

NOTICE OF DECISION

PLANNING DIVISION
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SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

PARTITION TENTATIVE PLAN / CLASS 1 ADJUSTMENT CASE NO.: PAR-ADJ23-07

APPLICATION NO.: 23-111852-PLN

NOTICE OF DECISION DATE: October 12, 2023

SUMMARY: A partition application to divide a 9,800-square foot property into two parcels with an adjustment to lot depth.

REQUEST: 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).

APPLICANTS: Jensen Consulting and Development, and Laura Laroque, Udell Engineering

LOCATION: 2195 Vaughn Av NE, Salem OR 97305

CRITERIA: Salem Revised Code (SRC) Chapters 205.005(d) – Partition Tentative Plan; 250.005(d)(1) – Class 1 Adjustment

FINDINGS: The findings are in the attached Decision dated October 12, 2023.

DECISION: The **Planning Administrator APPROVED** Partition Tentative Plan and Class 1 Adjustment Case No. PAR-ADJ23-07 subject to the following conditions of approval:

- Condition 1:** All necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
- Condition 2:** Obtain permits for installation of water services to serve Parcel 2.
- Condition 3:** Construct sewer services in the public right-of-way to serve Parcel 2.
- Condition 4:** Construct stormwater facilities that are proposed in the public right-of-way to serve Parcel 2.
- Condition 5:** Provide a 10-foot-wide public utility easement along the entire frontage of Vaughn Ave NE and June Ave NE.

Condition 6: At the time of building permits for Parcel 2, the applicant shall install a level 2 240-volt residential electric vehicle charging station.

Condition 7: 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.

The rights granted by the attached decision must be exercised, or an extension granted, by October 28, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>September 19, 2023</u>
Notice of Decision Mailing Date:	<u>October 12, 2023</u>
Decision Effective Date:	<u>October 28, 2023</u>
State Mandate Date:	<u>January 27, 2024</u>

Case Manager: Olivia Dias, Current Planning Manager, odias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Friday, October 27, 2023. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 205 and 250. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF THE)	FINDINGS AND ORDER
APPROVAL OF TENTATIVE PARTITION)	
AND CLASS 1 ADJUSTMENT)	
CASE NO. PAR-ADJ23-07)	
2195 VAUGHN AVE NE)	October 12, 2023

REQUEST

Summary: A partition application to divide a 9,800-square foot property into two parcels with an adjustment to lot depth.

Request: 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 Ave NE (Marion County Assessor's Map and Tax Lot number 072W19BB / 2600).

A vicinity map indicating the subject property and surrounding area is included herein as **Attachment A**.

PROCEDURAL FINDINGS

1. On June 7, 2023, an application for a Tentative Partition Plan and Class 1 Zoning Adjustment was filed proposing to divide a 9,800-square foot property at 2195 Vaughn Ave NE into two parcels (see **Attachment B**).
2. After additional information was provided the application was deemed complete for processing and notice of filing was sent pursuant to Salem Revised Code requirements on September 19, 2023.
3. The state-mandated local decision deadline for the application is January 27, 2024.

SUBSTANTIVE FINDINGS

1. Proposal

The tentative partition plan proposes to divide the 9,800 square foot property into two parcels; 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 or two-family development. The existing access for Parcel 1 is to Vaughn Ave NE and Parcel 2 would take access off June Ave NE. The two parcels within the tentative partition plan are proposed as follows:

PROPOSED PARCEL 1

Parcel Size: 5,084 square feet
Parcel Dimensions: Approximately 65 feet in width, and 77 feet in depth

PROPOSED PARCEL 2

Parcel Size: 4,747 square feet
Parcel Dimensions: Approximately 70 feet in width and 60.5 feet in depth

Access and Circulation: Parcel 1 will have frontage on Vaughn Ave NE and June Ave NE, where Parcel 2 will only have frontage on June Ave NE. Within the Salem Transportation System Plan (TSP), both streets are classified as a Local Street.

2. Existing Conditions

Site and Vicinity

The subject property has approximately 150 feet of frontage on, June Ave NE and 65 feet of frontage on Vaughn Ave NE. The property is currently approximately 65 feet in width and 150 feet in depth. The applicant proposes to retain the existing single-family dwelling.

Salem Area Comprehensive Plan (SACP) Designation

Urban Growth Policies: The subject property is located inside the Salem Urban Growth Boundary and inside the corporate city limits.

