



Marion County
OREGON

SUBDIVISION APPLICATION

RECEIVED

JAN 18 2023

**Marion County
Planning**

Do not double-side or spiral bind any documents being submitted

Fee: Please check the appropriate box:

- Subdivision - \$1880+\$20/lot **\$1880 + \$80=\$1960.00**
- Subdivision in an SGO Zone - \$2500+\$20/lot
- Amend Conditions - \$800

- Replat - \$2255
- Phases - \$750

PROPERTY OWNER(S): Dura Built Construction, LLC	ADDRESS, CITY, STATE, AND ZIP: PO Box 783 Salem, OR 97308
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: Jerry Horner Willamette Engineering	ADDRESS, CITY, STATE, ZIP PO Box 9032 Salem, OR 97303
DAYTIME PHONE (if staff has questions about this application): 503-304-0905	E-MAIL (if any): jer.willengr@juno.com
ADDRESS OF SUBJECT PROPERTY: 4140 Durbin Ave. SE, Salem, OR	TOTAL PROPERTY ACREAGE: .50 Acres ACREAGE TO BE SUBDIVIDED: 0.50 Acres
THIS APPLICATION IS MADE FOR APPROVAL OF A PROPOSED (check one): <input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> PLANNED UNIT DEVELOPMENT	
WILL A RAILROAD HIGHWAY CROSSING PROVIDE THE ONLY ACCESS TO THE SUBJECT PROPERTY? () YES (<input checked="" type="checkbox"/>) NO IF YES, WHICH RAILROAD:	

FOR OFFICE USE ONLY			
Township 7S	Range 2W	Section 31B0	Application elements submitted:
Tax lot number(s) 2300			<input checked="" type="checkbox"/> Title transfer instrument
Zone: RS			<input checked="" type="checkbox"/> Subdivision Layout
Zone map number: 147 / 100			<input checked="" type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input type="checkbox"/> GeoHazard Peer Review (if applicable)
Case Number: 23-001			<input checked="" type="checkbox"/> Filing fee
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			<input type="checkbox"/> SGO Zone (if applicable)
Application accepted by: DJ			<input checked="" type="checkbox"/> Road name information
Date: 1/18/23			<input checked="" type="checkbox"/> Pre-App Submitted
Date determined complete:			

PLEASE LIST BELOW PROPOSED STREET NAMES, IN THE ORDER OF PREFERENCE FOR THE NUMBER OF NEW STREETS IN THE PROPOSED SUBDIVISION (see the attached information sheet):

(1) **None** → Street name per P21-023

(2)

(3)

(4)

(5)

(6)

NUMBER OF LOTS TO BE CREATED:

4

RANGE OF LOT SIZES:

Smallest **4002** Largest **5699** Average **4426**

IF THE PROPERTY IS SERVED BY A COUNTY ROAD, INDICATE THE NAME (if the property borders more than one county road or city street please list:

IS THIS ROAD PAVED? **yes** IF NOT, PLEASE DESCRIBE THE TYPE AND LEVEL OF IMPROVEMENT ON THE ACCESS ROAD TO THE PROPERTY:

SEWAGE DISPOSAL TO BE PROVIDED BY:

- Septic tank
 Public sewer system

WATER SUPPLY TO BE PROVIDED BY:

- Individual well
 Community water system

IF SEWAGE DISPOSAL AND WATER SUPPLY IS PROVIDED THROUGH A COMMUNITY SERVICE, PLEASE LIST THE NAME OF THE SERVICING AGENCY OR DISTRICT AND ENCLOSE A LETTER FROM THE AGENCY OR DISTRICT VERIFYING THAT SERVICE WILL BE PROVIDED:

IN ORDER TO ASSURE AN ADEQUATE EVALUATION OF YOUR PROPOSAL, PLEASE ANSWER THE FOLLOWING QUESTIONS (attach additional sheet if needed)

PLEASE DESCRIBE THE CURRENT USE OF THE PROPERTY. IF THE PROPERTY CONTAINS MORE THAN ONE USE, ESTIMATE THE NUMBER OF ACRES DEVOTED TO EACH USE:

Single Family Residence with large acreage backyard.

