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05 June 2024

Abigail Pedersen
City of Salem
Community Development Planning Division
555 Liberty Street SE
Salem, OR 97301

US Bank – South Salem
3485 Commercial Street SE
Salem, OR 97302
RSP Project No.: 1485459ED4

Dear Ms. Pedersen

In response to the Plan Review comments dated 15 Feb 2024, RSP and our Consultants have made changes to our drawings, calculations, and specifications as required. This Plan Review Response addresses each item of the Plan Review.

This letter is based on requests for additional information that is needed to issue a building permit for the referenced US Bank – South Salem. Each comment made in the Plan Review is repeated and our response follows in bold type.

Please review the Plan Review Responses as noted below. RSP feels the items noted in the Plan Review have been revised, clarified, or confirmed. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Bart Palmgren
Project Representative

Scott M. Klopfer, AIA
Architect of Record

1. The owner and/or the duly authorized representative(s) needs to sign the land use application.

Response: Provided

2. Pursuant to SRC 86, development shall provide street trees to the maximum extent feasible. Existing and proposed street trees shall be shown on the applicants site plan per SRC 220.005(e)(1)(A)(ix).
 - a. Development Services staff has determined that no street trees are required along Madrona Ave NE. Applicant is required to show proposed street trees along Commercial St. SE.

Response: Three trees have been added to the landscape plan. It was determined that no trees could be placed along Commercial ST. SE as they would interfere with power lines.

3. The property is subject to a special setback equal to 36-feet from the centerline of Madrona Ave SE, per SRC 800.040. Setbacks for the proposed development shall be measured from the special setback line. The applicant shall show and call out the special setback on the site plan to ensure setback requirements can be met.
 - a. The sign proposed for replacement along Madrona Ave SE shall not be replaced back into public right-of-way. If the location of the replacement sign is pulled back onto private property, and is located within a special setback, a removal agreement is required pursuant to 800.040(d).

Response: Setbacks have been added to sheet A001

4. There are existing easements on the subject property for public infrastructure. Easements for existing utilities shall be shown on the applicants site plan.

Response: Easements have been added to sheet A001

5. The proposed trash enclosure is located over a City storm main and easement. The applicant shall obtain a Revocable License to encroach over the City easement that must be approved by the Public Works Director.

Response: Acknowledged. A revocable license will be obtained. This will be addressed with building permit.

END OF RESPONSE LETTER

Attachments/Enclosures

Drawings Re-Issued: G000, A001

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