Comprehensive Plan Map: The subject property is designated “Single Family Residential (SF)” on the Salem Area Comprehensive Plan (SACP) Map. The surrounding properties are designated as follows:

North: Across June Ave NE - Single Family Residential (SF)
South: Single Family Residential (SF)
East: Across Vaughn Ave NE – Single Family Residential (SF)
West: Single Family Residential (SF)

Zoning and Surrounding Land Use

The subject property is zoned RS (Single Family Residential) and is currently developed with a single-family dwelling. The surrounding properties are zoned and used as follows:

North: Across June Ave NE - Single Family Residential (RS)
South: Single Family Residential (RS)
East: Across Vaughn Ave NE – Single Family Residential (RS)
West: Single Family Residential (RS)

Relationship to Urban Service Area

The subject property is within the City's Urban Service Area.

Infrastructure

Water: The subject property is located within the G-0 water service level.

An 8-inch public water main is located in Vaughn Ave NE and June Ave NE.

Sewer: An 8-inch sewer main is located in Vaughn Ave NE and June Ave NE.

Storm Drainage: There is an 8-inch storm main located in Vaughn Ave NE.

Streets: Vaughn Ave 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.

June Ave 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.

3. City Department Comments

Public Works Department – Reviewed the proposal and has provided comments and recommendation for plat approval. Their memorandum is included as **Attachment D**.

Building and Safety Division – Reviewed the proposal and indicated no comments.

Fire Department – Reviewed the proposal and indicated no comments.

4. Public Agency and Private Service Provider Comments

Salem-Keizer Public Schools – Reviewed the proposal and provided a memo which is included as **Attachment C**.

5. Neighborhood Association Comments and Public Comments

The subject property is within the boundaries of the North Lancaster Neighborhood Association (NOLA).

Applicant Neighborhood Association Contact

SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On June 7, 2023, the applicant contacted NOLA to provide details about the proposal.

Neighborhood Association Comment

Notice of the application was provided to the neighborhood association, pursuant to SRC 300.620(b)(2)(B)(iii), which requires public notice to be sent to “any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property.” No comments were received from the neighborhood association during the comment period.

Public Comment

Property owners and residents within 250 feet of the subject property were mailed notification of the proposed partition. Prior to the close of the comment period, three comments were received, two with no concerns and one with concerns about street capacity and safety.

Staff Response: The existing house on Parcel 1 will retain their driveway and garage. Off-street parking requirements for proposed Parcel 2 will be reviewed at the time of future development. June Ave is an underdeveloped street without street parking or sidewalks. The City Traffic Engineer has reviewed the proposal and determined that the addition of one dwelling unit will significantly impact the capacity or safety of the street.

Homeowners Association

The subject property is not located within a Homeowners Association.

DECISION CRITERIA FINDINGS

6. Criteria for Granting a Tentative Partition

The Salem Revised Code (SRC), which includes the Unified Development Code (UDC), implements the Salem Area Comprehensive Plan land use goals, and governs

development of property within the city limits. The partition process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan (TSP), and the Water, Sewer, and Storm Drain System Master Plans. A second review occurs for the created parcels at the time of site plan review/building permit review to assure compliance with the UDC. Compliance with conditions of approval to satisfy the UDC is checked prior to city staff signing the final partition plat.

SRC Chapter 205.005(d) sets forth the criteria that must be met before approval can be granted to a tentative partition plan. The following subsections are organized with approval criteria shown in bold, followed by findings of fact upon which the Planning Administrator's decision is based. The requirements of SRC 205.005(d) are addressed within the specific findings which evaluate the proposal's conformance with the applicable criteria. Lack of compliance with the following criteria is grounds for denial of tentative plan or for the issuance of conditions of approval to satisfy the criteria.

SRC 205.005(d)(1): The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the UDC, 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.

SRC Chapter 511 (Single Family Residential): The tentative partition plan proposes to divide the 9,800-square foot property into two parcels; the existing single-family dwelling would remain on Parcel 1, and Parcel 2 consist of vacant land for future development. The subject property is currently zoned RS (Single Family Residential). The minimum lot area requirements of the RS zone are established under SRC 511.010(b) as follows:

Lot Standards for RS zone (Single Family Residential) (see SRC Chapter 511, Table 511-2 for the complete table, below is what is applicable to this application.)

Requirement	Minimum Standard
Lot Area (Single family and Two Family, non-townhomes)	4,000 square feet
Lot Width (All uses other than townhomes)	40 feet
Lot Depth (Single family and two family)	70 feet minimum
Street Frontage (Single family, non-townhomes and non-cul-de-sac streets)	40 feet

Finding: Proposed Parcel 1 is 5,084 square feet in size, and would have 65 feet of frontage on Vaughn Ave NE. It would be approximately 65 feet in width and 77 feet in depth. Parcel 1 meets the area, width, depth, and frontage lot standards.

