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August 28, 2024

LAND USE APPLICATION - COMPLETENESS REVIEW

Project Information

Subject Property:	2711 19 th Street SE
Reference Number:	24-117455-PLN
Application Type:	Class II Site Plan Review
Date Application Accepted:	August 14, 2024
Applicant:	Conner Dempsay Conner.Dempsay@kimley-horn.com
Contact:	Same as applicant

Staff Contact

Land Use Planner:	Quincy Miller, Planner I gmiller@cityofsalem.net (503) 584-4676
Infrastructure Planner:	Laurel Christian, Infrastructure Planner III lchristian@cityofsalem.net 503-584-4632

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 (February 10, 2025) from the date the application was first submitted (August 14, 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/government/laws-rules/salem-revised-code>

Completeness Review Items - Planning

Submittal Requirements – The following items have been identified as required material to be provided by the application(s) prior to deeming the application “complete”:

Submittal Requirement	Description	Applicant Response <i>i.e. Written Response, Submitted, Not Providing</i>
Site Plan 220.005(e)(1)(A)	<ul style="list-style-type: none"> Please include the location, height, and material of fencing Please indicate if there is any existing bicycle parking 	
Existing Conditions Plan 220.005(e)(1)(B)	<ul style="list-style-type: none"> Please show the location of all existing structures and other improvements on the site and note their distance from the property line Please show the location of the 100-year floodplain 	

Completeness Review Items – Development Services

Submittal Requirements – The following items have been identified as required material to be provided by the application(s) prior to deeming the application “complete”:

Submittal Requirement	Description	Applicant Response <i>ie. Written Response, Submitted, Not Providing</i>
Floodplain Development	In accordance with SRC 220.005(e)(1)(B)(iii) the applicant shall show the regulatory floodplain on the subject property. Development within the floodplain requires a floodplain development permit subject to the requirements of SRC 601 at time of Building Permit.	
Stormwater Management and/or Design Exception	It is unclear from the submitted plans whether or not the proposal meets the definition of a large project pursuant to SRC 70.005 . The applicant shall submit a written finding regarding the definition of large project and new/ replaced impervious surfaces pursuant to SRC 70.005 . If the proposal meets the definition of a large project the applicant shall provide a storm drainage system that provides treatment and flow control as required by the 2014 PWDS .	
Landslide Hazards	City records show the proposed development is located within a mapped landslide hazard area. Activities which involve excavation or fill, as an independent activity, exceeding 2 feet in depth or 25 cubic yards of volume and disturb the mapped landslide hazard area will require a Geotechnical assessment per SRC 220.005(b)(3)(B) and pursuant to SRC 810.025 . If a geotechnical assessment is required, a Class 3 Site Plan review would be required.	

	The applicant's engineer has the option to submit a statement demonstrating the proposal does not exceed 2 feet in depth or 25 cubic yards of volume. If the project does not exceed this threshold, no additional information would be required.	
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