

REQUEST FOR COMMENTS

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

REGARDING: Conditional Use / Subdivision Tentative Plan / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. CU-SUB-ADJ-DAP22-05

AMANDA NO.: 22-111298-ZO

PROJECT ADDRESS: 1300 Block of Mildred Ln SE, Salem OR 97306

HEARD BY: Hearings Officer

SUMMARY: Proposed four-lot subdivision with associated site improvements.

REQUEST: A consolidated application for a proposed four-lot subdivision with associated site improvements. The application includes:

- 1) A Subdivision Tentative Plan to divide the approximate 1.71-acre property into four lots ranging in size from approximately 5,311 square feet to 47,701 square feet;
- 2) A Conditional Use Permit to allow two of the lots in the subdivision (Lots 2 and 3) which are partially zoned IC (Industrial Commercial) to be developed with single family dwellings;
- 3) A Class 2 Adjustment to:
 - a) Increase the number of flag lots allowed within the subdivision from a maximum of one to two (SRC 800.025(e));
 - b) Designate the south property line of Lot 1 abutting the flag lot accessway as the front lot line rather than the property line abutting Mildred Lane SE (SRC 800.020(a)(1));
 - c) Allow single family dwellings constructed as part of a subdivision to take access onto a minor arterial street (SRC 804.035(c)(4)); and
 - d) Reduce the minimum required 370-foot driveway spacing between Marstone Court SE and the proposed flag lot accessway serving Lots 1, 2, & 3 (SRC 804.035(d)); and
- 4) A Class 2 Driveway Approach permit for the proposed flag lot accessway onto Mildred Lane SE.

The subject property is zoned RA (Residential Agriculture) and IC (Industrial Commercial), approximately 1.71 acres in size, and located in the 1300 Block of Mildred Lane SE (Marion County Assessor Map and Tax Lot Number: 083W14CB02401).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Tuesday, December 6, 2022, will be considered in the staff report. Comments received after this date will be provided to the review body. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☐ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____
Address: _____
Email: _____
Phone No.: _____
Date: _____

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Vicinity Map

1300 Block of Mildred Lane SE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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Owner / Developer:

JCT HOLDINGS LLC

201 FERRY ST SE, STE 400
SALEM, OREGON 97301

Engineer:

MULTI/TECH ENG.