Proposed Parcel 2 is 4,747 square feet in size and would have 70 feet of frontage on June Ave NE. It would be approximately 70 feet in width and 60.5 feet in depth. Parcel 2 requires an adjustment to the lot depth standard, but meets the area, depth and frontage standards. The Class 1 Adjustment is addressed below.

The proposed parcels within the partition are of sufficient size and dimension to permit future development of uses allowed within the zone.

Setback Standards for RS zone (Single Family Residential) (see SRC Chapter 511, Table 511-3 for the complete table, below is what is applicable to this application.)

Requirement	Minimum Standard	Limitations & Qualifications
Abutting Street – All other uses	12 feet minimum	
Interior Side – Single family	5 feet minimum	Applicable to new buildings, other than zero side yard dwellings and townhouses.
	3 feet minimum	Applicable to existing buildings, other than zero side yard dwellings and townhouses.
Interior Rear – All other uses	14 feet minimum	Applicable to any portion of a building not more than 1 story in height.
	20 feet minimum	Applicable to any portion of a building greater than 1 story in height.

Finding: The existing two-story single-family dwelling which would remain on proposed Parcel 1 exceeds the setback standards in the RS zone, with a setback of approximately 20 feet to the east (front/abutting street) property line, a setback of 15 feet to the north (abutting street) property line, a setback of 15 feet to the south (interior side) property line, and a setback of 20 feet to the west (interior rear).

Future development of Parcel 2 will be reviewed for adherence to setback requirements at the time of application for building permit. The proposed parcels exceed the minimum parcel size for the RS zone, which provides sufficient width and depth to accommodate the required setbacks.

Lot Coverage: Maximum lot coverage requirements within the RS zone are established under SRC 511.010(c), Table 511-5. The RS zones limits the total lot coverage for buildings and accessory structures related to single-family uses to 60 percent. For all other uses, buildings and accessory structures are limited to 35 percent lot coverage.

Finding: Proposed Parcel 1 contains an existing single-family dwelling, with a proposed lot coverage of 1,230 square feet, or 24 percent. Proposed parcel 2 is undeveloped and will be reviewed for conformance with the lot coverage standards of SRC 511 at the time of development. The proposal meets the standard.

SRC Chapter 806 (Off-Street Parking, Loading, and Driveways)

SRC 806.015(a) (Maximum Required Off-Street Parking): SRC 806.015(a) requires all single-family dwellings to have no more than three parking spaces per unit.

Finding: The subject property contains a dwelling with an existing garage and vehicle storage area. Parcel 1 does not exceed the maximum of three parking spaces. The proposal meets this requirement.

SRC 806.030 (Driveway Development Standards for Single Family and Two Family Uses or Activities): SRC 806.030(c) requires that all driveways, except those serving developments on parcels within approved partitions located more than 300 feet from an available sewer, shall be paved with a hard surface material meeting the Public Works Design Standards.

Finding: Parcel 1 has an existing single-family dwelling with a paved driveway and the proposed driveway access to Parcel 2, is to be paved. Proposed driveway access to Parcel 2 will be reviewed at the time of future development. The proposal meets this requirement.

(B) City Infrastructure Standards.

The Public Works Department reviewed the proposal for compliance with the City's public facility plans pertaining to provision of water, sewer, and storm drainage facilities. While SRC Chapter 205 does not require submission of utility construction plans prior to tentative partition plan approval, it is the responsibility of the applicant to design and construct adequate City water, sewer, and storm drainage facilities to serve the proposed development prior to final plat approval without impeding service to the surrounding area.

SRC Chapter 200 (Urban Growth Management): The Urban Growth Management Program requires that an Urban Growth Area (UGA) Development Permit must be obtained prior to development of property outside the Salem Urban Service Area. The subject property is inside the Urban Service Area. Therefore, a UGA permit is not required, and the proposal conforms to the requirements of SRC Chapter 200.

SRC Chapter 205 (Land Division and Reconfiguration): 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. 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) can be requested.

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 1: All necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.

SRC Chapter 802 (Public Improvements): Comments from the Public Works Department indicate that water and sewer infrastructure are available along the perimeter of the site and appear to be adequate to serve the proposed partition. Specifications for required public improvements are summarized in the Public Works Department memo (**Attachment D**).

SRC 802.015 (Development to be Served by City Utilities). Water, sewer and stormwater services must be provided to each of the proposed parcels, consistent with Public Works Design Standards (PWDS). To ensure services are provided in compliance with the requirements of SRC Chapter 802 and the PWDS, the following conditions of approval shall apply or delayed pursuant to an improvement agreement:

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

Condition 3: Construct sewer services in the public right-of-way to serve Parcel 2.

