


TO: Olivia Dias, Current Planning Manager
Community Development Department

FROM: Laurel Christian, Planner II 
Public Works Department

DATE: May 11, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
PARTITION PLAT NO. PAR-ADJ23-03 (23-103036)
4151 GARDNER ROAD SE
2-PARCEL PARTITION**

PROPOSAL

A partition application to divide a 0.28-acre property into two parcels, Parcel 1 resulting in 6,984 square feet and Parcel 2 resulting in 4,003 square feet in size with a Class 2 Adjustment to reduce the lot width from 40 feet to 30.10 feet for Parcel 2. The existing single-family dwelling would remain on Parcel 1 and Parcel 2 would consist of vacant land for the future development of a single-family dwelling. The subject property is zoned RS (Single Family Residential) and located at 4151 Gardner Road SE (Marion County Assessors Map and Tax Lot number 083W10BA / 8100).

RECOMMENDED CONDITIONS OF PLAT APPROVAL

1. The following conditions of approval shall be completed prior to final plat approval:
 - a. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Gardner Road SE.
 - b. Obtain permits for installation of water services to serve Parcel 2.
 - c. Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcel 2.
 - d. Provide a 10-foot-wide public utility easement along the entire frontage of Gardner Road SE.
2. The following conditions of approval shall be completed prior to final plat approval, or delayed pursuant to an Improvement Agreement:
 - a. Construct sewer services that are proposed in the public right-of-way.

FACTS

Streets

1. Gardner Road SE
 - a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 20-foot improvement within a 30-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. There are no public storm mains in the vicinity of the property.

Water

1. Existing Conditions
 - a. The subject property is located in the S-2 water service level.
 - b. An 8-inch public water main is located in Gardner Road SE.

Sanitary Sewer

1. Existing Sewer
 - a. An 8-inch sewer main is located in Gardner Road SE.

CRITERIA AND FINDINGS

SRC 205.005(d) indicates the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

SRC 205.005(d)(1)—The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the Unified Development Code, including, but not limited to the following:

(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;

(B) City infrastructure standards; and

(C) Any special development standards, including, but not limited to floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.

Findings—The applicant shall provide the required field survey and partition plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the partition plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

A 10-foot-wide public utility easement is required along the entire frontage of Gardner Road SE pursuant to SRC 803.035(n). This shall be dedicated on the partition plat.

Condition: Provide a 10-foot-wide public utility easement along the entire frontage of Gardner Road SE.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

SRC 205.005(d)(3)—Development within the tentative partition plan can be adequately served by City infrastructure.

Findings—Water and sewer infrastructure are available along the perimeter of the site and appear to be adequate to serve the property as shown on the applicant's preliminary partition plan. As specified in the conditions of approval, private water, sewer, and storm services shall be constructed to serve each lot as a condition of plat approval. Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(7)(B).

L **Condition:** Construct sewer services that are proposed in the public right-of-way.

Condition: Obtain permits for installation of water services to serve Parcel 2.

The proposed development is subject to SRC Chapter 71 and the revised PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

Condition: Design stormwater systems to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on parcels 2.

All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(7)(B) prior to final plat approval. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat.

SRC 205.005(d)(4) and SRC 205.005(d)(5)—The street system in and adjacent to the tentative partition plan conforms to the *Salem Transportation System Plan*. The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.

Finding—Gardner Road SE abuts the subject property and does not meet the current right-of-way width standard for a local street. The ultimate right-of-way width based on the Salem TSP is 60 feet. The existing half-width right-of-way is 20 feet, requiring 10 feet of right-of-way dedication to conform with current standards. Public Works Department Policy GM 4-11 outlines the process for determining the roughly proportional impacts of development as it relates to required land dedication. As identified in the conditions of approval, the applicant is required to dedicate 30 feet from the centerline of Gardner Road SE to provide for future boundary street improvements and mitigate the traffic impacts proportional to the proposed development.

Gardner Road SE does not contain adequate pavement width, curbs, sidewalks, or street trees. The proposed partition generates a limited vehicular impact to the transportation system of approximately 10 additional vehicle trips per day. Boundary Street improvements along Gardner Road SE are not proportional to the impacts of the development and will require offsite tapers to align with the existing pavement section. In lieu of boundary street improvements, the applicant shall dedicate a half-width right-of-way as their proportional share to mitigate the impacts of the development on the transportation system.

Condition: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Gardner Road SE.

Prepared by: Laurel Christian, Planner II
cc: File