NW and Ferguson Street NW.
 - iii. Storm Drainage. There is a 12-inch storm main in Doaks Ferry Road NW and a 10-inch storm main located in Ferguson Street NW.
 - iv. Streets. Doaks Ferry Road NW is designated as a Minor Arterial Street and Ferguson Street is designated as a Local Street. The proposed partition is not expected to have a negative impact on either of these two access points. The easement or accessway to be created for the two parcels in the proposed partition plan will provide for the safe, orderly, and efficient movement of traffic to and from the infill parcels/flag lots proposed. A TGE form was submitted to the Public Works Department for review on June 24, 2022. On July 11, 2022, I received a call from Tony Martin stating I wouldn’t need it in my initial tentative partition plan request packet. Tony also noted he would fill the TGE out and pass it on to the “development folks”—attached is a copy of the message left for me by Tony.

- v. Special development standards. As the parcels lay there doesn't appear to be any need for special development standards, including floodplain, special setbacks, geological or geotechnical analysis, vision clearance, etc. If any of these Special Development Standards were to come into play it would likely be during the building permit process when any excavations, structures and plans for a specific siting on either lot are being proposed.
 - b. A preliminary review by a Civil Engineer concerning access to the city's utility infrastructure on Doaks Ferry Road NW was undertaken. In his opinion the ability to access city infrastructure through an easement created on the South side of the subject property is feasible and would allow for development of the upper elevations (western portions) of parcels #2 and #3. If ever proposed, a verbal approval has been given by the property owner at 2822 Doaks Ferry Road NW to allow creation of a utility easement for access to city infrastructure located on Doaks Ferry Rd NW.
- 5. Neighborhood Association Contact. On June 24, 2022, I emailed the Chair, Vice Chair of the West Salem Neighborhood Association Executive Committee and the Land Use Chair of the WSNA (copy of email included in packet). Documents for the proposed partition application were submitted for comment to Michael Freitas, Chair, Jason Staats, Vice Chair and Steve Anderson, Land Use Chair, along with the WSNA website. I offered the WSNA an opportunity to speak with individuals, attend a monthly meeting or to meet on-site for review, as desired. As of the submission date, I have not received a response from the WSNA concerning my emailed notification of a proposed tentative partition plan. I have made several attempts to enquire as to receipt or concerns and it appears the association has no comments or questions to provide at this time. They may be waiting for the city to provide them with the documentation before addressing it directly.
- 6. This tentative partition plan takes into consideration the city of Salem's desire to see future development take place through the extension of Ferguson Street NW. The larger parcels located along Doaks Ferry Road NW in the Vick Heights plat could support future development with the right developer and access to the sewer lines on Vick Avenue NW. The partition's tentative plan takes the layout, size and dimensions of the site and leaves most of the desired property available in Parcel #3 (32,414 square feet). A future developer would then have only one owner with which to negotiate a possible purchase/partitioning or redevelopment of part or all of Parcel #3. This said, we are open to discussions that would allow for the proposed partition to be finalized while still allowing for a possible future acquisition and development across the several privately owned parcels, i.e., an extension of Ferguson Street NW.
- 7. The partition's tentative plan considers the topography and vegetation of the site and does not, in and of itself, plan any disruption of the site topography or vegetation. The proposed easements or accessways for vehicles and utilities noted are already clear, reasonably level and currently used as access to the rear of both properties at 2822 and 2828 Doaks Ferry Road NW. The access to Doaks Ferry Rd NW has an existing 18 ft. curb cut which, if widened, may require removal of a cherry tree situated in or close to city right-of-way. This proposed partition will leave the existing topography and vegetation of the site in place though future development could require some minimal disruptions brought about by specific building permit requests or plans for development on the upper elevations, i.e., along the western portions of Parcels #2 and #3.
- 8. Title report. A current OLTA Report Package from TICOR Title for 2828 Doaks Ferry Road NW has been submitted with this proposed partition plan.

9. Tree inventory and tree conservation plan. The guidance provided in SRC Chapters 205, 300 and 808 was difficult to follow but it appeared that a Type 2 action did not require this document. That said, the proposed tentative partition plan does not require or call for removal of any trees on the property. Construction of the easement or accessway would require removal of some landscaping but no trees that weren't planted as a part of the more recent landscaping process. Please let me know if you have any need for this document and if a city form is available.

Thank you again for the opportunity to provide this written narrative regarding our proposed property partition. I am hopeful this written statement, along with the submitted documents, will address how we meet or plan to meet the approval criteria for a partitioning of the 2828 Doaks Ferry Rd. NW 1.2-acre parcel.

If you have any questions, concerns or need anything further, please let me know.

Matthew Perry

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