Condition 4: Construct stormwater facilities that are proposed in the public right-of-way to serve Parcel 2.

As conditioned, the proposal meets the requirements of SRC Chapter 802.

SRC Chapter 803 (Streets and Right-of-Way Improvements):

SRC 803.015 (Traffic Impact Analysis): The proposed three-parcel partition generates less than 200 average daily vehicle trips to Gilbert St S, which is designated as a Local Street within the TSP. Pursuant to SRC 803.015(b), a Traffic Impact Analysis (TIA) is not required as part of the proposed partition.

SRC 803.020 (Public and Private Streets): There are no internal streets proposed within the partition. Each proposed parcel would take access from the existing public street.

SRC 803.025 (Right-of-Way and Pavement Widths): Vaughn 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. Vaughn Avenue NE has a 40-foot-wide right-of-way abutting the property. Vaughn Ave NE meets the minimum improvement width required for

a local street. Pursuant to SRC 803.065(a)(1); Vaughn Ave NE is authorized to have an alternative street standard to allow the existing condition to remain, because existing development along Vaugh Ave NE would make compliance with local street standards impractical. Vaughn Ave 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 Ave 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 Ave NE has a 30-foot-wide right-of-way abutting the property. June Ave has an approximated 24-foot-wide improvement width, where 30-feet is required for a local street. June Ave 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 Ave NE is authorized to have an alternative street standard because existing development along Vaugh Ave NE would make compliance with local street standards impractical. June Ave 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 803.030 (Street Spacing): The proposed partition involves further division of a 0.63-acre lot, within an established residential area where the network of streets has been in place for several decades. The limited size of the proposal and existing development on adjacent properties preclude development of further street connections as part of the proposal.

SRC 803.035 (Street Standards):

(n) Public Utility Easements (PUEs) – May be required for all streets. To ensure adequate access for the provision of electricity and other utilities, the following condition of approval shall apply:

Condition 5: Provide a 10-foot-wide public utility easement along the entire frontage of Vaughn Ave NE and June Ave NE.

As conditioned, the proposal conforms to applicable street standards.

SRC 803.040 (Boundary Streets): Vaughn Ave NE and June Ave NE do not meet the current standards for a Local Streets. The street is lacking adequate right-of-way, sidewalks, and 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), Vaughn Ave NE and June Ave NE are approved for an Alternative Street Standard to allow existing conditions to remain.

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

SRC Chapter 808 – Preservation of Trees and Vegetation

SRC Chapter 808 (Preservation of Trees and Vegetation): The City's tree preservation ordinance protects Heritage Trees, Significant Trees (including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet.

In addition, SRC 808.035(a) requires a Tree Conservation Plan for a development proposal involving the creation of lots or parcels to be used for the construction of single-family dwelling units, where trees are proposed for removal. A Tree Conservation Plan was submitted in conjunction with the partition tentative plan.

The applicant is required to meet the criterion of SRC 808.035(d) for the proposed subdivision. There are no heritage trees, or riparian areas located on the subject property, therefore no riparian trees or vegetation are proposed for removal.

The applicant has submitted a Tree Conservation Plan as part of this application which will be reviewed separately. The tree conservation plan proposes to remove the one tree located on the subject property, or 100 percent, of the trees on the lot. The proposed tree for removal is an significant tree, a 30-inch diameter conifer.

SRC 808.035(d)(1)(A): No heritage trees are designated for removal;

Finding: There are no heritage trees located on the subject property; therefore, this criterion is not applicable.

SRC 808.035(d)(1)(B): No significant trees are designated for removal, unless there are no reasonable design alternatives that would enable preservation of such trees.

Finding: There is one significant tree located on the subject property that is proposed for removal.

A 30-inches in diameter Conifer tree is proposed for removal due to the impact of development on the critical root zone of proposed for Parcel 2. There are no reasonable design alternatives as Parcel 1 contains an existing single-family dwelling and the critical root zone reduces the buildable area to 834 square feet; therefore, the tree needs to be removed for the development of a dwelling.

SRC 808.035(d)(1)(D): Not less than 30 percent of all trees located on the property are designated for preservation, unless there are no reasonable design alternatives that would enable preservation of such trees.

Finding: The tree conservation plan identifies a total of one tree on the property, which is designated for removal. Because the tree conservation plan removes more than 30 percent of the existing trees on the subject property, this criterion is applicable.

SRC 808.035(e): Mitigation measures. When less than 30 percent of all trees located on a property are designated for preservation under a tree conservation plan, any combination

of one or more of the following mitigation measures shall be provided for each tree removed in excess of 70 percent:

Finding: The tree conservation plan identifies more than 30 percent of the trees will be removed; therefore, this criterion is applicable.