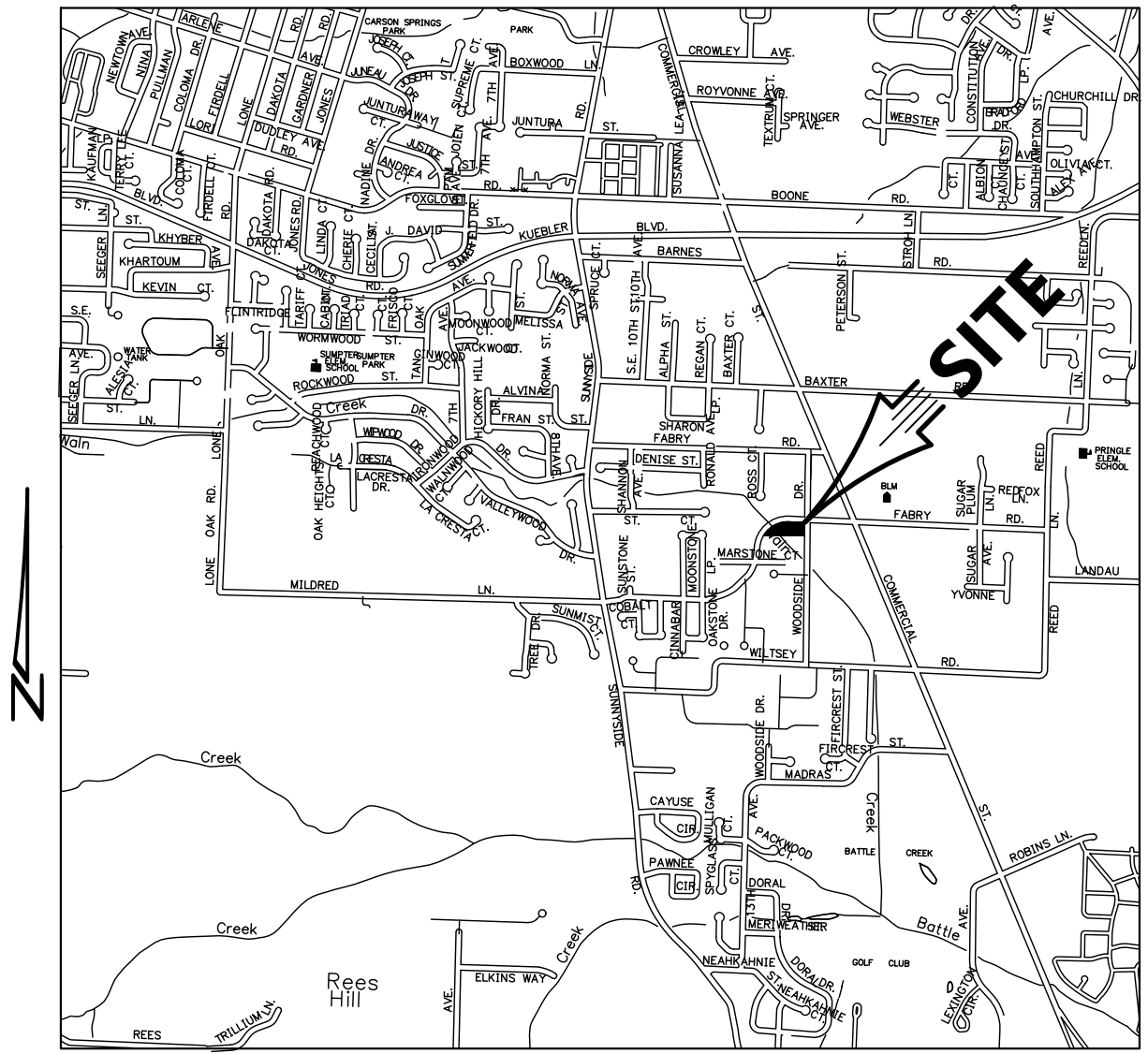
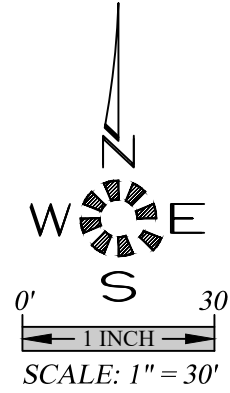
1155 13TH ST SE
SALEM, OREGON 97302
503-363-9227

