



**Community Planning and Development**

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**March 11, 2024**

**LAND USE APPLICATION COMPLETENESS REVIEW  
- Supplemental Items -**

**Subject Property:** 2110 Strong Road SE

**Reference Nos.:** 24-103231-PLN (Class 3 Site Plan Review; Class 2 Adjustment)

**Applicant:** Inder Singh Dhaliwal  
Gurkirpa LLC  
3997 Carson Drive SE  
Salem, OR 97321

**Phone:**  
**E-Mail:**

**Agent:** Britany Randall  
BRAND Land Use  
12150 Jefferson Hwy 99E SE  
Jefferson, OR 97352

**Phone:** 503-680-0949  
**E-Mail:** [britany@brandlanduse.com](mailto:britany@brandlanduse.com)

The following supplemental completeness review items have been identified by the Development Services Division as being needed for the application.

<b>Item:</b>	<b>Description:</b>	<b>Applicant Response</b> <i>(i.e. Written response; Submitted; Not providing)</i>
<b>Traffic Impact Analysis</b>	<p>Pursuant to <a href="#">SRC 220.005(e)(2)(l)</a> and <a href="#">803.015(b)(1)</a>, a Traffic Impact Analysis (TIA) is required. The applicant's traffic engineer is advised to contact Tony Martin, Assistant City Traffic Engineer, at 503-588-6211 or <a href="mailto:tmartin@cityofsalem.net">tmartin@cityofsalem.net</a> to discuss the scope needed and if there are any questions about the TIA requirements.</p> <p><b>Note:</b> A separate TIA may not be required if applicant submits documentation to update the Sustainable Fairview Master Plan TIA and demonstrates the proposed development complies with the updated TIA for the Master Plan. The TIA should address what improvements (if any) listed in the Sustainable Fairview Infrastructure Agreement are triggered based on overall trip generation in the Master Plan.</p>	
<b>Stormwater Management</b>	<p>The application does not provide sufficient details to identify how the site is compliant with <a href="#">SRC 71</a>,</p>	

<b>Item:</b>	<b>Description:</b>	<b>Applicant Response</b> <i>(i.e. Written response; Submitted; Not providing)</i>
	<p>specifically the requirements for Green Stormwater Infrastructure (GSI) pursuant to <a href="#">Public Works Design Standards (PWDS) Appendix 4E</a>. The applicant shall provide a storm drainage system that provides treatment and flow control as required by the 2014 PWDS.</p> <p><b>Note:</b> Submitted plans do not match the submitted stormwater report. Therefore, it has not been demonstrated that sufficient space has been allocated for stormwater management.</p>	
<b>Landslide Hazards</b>	<p>City records show the proposed development is located in a moderate landslide hazard risk. The applicant shall either:</p> <ul style="list-style-type: none"> <li>a) Submit a geological assessment as required by SRC <a href="#">220.005(b)(3)(B)</a> and pursuant to <a href="#">SRC 810.025</a>; or</li> <li>b) Submit a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment pursuant to <a href="#">SRC 220.005(e)(2)(H)</a>.</li> </ul>	

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; or
- 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.**

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net).

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

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

Sincerely,

Bryce Bishop  
Planner III