- (1) Residential density increase. One middle housing dwelling unit or accessory dwelling unit shall be provided within the development for each tree removed. Any dwelling unit provided pursuant to this subsection is required in addition to the density requirements otherwise applicable in the zone. The lot(s) within the development that will be developed with the middle housing dwelling unit(s) or accessory dwelling unit(s) shall be specified in the conditions of the associated land division approval.

Finding: The applicant is not proposing to increase residential density as a mitigation measure.

- (2) Solar power off-set. One 25-year 3-kilowatt solar array shall be provided for each tree removed. The lot(s) where the solar array(s) will be located shall be specified in the conditions of the associated land division approval.

Finding: The applicant not proposing solar array on any dwelling units.

- (3) Electric vehicle charging. One level 2 240-volt residential electric vehicle charging station shall be provided for each tree removed. The lot(s) where the charging stations will be located shall be specified in the conditions of the associated land division approval.

Finding: The applicant has proposed electric vehicle charging stations for the unit proposed on Parcel 2. Therefore, the following condition applies:

Condition 6: At the time of building permits for Parcel 2, the applicant shall install a level 2 240-volt residential electric vehicle charging station.

- (4) Open space lot. One or more lots within the development shall be designated as an open space lot planted at a minimum density of two trees for each tree removed. The replanted trees shall be of either a shade or evergreen variety with a minimum caliper of 1.5 inches. The lot(s) within the development that will be designated as an open space lot shall be specified in the conditions of the associated land division approval and shall be perpetually operated and maintained by a homeowners' association.

Finding: The applicant has not proposed Open Space Lot(s).

Many of the trees designated for preservation have grading within the critical root zone. Pursuant to SRC 808.046, no ground disturbing activities can occur within the Critical Root zone and ground silt fencing shall encompass 100-percent of the zone. The applicant can impact a maximum of 30 percent to accommodate development with an arborist submitting documentation that the disturbance will not compromise the long-term health and stability of the tree. Since the applicant has proposed to removal 100-percent of the trees on site, this standard is not applicable.

SRC Chapter 809 – Wetlands

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

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

SRC Chapter 810 – Landslide Hazards

City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, there are no areas of landslide susceptibility on the subject property.

SRC 205.005(d)(2): The tentative partition plan does not impede the future use or development of the property or adjacent land.

Finding: The proposed partition would divide the 9,800-square foot property into two parcels, with proposed Parcel 2 to be developed in the future, and proposed Parcel 1 to retain the existing single-family dwelling. The proposed partition would not impede the future use or development of any portion of the property, allowing for reasonable development of the parcels in accordance with the UDC. The adjoining properties are developed and have existing access to public or private streets.

The proposed configuration of parcels allows for the future development of the site consistent with applicable zoning standards. The proposal does not adversely affect the safe and healthful development of adjacent properties. The proposal meets this criterion.

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

Finding: 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.

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. In order to ensure adequate stormwater facilities, the following condition shall apply:

Condition 7: 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.

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): The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan.

Finding: Vaughn Ave NE and June Ave NE 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 Transportation System Plan 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. Pursuant to SRC 803.065(a)(1); Vaughn Ave NE and June Ave NE are authorized to have an alternative street standard to allow the existing condition to remain, because existing development along Vaugh Ave NE and June Ave NE would make compliance with local street standards impractical.

SRC 205.005(d)(5): 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: The partition, as proposed and conditioned, is served with adequate transportation infrastructure. The street system adjacent to the partitioned property will provide for safe, orderly, and efficient circulation of traffic into, through, and out of the partition. This criterion is met.

SRC 205.005(d)(6): The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.

Finding: The proposed partition has been reviewed to ensure that adequate measures have been planned to alleviate natural or fabricated hazards and limitations to

development, including topography and vegetation of the site. The layout allows for reasonable development of all parcels within the partition without variances from the UDC.

Additionally, the subject property contains a 30-inches in diameter Conifer tree which is proposed for removal due to the impact of development on the critical root zone of proposed Parcel 2. There are no reasonable design alternatives as Parcel 1 contains an existing single-family dwelling and the critical root zone reduces the buildable area to 834 square feet; therefore, the tree needs to be removed for the development of a dwelling. The applicant has proposed mitigation, which is conditioned above. The proposal meets this criterion.

SRC 205.005(d)(7): The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of site, topography, and vegetation will occur from the reasonable development of the parcels.

