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January 17, 2025

LAND USE APPLICATION - COMPLETENESS REVIEW

Project Information

Subject Property:	5783 JOYNAK ST S
Reference Number:	25-101765-PLN
Application Type:	Type II, Class 2 Adjustment Review
Date Application Accepted:	January 09, 2025
Applicant/Contact:	Brandie Dalton 1155 13 th ST SE Salem, OR 97302 503.363.9227 bdalton@mtengineering.net

Staff Contact

Land Use Planner:	Arthur Graves, City Planner III agraves@cityofsalem.net 503.540.2326
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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 (July 08, 2025) from the date the application was first submitted (January 09, 2025) 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>

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 250 – Adjustments		
Approval Criteria: 250.005(d)(2)	<p>Based on a preliminary review of the available information on the application, it is <u>unclear</u> how the reduced setback will equally or better meet the intent of the code.</p> <p>In addressing the <i>Approval Criteria</i> please respond with specifics on how the configuration of the floor plans could not be tailored to the specific features of the lot to meet the rear setback.</p> <p>In addition to identifying the specific site constraints, you will need to demonstrate how each standard's intent is equally or better met by the proposed configuration.</p>	