

**SUBDIVISION REVIEW  
COMMITTEE**

PLANNING DIVISION  
555 LIBERTY ST. SE/ROOM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



**ISSUE:** Subdivision Plat No. 09-1 / PUD 03-1 Amendment

**DATE OF DECISION:** November 9, 2009

**APPLICANT:** Hawaii NW Ventures

**PURPOSE OF REQUEST:**

To divide approximately 7.84 acres into 42 lots, ranging in size from approximately 6,095 square feet to approximately 18,542 square feet with a concurrent Planned Unit Development (PUD) Amendment to PUD 03-1 and a concurrent variance to allow the proposed cul-de-sac to be approximately 1,350 feet in length where 800 feet is allowed under SRC 63.225(d) for property located in an RA (Residential Agriculture) zone, located in the 6200 Block of Lone Oak Road SE (Marion County Assessor's Map and Tax Lot Number 083W22 00108).

**ACTION:**

**IT IS HEREBY ORDERED**

The Subdivision and PUD Amendment to divide approximately 7.84 acres into 42 lots, ranging in size from approximately 6,095 square feet to approximately 18,542 square feet with a concurrent Planned Unit Development (PUD) Amendment to PUD 03-1 and a concurrent variance to allow the proposed cul-de-sac to be approximately 1,350 feet in length where 800 feet is allowed under SRC 63.225(d) for property located in an RA (Residential Agriculture) zone, located in the 6200 Block of Lone Oak Road SE (Marion County Assessor's Map and Tax Lot Number 083W22 00108) is hereby DENIED.

Decision issued according to Salem Revised Code 63.046, 63.332 and 63.360.

Application Deemed Complete: January 16, 2009  
Decision Date: November 9, 2009  
State Mandated Decision Date: May 16, 2009  
Extended State Mandated Decision Date: January 9, 2010

This decision is final unless written appeal from an aggrieved party is received by the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, not later than **November 24, 2009, by 5:00 p.m.** The appeal must state where the decision failed to conform to the provisions of the subdivision ordinance (SRC Chapter 63). The appeal is to be filed in duplicate with the City of Salem Planning Division. The appeal fee is to be paid at the time of filing. The Salem 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.

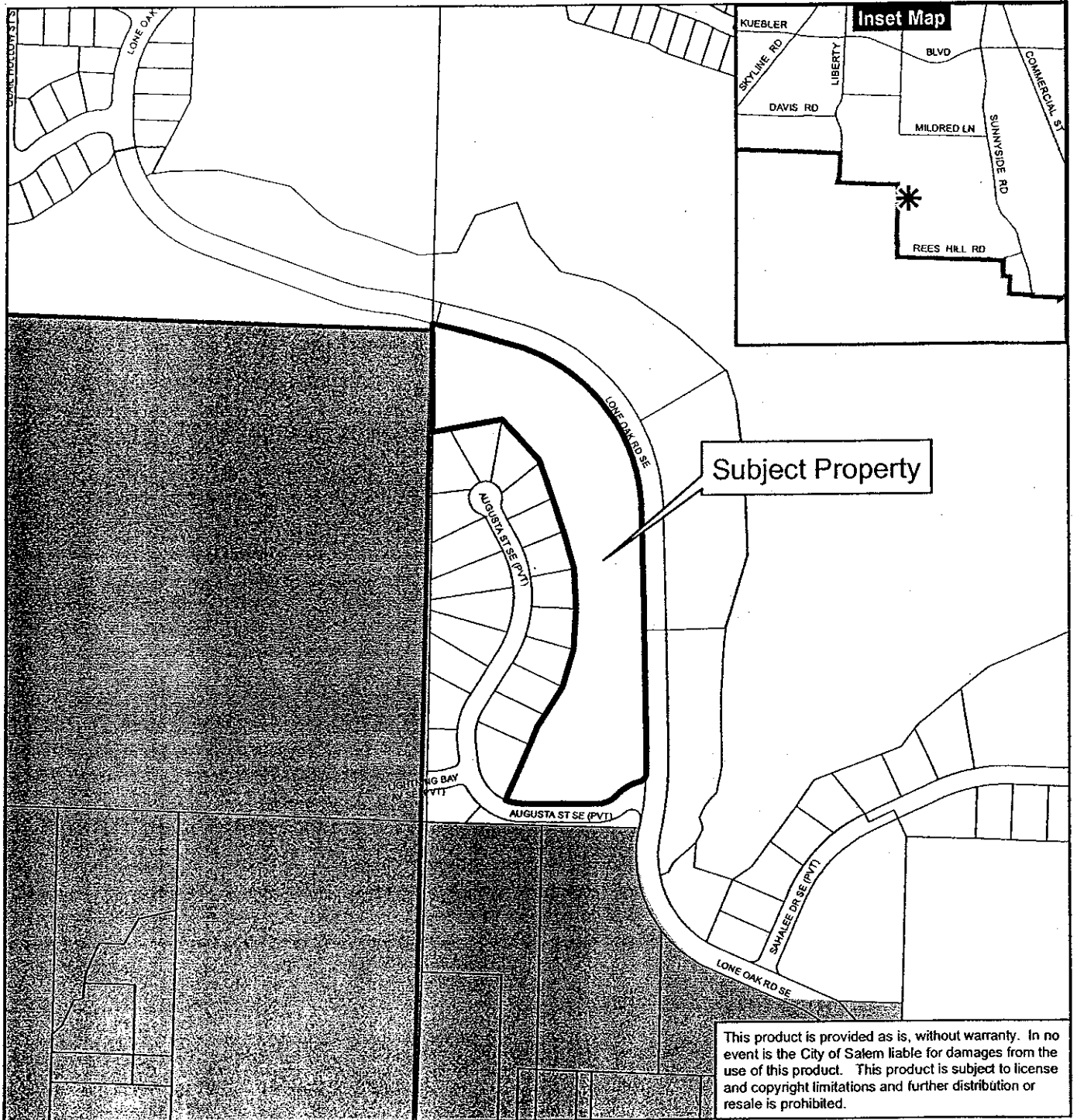
A copy of the findings and conclusions for this decision may be obtained by calling the Salem Planning Division at (503)588-6173, or writing to the following address: Salem Planning Division; Room 305, Civic Center; 555 Liberty Street SE; Salem, Oregon 97301.