Finding: As described in the findings above, the proposed partition has been reviewed to ensure that adequate measures have been planned to alleviate natural or fabricated hazards and limitations to development, including topography and vegetation of the site. The applicant proposes to retain the existing dwelling on proposed Parcel 1, alleviating the disruption of topography and vegetation that would result from demolition, grading, and construction associated with redevelopment of this portion of the site. Lastly, the tree proposed for removal on proposed Parcel 2 is necessary to accommodate the reasonable development of Parcel 2 as the tree is large and would incur large amounts of damage from any grading or construction work threatening the integrity of the tree and the reasonable development of the site. The proposal meets this criterion.

SRC 200.005(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 5 acres in size and, except for flag lots, have no dimension that is less than 100 feet.**

Finding: The site is served by available sewer and water. Therefore, this criterion is not applicable.

7. Analysis of Class 1 Adjustment Approval Criteria

Salem Revised Code (SRC) 250.005(d)(2) provides that an application for a Class 2 Adjustment shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 250.005(d)(1)(A): The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or**
- (ii) Equally or better met by the proposed development.**

Finding: The applicant is requesting one Class 1 Adjustment to:

Reduce the lot depth standard from 70-feet to 60.5-feet for Parcel 2 (SRC 511.010(b));

The intent and purpose of the minimum lot depth standard is to provide for buildable lots that can maintain property line setbacks and provide separation between structures. The applicant's tentative plan illustrates an existing single-family dwelling on Parcel 1 with required setbacks and indicates that the reduced width for proposed Parcel 2 can still accommodate a small single-family dwelling, meeting all minimum setbacks. The applicant is requesting an Adjustment for Parcel 2 to provide 60.5-feet of lot depth. The proposed parcel greatly exceeds the Lot width requirement and meets the minimum parcel size.

The applicant has provided evidence that a dwelling can be located on the property without the need for additional zoning adjustments to setbacks. Since the lot meets minimum parcel size, exceeds lot width and the applicant has demonstrated that additional zoning adjustments will not be required within the shown building envelopes the proposal equally meets the intent of the development standard.

Any future development on Parcel 2, beyond what is shown on the proposed site plan, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.

SRC 250.005(d)(1)(B): The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

Finding: The subject property is located within a residential zone. The proposal involves creating two total parcels – retaining the existing dwelling on proposed Parcel 1 and allowing for future residential development on proposed Parcel 2. The proposal aligns with the development pattern of the surrounding area, with existing single-family dwellings on the surrounding properties. Staff finds that the proposal meets this criterion.

8. Conclusion

Based upon review of SRC 205.005, the findings contained above, and the comments described, the Tentative Partition Plan and Class 1 Adjustment comply with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

IT IS HEREBY ORDERED

The Tentative Partition Plan and Class 1 Adjustment Case No. PAR-ADJ23-07, located at 2195 Vaugh Ave NE (Marion County Assessor's Map and Tax Lot Number: 072W19BB / 2600)

is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the conditions of approval listed below, which must be completed prior to final plat approval, unless otherwise indicated:

- Condition 1:** All necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
- Condition 2:** Obtain permits for installation of water services to serve Parcel 2.
- Condition 3:** Construct sewer services in the public right-of-way to serve Parcel 2.
- Condition 4:** Construct stormwater facilities that are proposed in the public right-of-way to serve Parcel 2.
- Condition 5:** Provide a 10-foot-wide public utility easement along the entire frontage of Vaughn Avenue NE and June Avenue NE.
- Condition 6:** At the time of building permits for Parcel 2, the applicant shall install a level 2 240-volt residential electric vehicle charging station.
- Condition 7:** 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.