DESCRIBE THE CURRENT USE OF THE LANDS SURROUNDING THE SUBJECT PROPERTY (include land across roads):

Single Family Residence

DESCRIBE THE INTENDED USE OF THE PROPERTY:

Subdivide existing Property into 4 single Family residences

PLEASE DISCUSS THE PROPOSED DENSITY AND TYPE OF DEVELOPMENT IN REGARDS TO THE INTENT OF THE COMPREHENSIVE PLAN AND ZONING DESIGNATIONS APPLICABLE TO THE SUBJECT PROPERTY:

Zoning is RS- Single Family Residential

The Lot layout meets the RS Lot Requirements

DESCRIBE HOW THE PROPOSED DESIGN MAKES THE BEST USE OF THE PROPERTY, CONSIDERING LOT SIZE, ROAD PLACEMENT, OPEN SPACE, ETC.:

This proposed arrangement maximizes lot density.

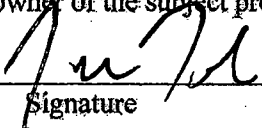
THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

PRINTED NAME AND SIGNATURE of each owner of the subject property.

Zachary Zeek

Print Name



Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 30 day of November, 2022

**PROPOSED 4 LOT SUBDIVISION FOR
SUBDIVISION APPLICATION
4140 DURBIN AVE SE, SALEM, OR 97317
DISCUSSION ON MARION COUNTY
DEVELOPMENT STANDARDS**

The proposed subdivision is to divide 0.50 acres into 4 residential lots.

There is an existing house located at 4140 Durbin Ave SE, Salem, OR. The house will remain on Lot 1. All four lots will be accessed from a private lane with access from Durbin Ave.

Houses on lots 3 and 4 are proposed to be sprinkled for fire protection as an alternate to the fire truck turnaround. Houses on lots 1 and 2 would not be sprinkled.

1. The proposed lots meet the Marion County development standard concerning minimum width, minimum depth, and minimum areas of the proposed lots to meet the current Marion County- City of Salem development standards.

Minimum lot width is 40' and all lots are wider than 40'.

Minimum lot depth is 70' and all lots are 75' deep or deeper.

Minimum lot area is 4,000 square feet and all lots are 4,000 square feet or more.

2. Frontage requirements of the proposed lots meet Marion County development standards.
3. Most front and rear lot designations are obvious. However for clarification, the following front location for lots is provided:
 - Lot 1 – North
 - Lot 2 – East
 - Lot 3 – East
 - Lot 4 – East
5. Existing City of Salem and Marion County infrastructure has been reviewed. There is one entrance to the proposed subdivision. One entrance is adequate for this proposed subdivision. This standard is met.
6. The City of Salem water and sanitary sewer systems have capacity for increased demands from this proposed residential subdivision.
6. The topography is relatively level. Therefore, a geological and geotechnical investigation is not required. There are no special setbacks for flood plain.
7. The tentative subdivision provides street extensions to the North. Future development is not impeded.
8. A pre-application meeting has been held with Marion County Staff. All indications were that the proposed subdivision can be served by Marion County and City of Salem infrastructure.
9. Generally speaking, the street system within the tentative subdivision and adjacent streets conform to the Marion County Transportation System.

- a. Standard 6.4.1 – There are no connecting street to accommodate.
- b. Standard 6.4.2 - the street arrangement follows the natural contours of the property. This standard is met.
- c. Standard 6.4.3 – the private drive to an accepted county access lane.
- d. Standard 6.4.4 – there are no new street intersections, so the street centerline spacing does not apply.
- e. Standard 6.4.5 – all private drive intersections meet Marion County Public Works street intersection standards.
- f. Standard 6.4.6 – there are no street corners.
- g. Standard 6.4.9 and 10 - street names match existing names. The street name signs will match.

Street Right of Way Width – standard right of way width is 60. All Streets are proposed to be 60' ROW widths.

- 10. Several meetings have been held with Marion County Staff. All indications are the tentative subdivision plan will provide safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
- 11. The streets and sidewalks on the tentative subdivision plan connect to the existing sidewalks and streets to the east at Evelyn Valley and Sarah Renee. These connections and the existing system provide safe and convenient bicycle and pedestrian access to existing residential areas and transit stops.
- 12. The main connection of the proposed subdivision is the private lane to Durbin Ave. The new generated trips of the subdivision are below the 1,000 requirement for connecting to an Arterial which would trigger a Traffic Impact Study. Therefore, a Traffic Impact Study is not required.
- 13. The tentative subdivision has taken into account the existing vegetation and topography to minimize variances. The street grades have been designed to not exceed 12%.
- 14. The site is a relatively level in both directions. Significant cuts and fills will not be required.
- 16. An Urban Growth Preliminary Declaration is not required.
- 17. There are no significant trees on the property.
- 18. Connectivity is not required on this proposed 4 lot subdivision.