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March 29, 2024

LAND USE APPLICATION - COMPLETENESS REVIEW

Project Information

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|-----------------------------------|--|
| Subject Property: | 6699 Naomi Danielle Street |
| Reference Number: | 24-107107-PLN |
| Application Type: | Tree Conservation Plan Adjustment |
| Date Application Accepted: | March 29, 2024 |
| Applicant: | Wind River Homes windriverhms@gmail.com |
| Contact: | N/A |

Staff Contact

| | |
|--------------------------------|--|
| Land Use Planner: | Olivia Dias, Current Planning Manager odias@cityofsalem.net / 503-540-2343 |
| Infrastructure Planner: | N/A |

Land Use Review Comments

Prior to deeming your applications complete, modifications and/or additional information must be provided to address items detailed below.

Applicant should provide a response in the last column for each item or indicate if the item is not being provided. Items not addressed or provided may result in conditions of approval or denial of the land use application.

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.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days (September 22, 2024) from the date the application was first submitted (March 26, 2024 to respond in one of the three ways listed above, or the application will be deemed void.

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

<https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

| <u>Completeness Review Items</u> | | |
|---|--|--|
| <u>Submittal Requirements</u> – The following items have been identified as required material to be provided by the application prior to deeming the application “complete”: | | |
| Submittal Requirement | Description | Applicant Response <i>ie. Written Response, Submitted, Not Providing</i> |
| Property Owner Signatures | Provide signatures of Devon Properties LLC. <u>Include documentation that the signatory can sign on behalf of the Trust.</u> | |

| <u>Advisory Comments</u> | | |
|--|---|---|
| <u>Items of Concern</u> - The following items are not listed in SRC as specific requirements for a complete application; however, are advisories that address areas on concern on the application. Failure to address issues could result in condition of approval or denial of the application. | | |
| Item | Description | Applicant Response <i>ie. Submitted or Addressed on Page 2 of Civil set</i> |
| Chapter 808 – Preservation of Trees and Vegetation | | |
| Tree Conservation Plan Adjustments (SRC 808.040) | <p>Decision Criteria under SRC 808.040(d) has not been adequately addressed for all four trees.</p> <p>The tree is located in a side yard setback, other methods of grading and construction can be used to preserve the tree. Addressing the decision criteria is necessary to show there is not an alternative construction plan that can preserve the tree. Examples are smaller dwelling, hand grading and hiring an arborist to provide feedback on grading methods.</p> | |