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August 4, 2023

PLANNING REVIEW CHECKLIST

Subject Property: 848 Mildred Ln SE

Ref#: 23-110200-PLN

Applicant: John and Megan Osborn
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(503) 910-8623

Gerald Horner
Jer.willengr@juno.com
(503) 304-0905

Partition application was received on May 19, 2023. Prior to deeming your applications complete, modifications and/or additional information must be provided to address the following item(s):

Additional applications required	<p>Validation of Unit of Land Required: After review of the chain of title by the City Surveyor, it appears the subject property is an unlawful unit of land, as described in Reel 3804, Page 162, recorded in 2016. Tax lots 601, 701, 1200, 1400, and 1600 were all single and discrete lawful units of land until being consolidated without land use approval in 1988, as described in Reel 630, Page 302.</p> <p>As described above, the subject property is an unlawful unit of land, and the applicant will need to submit for a tentative validation partition before completing the 2-parcel partition:</p> <ul style="list-style-type: none">• The tentative validation partition plat must comply with SRC 205.060(c): the recorded deed or land sales contract that created the unit of land; for a unit of land unlawfully created within the City, a copy of the land division and zoning regulations applicable to the property at the time the unit of land was created.• A plat that complies with SRC 205.035 and ORS 92.• There is a deed of trust listed on the title report in the amount of \$100,000; Survey recommends the
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45TH SURVEY
WILL PERFORM THIS
VALIDATION
OSBORN'S WILL DO.

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GOOD	<p>applicant make the lender aware of the proposed partition.</p> <ul style="list-style-type: none"> • No deferred assessments encumber the subject property.
<p>Shadow Plat Review</p> <p>YES-WE KNOW. → SUBDIVISION DEVELOPMENT OF PARCEL 2 WILL ADDRESS THE DOUBLEFRONTAGE DEPTH</p> <p>YES-WE KNOW, SUBDIVISION DEVELOPMENT FOR PARCEL 2 WILL ADDRESS THE DEAD END.</p> <p>YES-WE KNOW. SUBDIVISION DEVELOPMENT FOR PARCEL 2 WILL ADDRESS ALTERNATE STREET DESIGN.</p> <p>YES WE KNOW. SUBDIVISION DEVELOPMENT FOR PARCEL 2 WILL ADDRESS ALTERNATE STREET DESIGN FOR BILTMORE.</p>	<p>The following are not “completeness” items; however, the applicant should be aware:</p> <p>Subdivision and RA Zoning: The double frontage lots abutting Mildred Ln are less than the minimum 120 ft required. These would not meet the minimum standards of the RA zone without approval of an Adjustment to the development standard.</p> <p>Street Design: The proposed future division plan does not comply with provisions in the UDC and may require Adjustment(s) or Alternative Street Standards which have not been approved under this application.</p> <ul style="list-style-type: none"> • The turnaround at the end of the private street does not meet the requirements of a dead-end street. Per SRC 111 and 803, a dead-end street is intended to connect through to future streets. As the neighboring property is already developed and no streets are planned to go through, this dead-end would need to be revised as a cul-de-sac and meet the standards of SRC 803.035(f). • Pursuant to SRC 803.020(b)(2) Private streets shall conform to SRC Chapter 803 and Public Works Design Standards. As shown, the proposed private street would not meet SRC Chapter 803 and PWDS for design. Alternative street standards would be required, and the applicant would need to demonstrate how the applicable criteria are met pursuant to SRC 803.065. Public Works will include findings and conditions as necessary in the staff report for the tentative partition. • The proposed extension of Biltmore Ave SE does not meet PWDS or SRC Chapter 803 and may require Design Exceptions or Alternative Street Standards. An engineered alignment will likely be required as a condition of approval to ensure the easement for



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	future roadway dedication is placed in the appropriate location.
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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.

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

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

For questions regarding the above requirements, feel free to contact me directly.
Sincerely,

Peter Domine, Planner I

pdomine@cityofsalem.net

(503) 540-2311