

MEMORANDUM

To: City of Salem Community Development Planning Division	From: Gerardo Maldonado
Date: March 20, 2025	Pages: 2
Job Number: 14-116_Corner of Market and Tierra	
Subject: Response to City of Salem Community Development Planning Division land use review comments dated March 07, 2025, comments to Corner of Market and Tierra Land Use Application.	

City of Salem Community Development Planning Division,

The following are LEI Oregon's responses to City of Salem Community Development Planning Division land use review comments.

LAND USE REVIEW COMMENTS:

Tree Conservation Plans:

Comment 1: Per SRC 808.035, a separate application is required for a tree conservation plan. The application will be processed concurrently with the subdivision.

Response: *An application has been created for the tree conservation plan permit no. 25-105509-PLN.*

Setbacks:

Comment 1: For lots 2 & 3, the minimum setback abutting an arterial street (Market St NE) is 20 feet.

Response: *Setback to Market St NE has been adjusted to 20 feet for lots 2 and 3, refer to preliminary engineering plans or subdivision tentative plan.*

Comment 2: For lots 2, 3, & 5, the minimum rear setback is 14 feet or 20 feet for any portion of a building greater than one story in height.

Response: *The rear setback for has been adjusted, refer to preliminary engineering plans or subdivision tentative plan.*

Flag Lots:

Comment 1: Per SRC 800.025(c), the maximum number of residential units served by a flag lot accessway is 4 units. With the existing/rebuilt house on proposed Parcel 1 and the four middle housing units on proposed Parcel 2, the accessway is serving five units.

A Class 2 Adjustment has been requested to exceed this standard to develop duplexes on proposed lots 2, 3, & 5. Please clarify in the written statement how the requested adjustment meets the approval criteria of SRC 250.050(d)(2).

Response: *The Class 2 Adjustment for SRC 800.025(c) has been modified to clarify how the request meets the approval criteria of SRC 250.005(d)(2).*

Class 1 Driveway Approach Permit:

Comment 1: The applicant has requested Class 1 Driveway Approach Permits; however, this is an over-the-counter permit that will be issued at time of construction of the driveway approach. This permit is to be applied for at the time of Construction Plan Review.

Response: *Class 1 Driveway Approach Permit request has been removed from land use application and will be applied for at the time of construction.*

Adjustment:

Comment 1: A Class 2 Adjustment has been requested for the vision clearance of an existing driveway approach to the house at 4258. This is an existing nonconforming condition, and as no changes are proposed or required for the existing driveway, this adjustment is not necessary.

Response: *The Class 2 Adjustment for the vision clearance of the existing driveway approach has been removed from the application, as the adjustment is not necessary.*

Please let me know if you have any other questions or concerns. Thank you.

Sincerely,
LEI ENGINEERING & SURVEYING OF OREGON, LLC
Gerardo Maldonado
Project Manager