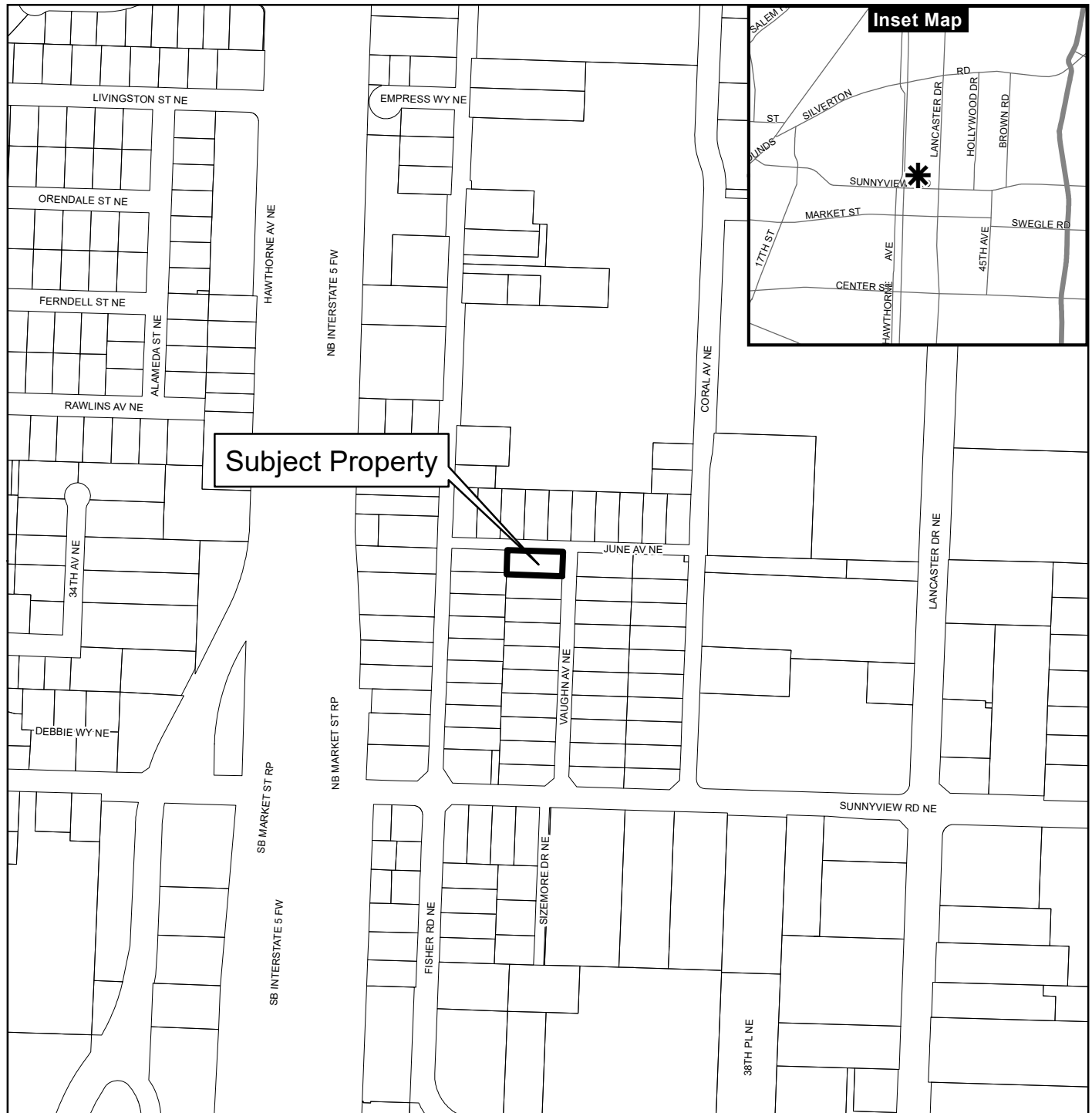


Olivia Dias, Current Planning Manager,
on behalf of, Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments:
- A. Vicinity Map
 - B. Applicant's Tentative Partition Plan
 - C. Salem-Keizer School District Comments
 - D. City of Salem Public Works Department Memorandum