WALN CREEK CROSSING

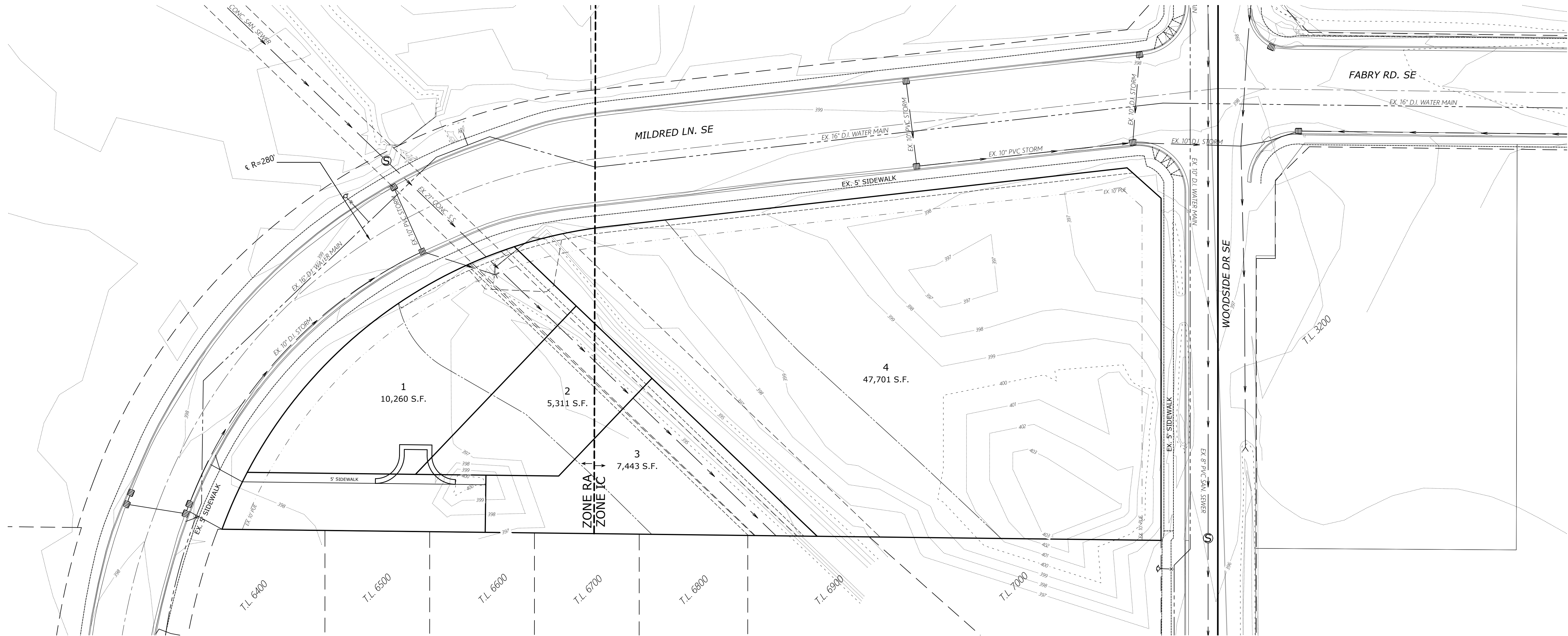
SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON
74,679 SQ. FT. (7.71 ACRES)

B.M. 8300

A 2" ALUMINUM DISK LOCATED IN THE
BEGINNING OF RADIUS OF THE CURB, N.E.
CORNER OF BAXTER CT. & BAXTER RD.
ELEVATION: 406.76 (NGVD 29)



VICINITY MAP



SYMBOLS

EXIST. PROP.

- BLOW OFF ASSY.
- CATCH BASIN
- CATCH BASIN CLEANOUT
- CATCH BASIN INLET
- ▲ CATV PED. / BOX
- CLEANOUT
- ELEC. PED. / BOX
- FIRE HYDRANT
- GAS LOCATION MARKER
- GAS VALVE
- MAIL BOX

EXIST. PROP.

- CABLE TELEVISION
- CENTERLINE
- DITCH C.L.
- ELECTRICAL LINE
- GAS MAIN
- TELEPHONE LINE

EXIST. PROP.

- MANHOLE SAN. SEWER
- MANHOLE STORM DRAIN
- 2' DIA. C.O. / M.H.
- MANHOLE TELEPHONE
- EASEMENT
- REDUCER / INCREASER
- TEL. PED. / BOX
- TRAFFIC PED. / BOX
- UTILITY / POWER POLE
- WATER METER
- WATER VALVE

EXIST. PROP.

- SANITARY SEWER EXIST.
- SANITARY SEWER PROP.
- STORM DRAIN EXIST.
- STORM DRAIN PROP.
- WATER MAIN EXIST.
- WATER MAIN PROP.

