


**TO:** Olivia Dias, Current Planning Manager  
Community Development Department

**FROM:** Laurel Christian, Planner II  
Public Works Department 

**DATE:** October 11, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
PARTITION PLAT NO. PAR-ADJ23-07 (23-111852-PLN)  
2195 VAUGHN AVENUE NE  
2-PARCEL PARTITION**

## **PROPOSAL**

A partition application to divide a 9,800-square foot property into two parcels, Parcel 1 resulting in 5,084 sq. ft. and Parcel 2 resulting in 4,747 sq. ft. in size with a Class 1 Adjustment to reduce the lot depth from 70 feet to 60.5 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 2195 Vaughn Avenue NE (Marion County Assessor's Map and Tax Lot number 072W19BB / 2600).

## **RECOMMENDED CONDITIONS OF APPROVAL**

**The following conditions of approval shall be completed prior to final plat approval:**

1. Provide a 10-foot-wide public utility easement along the frontage of Vaugh Avenue NE and June Avenue NE.
2. Submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcel 2.
3. All necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.

**The following conditions of approval shall be completed prior to final plat approval, or delayed pursuant to an Improvement Agreement:**

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

5. Construct sewer services in the public right-of-way to serve Parcel 2.
6. Construct stormwater facilities that are proposed in the public right-of-way to serve Parcel 2.

## **FACTS**

### **Streets**

1. Vaughn Avenue NE
  - 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 30-foot improvement within a 40-foot-wide right-of-way abutting the subject property.
2. June Avenue NE
  - 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 24-foot improvement within a 30-foot-wide right-of-way abutting the subject property.

### **Storm Drainage**

1. Existing Conditions
  - a. An 8-inch storm main is located in Vaughn Avenue NE.

### **Water**

1. Existing Conditions
  - a. The subject property is located in the G-0 water service level.
  - b. 8-inch public water mains are located in Vaughn Avenue NE and June Avenue NE.

## **Sanitary Sewer**

### **1. Existing Sewer**

- a. 8-inch sewer mains are located in Vaughn Avenue NE and June Avenue NE.

## **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 Federal Emergency Management Agency Flood Insurance Study and Flood Insurance Rate Maps and has determined that no regulated floodplain or floodway areas exist on the subject property.

A 10-foot-wide public utility easement (PUE) is required along the entire frontage of Vaughn Avenue NE and June Avenue NE pursuant to SRC 803.035(n). The PUE shall be shown on the final plat.

**Condition:** Provide a 10-foot-wide public utility easement along the frontage of Vaughn Avenue NE and June Avenue NE

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—**The subject property is located within the Urban Service Area and adequate public facilities are available to serve the proposed development; therefore, no Urban Growth Area Preliminary Declaration is required.

Water and sewer infrastructure is available along the perimeter of the site and appears 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. All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured prior to final plat approval except as authorized in an improvement agreement per SRC 205.035(c)(7)(B).

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

**Condition:** Construct sewer services in the public right-of-way to serve Parcel 2.

**Condition:** Construct stormwater facilities that are proposed in the public right-of-way 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:** Submit a tentative stormwater design to serve all proposed parcels in compliance with PWDS. The stormwater systems shall be tentatively designed to accommodate future impervious surfaces on Parcel 2.

Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat. The applicant's tentative stormwater design shows storm service for Parcel 2 crossing through Parcel 1 in order to access the public storm main located in Vaughn Avenue NE. Upon final stormwater design, easements shall be dedicated as necessary.

**Condition:** All necessary (existing and proposed) access and utility easements must be shown and recorded 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**—Vaugh Avenue NE abuts the subject property and does not meet the current standard for a local street. The required right-of-way width for a local street is 60-feet. Vaugh Avenue NE has a 40-foot-wide right-of-way abutting the property. Vaughn Avenue NE meets the minimum improvement width required for a local street. Pursuant to SRC 803.065(a)(1); Vaughn Avenue NE is authorized to have an alternative street standard to allow the existing condition to remain, because existing development along Vaugh Avenue NE would make compliance with local street standards impractical. Vaughn Avenue NE provides adequate access for the addition of one residential parcel to the transportation system. With approval of the Alternative Street standard, no additional improvements are required.

June Avenue NE abuts the subject property and does not meet the current standard for a local street. The required right-of-way width for a local street is 60-feet. June Avenue NE has a 30-foot-wide right-of-way abutting the property. June Avenue has an approximated 24-foot-wide improvement width, where 30-feet is required for a local street. June Avenue NE does not meet the minimum improvement width required for a local street; 24-feet is provided where 30-feet is required. Pursuant to SRC 803.065(a)(1); June Avenue NE is authorized to have an alternative street standard because existing development along Vaugh Avenue NE would make compliance with local street standards impractical. June Avenue NE provides adequate access for the addition of one residential parcel to the transportation system. With approval of the Alternative Street Standard, no additional improvements are required.

**SRC 205.005(d)(8)—When the tentative partition plan is for property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer:**

**(A)The property is zoned residential;**

**(B)The property has received a favorable site evaluation from the county sanitarian for the installation of an on-site sewage disposal system; and**

**(C)The proposed parcels are at least five acres in size and, except for flag lots, have no dimension that is less than 100 feet.**

**Finding –** This criterion is not applicable; the development is served with public sewer and water.

**SRC 205.040 - For partitions of residentially zoned property, when the area of a proposed partition is such that it can be further divided resulting in four or more lots or parcels, the development standards applicable to subdivisions set forth in SRC chapter 803 shall apply. Any improvements resulting from the application of such standards to the proposed partition shall be constructed, or the applicant shall enter into a deferral agreement which shall be attached to all property within the partition.**

**Finding –**This criterion is not applicable; the resulting parcel could not be further divided into four or more parcels.

Prepared by: Laurel Christian, Planner II  
cc: File