Vicinity Map

2195 Vaughn Avenue NE



Legend

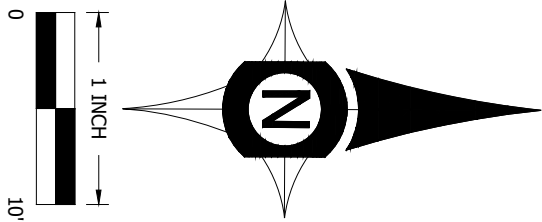
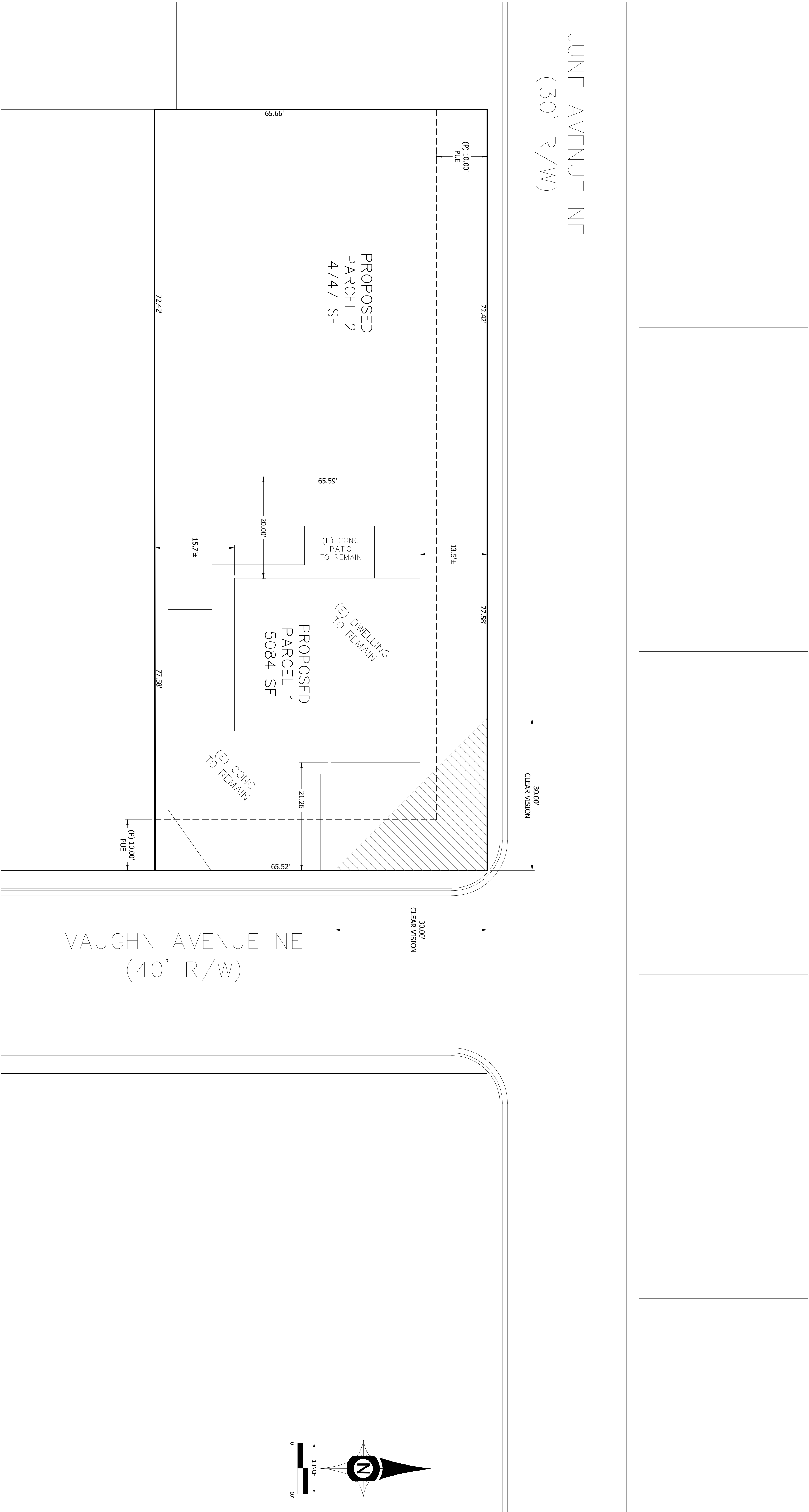
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

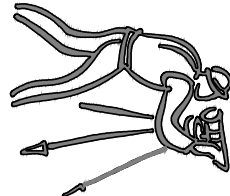
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PROPOSED PARCELS
TENTATIVE PARTITION MAP
MAP 7S-2W-19BB
TAX LOT 2600
MARION COUNTY, OREGON

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

CLIENT:
DON JENSEN
5190 KALE STREET
SALEM, OREGON 97305
(503) 932-2259



DATE:
JUNE 1, 2023
PROJECT:
22-332 JENSEN VAUGHN AVE
DRAWN BY:
MLM
CHECKED BY:
BSV



Business & Support Services
 2450 Lancaster Drive NE • PO Box 12024 • Salem, Oregon 97309
 503-399-3036 • FAX: 503-399-3407

Andrea Castañeda, Superintendent

September 28, 2023

Olivia Dias, Planner
 Planning Division, City of Salem
 555 Liberty Street SE, Room 305
 Salem OR 97301

RE: Land Use Activity Case No. PAR-ADJ23-07, 2195 Vaughn Av NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Swegle	Elementary	K thru 5
Waldo	Middle	6 thru 8
McKay	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Swegle	Elementary	511	594	86%
Waldo	Middle	1,119	1,313	85%
McKay	High	2,251	2,536	89%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	2	SF	0.168	0
Middle			0.098	0
High			0.144	0

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Swegle	Elem.	511	6	0	6	594	87%
Waldo	Mid.	1,119	4	0	4	1,313	86%
McKay	High	2,251	40	0	40	2,536	90%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Swegle	Elementary	Eligible for School Transportation
Waldo	Middle	Walk Zone
McKay	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	0	\$86,190	\$0
Middle	0	\$92,235	\$0
High	0	\$98,280	\$0
TOTAL			\$0

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q4 2022”

Sincerely,


David Fridenmaker
Business and Support Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation



MEMO

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 Vaughn 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