ABBREVIATIONS

- | | | | |
|---------------|-----------------------|------------------|---------------------------|
| A.C. | ASPHALTIC CONCRETE | L.P. | LIGHT POLE |
| ACMP | ALUMINIZED CMP | M | METER, MAIN |
| ASSY. | ASSEMBLY | M.H. | MANHOLE |
| B.O. | BLOW OFF | MTL | METAL |
| B.F.V. | BUTTERFLY VALVE | O.H. | OVERHEAD |
| C & G | CURB & GUTTER | PC | POINT OF CURVE |
| CATV | CABLE TELEVISION | PCC | POINT OF CONTINUING CURVE |
| C.B. | CATCH BASIN | PCD | PEDESTAL |
| C.B.C.O. | CATCH BASIN CLEANOUT | PRC | POINT OF REVERSE CURVE |
| C.B.I. | CATCH BASIN INLET | PROP. | PROPOSED |
| C.L. | CENTERLINE | PT | POINT OF TANGENCY |
| CMP | CORRUGATED METAL PIPE | PUB. | PUBLIC |
| C.O. | CLEANOUT | PUE | PUBLIC UTILITY EASMT. |
| CONC. | CONCRETE | PVT. | PRIVATE |
| CONST. | CONSTRUCT | P.P. | POWER POLE |
| D.I. | DUCTILE IRON | P.L. | PROPERTY LINE |
| DIA. | DIAMETER | R | RADIUS |
| DWVG. | DRAWING | RIM | RIM |
| EASMT. | EASEMENT | RD | ROAD |
| E.G. | EXIST. GRADE / GROUND | R.O.W. | RIGHT-OF-WAY |
| EOP, E.P. | EDGE OF PAVEMENT | SAN.S. or S.S. | SANITARY SEWER |
| ELEV. | ELEVATION | S | SLOPE |
| ELEV. or EL. | ELEVATION | STA. | STATION |
| EX. or EXIST. | EXISTING | STD. | STANDARD |
| FT. | FEET | STL. | STEEL |
| F.F. | FINISH FLOOR | STM DRN. or S.D. | STORM DRAIN |
| F.G. | FINISH GRADE | SVC. | SERVICE |
| F.H. | FIRE HYDRANT | SW | SEWER |
| F.M. | FORCE MAIN | T.C. | TOP OF CURB |
| GUT. | GUTTER | TEL. | TELEPHONE |
| G.V. | GATE VALVE | TYP. | TYPICAL |
| IMP. | IMPROVEMENT | U.G. | UNDERGROUND |
| INST. | INSERT | INV. | INVERT |
| INV. or I- | INVERT | VLT. | VAULT |
| L | LENGTH, LINE | W.M. | WATER MAIN |



ENGINEERING SERVICES, INC.
1155 13TH ST SE
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PH: (503) 363-9227 FAX: (503) 364-1260
www.mtengineering.net office@mtengineering.net