Case Planner: Lisa Anderson-Ogilvie, Associate Planner, Ext. 7581, lmanderson@cityofsalem.net







LAO

# Vicinity Map

## 6200 Block of Lone Oak Road SE



### Legend

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

0 100 200 400 Feet



**ATTACHMENT 1**



## SUMMARY OF ACTION

1. **Case:** Subdivision No. 09-1 and PUD 03-1 Amendment for property located in the 6200 Block of Lone Oak Road SE
2. **Summary of Issues:** To divide approximately 7.84 acres into 42 lots, ranging in size from approximately 6,095 square feet to approximately 18,542 square feet with a concurrent Planned Unit Development (PUD) Amendment to PUD 03-1 and a concurrent variance to allow the proposed cul-de-sac to be approximately 1,350 feet in length where 800 feet is allowed under SRC 63.225(d) for property located in an RA (Residential Agriculture) zone, located in the 6200 Block of Lone Oak Road SE (Marion County Assessor's Map and Tax Lot Number 083W22 00108).
3. **Staff Recommendation:** Deny the subdivision and concurrent variance subject to SRC Chapters 63 and 145.
4. **Neighborhood Association:** South Gateway Neighborhood Association.  
**Testimony:** The Neighborhood Association did not comment on the proposal.  
**Interested Parties:** All property owners within 250 feet of the subject property were mailed notification of the proposed subdivision and concurrent variance. No testimony was received.
6. **Decision:** The subdivision and concurrent variance were denied as described in the findings and order.
7. **Basis of Decision:** The tentative subdivision plan did not satisfy the approval criteria of the subdivision code contained under SRC Chapter 63. The proposed subdivision would have resulted in 42 lots that would be served by a private street that was 40 feet wide with 28 feet of it paved. The local street standard is a 30-foot-wide improvement within a 60-foot-wide right-of-way or easement. The applicant has proposed a 28-foot-wide improvement within a 40-foot-wide easement with parking and sidewalks limited to only one side of the street. The applicant has not adequately demonstrated how street trees, street lights, and parking considerations will be addressed within the reduced-width street and right-of-way.

The applicant has not demonstrated that the topography of the site is such that the private street cannot connect to Lone Oak Road SE. Therefore, the private street does not meet connectivity requirements in SRC 63.225(p). The applicant's engineer has not adequately demonstrated that the northerly connection to Lone Oak SE is impractical because of topographic constraints. The applicant has not adequately shown that the variance is necessary and that the request meets the approval criteria.

Case Planner: Lisa Anderson-Ogilvie, Associate Planner  
Email: [lmanderson@cityofsalem.net](mailto:lmanderson@cityofsalem.net)

Note: This summary statement is for information only and is not a part of the official record or findings of the case.