

June 30, 2025

## LAND USE APPLICATION - COMPLETENESS REVIEW

### Project Information

<b>Subject Property:</b>	2382 Colorado Drive NW
<b>Reference Number:</b>	25-111724-PLN
<b>Application Type:</b>	Class 2 Adjustment
<b>Date Application Accepted:</b>	June 5, 2025
<b>Applicant:</b>	Brandie Dalton <a href="mailto:bdalton@mtengineering.net">bdalton@mtengineering.net</a>
<b>Contact:</b>	Brandie Dalton <a href="mailto:bdalton@mtengineering.net">bdalton@mtengineering.net</a>

### Staff Contact

<b>Land Use Planner:</b>	Jacob Brown, Planner II <a href="mailto:JRBrown@cityofsalem.net">JRBrown@cityofsalem.net</a> / 503-540-2347
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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 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 (December 2, 2025) from the date the application was first submitted (June 5, 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/Pages/salem-revised-code.aspx>

### **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>ie. Written Response, Submitted, Not Providing</i>
Adjustments to Development Standards		
<b>Written Statement (ADJ)</b>	<p>Based on a preliminary review, it is currently unclear how the request to reduce the setback from 10 feet to approximately five feet will equally or better meet the intent of the minimum setback standards of the RM-II (Multifamily Residential-II) zone (<a href="#">SRC 514.010(d)</a>). In addition, the adjustment findings and the site plan does not identify whether increased landscaping density shall be provided to within the reduced setback.</p> <p>In addressing the approval criteria of SRC 250.005(d)(2), please respond specifically as to how the proposed configuration of the vehicle use area could not be modified to meet the setback standards. Please identify the specific site constraints for the development and demonstrate how the standard's landscaping and setback distance intent is equally or better met by the proposed configuration. The written statement only generally identifies that "due to required grading, setbacks, maneuvering, and street extensions, some of the vehicle use areas had to be moved closer to the property line."</p>	