TENTATIVE SUBDIVISION PLAN COVER SHEET

WALN CREEK CROSSING

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
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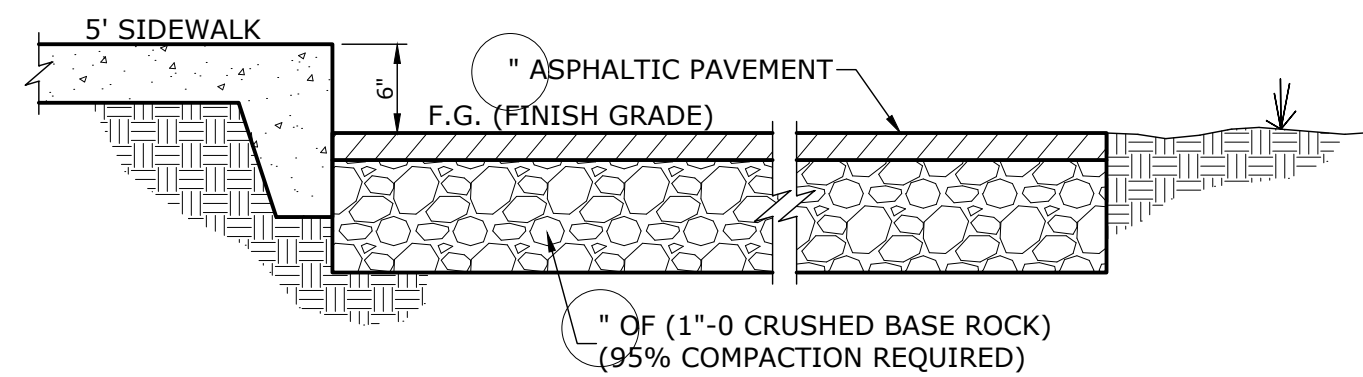
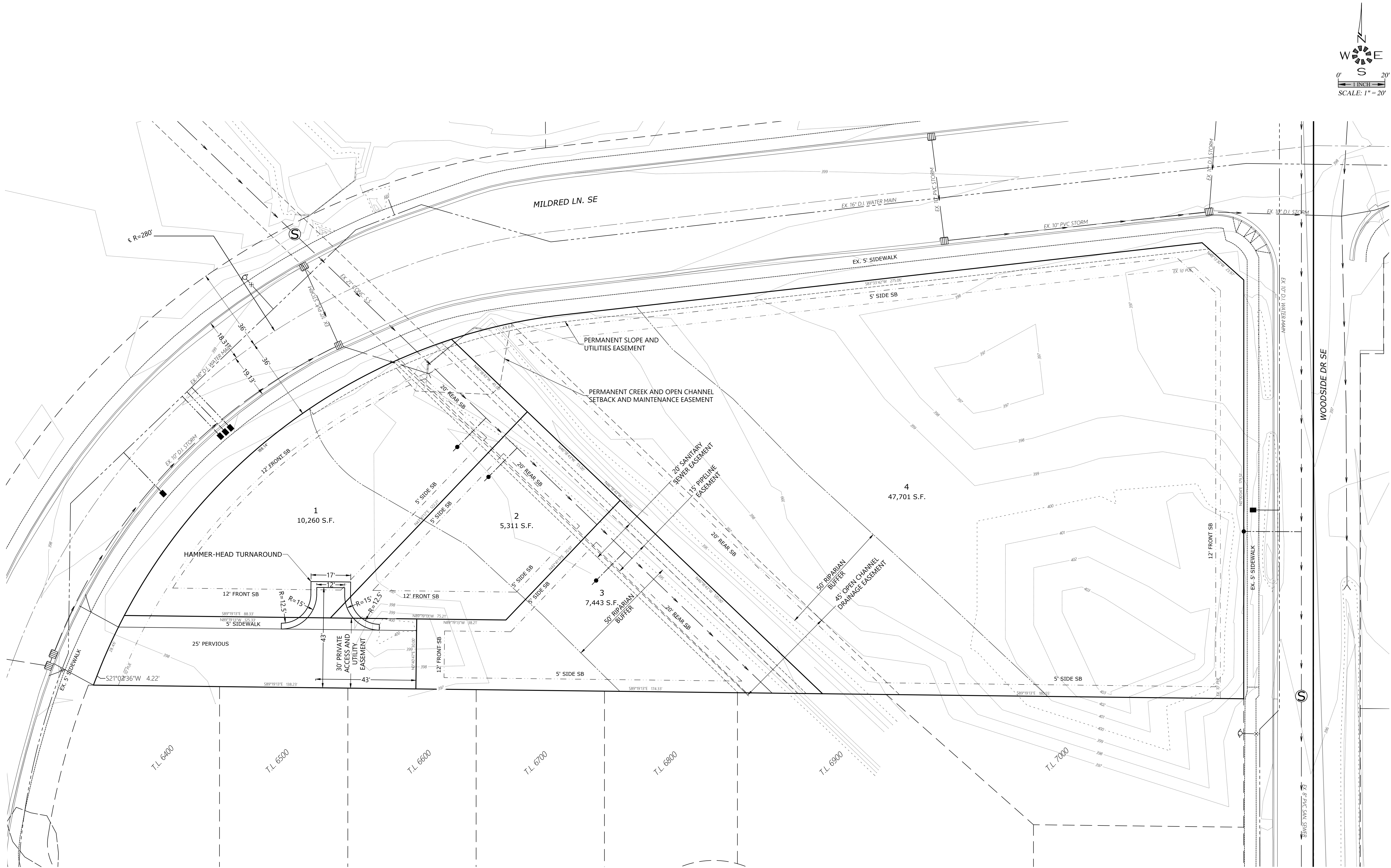
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Date:	MAY 2021
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EXPIRES: 06-30-2021

JOB # 7025

1 OF 4

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TENTATIVE SUBDIVISION PLAN
DETAIL PLAN

WALN CREEK CROSSING

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Checked: J.J.G.
Date: MAY 2021
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
No. 1654
JULY 14, 1998
OREGON
HARVEY GREN
EXPIRES: 06-30-2021

JOB # 7025