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January 10, 2025

LAND USE APPLICATION - COMPLETENESS REVIEW

Project Information

Subject Property:	0 Schurman Ave S
Reference Number:	24-125192-PLN
Application Type:	Tree Variance and Class 2 Driveway Approach Permit
Date Application Accepted:	December 18, 2024
Applicant:	<u>Brand Land Use</u> Shelby Guizar shelby@brandlanduse.com Britany Randall britany@brandlanduse.com

Staff Contact

Land Use Planner:	Peter Domine, Planner II pdomine@cityofsalem.net / 503-540-2311
Infrastructure Planner:	Aaron Panko, Planner III apanko@cityofsalem.net / 503-588-6173 # 2356

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 (June 15, 2024) from the date the application was first submitted (December 18, 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

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>

Advisory Comments

Items of Concern - The following items are not listed in the SRC as specific requirements for a complete application; however, are advisories that address areas of concern on the application. **Failure to address advisory comments could result in condition of approval or denial of the application(s).**

Item	Description	Applicant Response <i>i.e., Written Response, Submitted, Not Providing</i>
Chapter 808 – Preservation of Trees and Vegetation		
Tree Variance Request	<p>The written statement indicates the application is for four tree variances:</p> <ol style="list-style-type: none"> 1) To remove more than 50 percent of the trees within any five consecutive calendar years. 2) To remove a 51-inch Oregon White Oak (tree 1011) 3) To remove a 26-inch Oregon White Oak (tree 1012) 4) To remove a 32-inch Oregon White Oak (tree 1013) <p>Removal of the 51-inch tree is not supported. Plans indicate approximately 34% of the tree’s critical root zone would be impacted by the proposed development. Tree could potentially be preserved. An arborist’s report is requested.</p>	