

## Olivia Glantz

---

**From:** Brandie Dalton <BDalton@mtengineering.net>  
**Sent:** Wednesday, May 01, 2019 1:10 PM  
**To:** Olivia Glantz  
**Subject:** RE: Northstar modification

We formally request that our application move forward as Type II Modification.

Please let me know if you need anything else from me.

---

**From:** Olivia Glantz <OGlantz@cityofsalem.net>  
**Sent:** Wednesday, May 1, 2019 11:03 AM  
**To:** Brandie Dalton <BDalton@mtengineering.net>  
**Subject:** RE: Northstar modification

No, just public notice

**Olivia Glantz**  
*Planner III*  
City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[oglantz@cityofsalem.net](mailto:oglantz@cityofsalem.net) | 503-540-2343  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

---

**From:** Brandie Dalton [<mailto:BDalton@mtengineering.net>]  
**Sent:** Wednesday, May 01, 2019 11:03 AM  
**To:** Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)>  
**Subject:** RE: Northstar modification

Just for clarification, if we move forward with a Type II modification, then we go before PC for a hearing?

---

**From:** Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)>  
**Sent:** Wednesday, May 1, 2019 10:59 AM  
**To:** Brandie Dalton <[BDalton@mtengineering.net](mailto:BDalton@mtengineering.net)>  
**Subject:** RE: Northstar modification

Brandie,

I was working on that this morning, but I believe what you are requesting will require the use of discretion. Would you like to move forward with the Modification as a Type II or apply for a new subdivision?  
The applicant would need to request a Type II process to move forward with a Mod.

**Olivia Glantz**  
*Planner III*  
City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[oglantz@cityofsalem.net](mailto:oglantz@cityofsalem.net) | 503-540-2343  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

---

**From:** Brandie Dalton [<mailto:BDalton@mtengineering.net>]  
**Sent:** Wednesday, May 01, 2019 10:37 AM  
**To:** Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)>  
**Subject:** FW: Northstar modification

Olivia,

Please deem our application complete and move forward per ORD 227.178(2)(a).

Thank you,

Brandie Dalton  
Land-Use Planner  
Multi/Tech Engineering Services, Inc  
1155 SE 13<sup>th</sup> Street  
Salem, Oregon 97302  
(503) 363-9227

---

**From:** Brandie Dalton  
**Sent:** Tuesday, April 30, 2019 1:15 PM  
**To:** Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)>  
**Cc:** Curtis Pellatz <[Cpellatz@cityofsalem.net](mailto:Cpellatz@cityofsalem.net)>  
**Subject:** Northstar modification

Olivia,

Attached are the revisions to the schematic plans you requested.

In response to your concern regarding reasonably developable lots, the intent of the proposed modification is to provide complete avoidance of all jurisdictional wetlands. When asked which code you were referencing, you pointed to SRC 205.010(d)(9). SRC 205.01(d)(9) considers that the reasonable development of the lots will result in the least disruption of the topography and vegetation, not that the disruption will result in reasonably developable lots.

Lacking clear and objective standards to be measured against, we believe we have provided sufficient area on each of the lots in question without the need for a removal/fill permit from Department of State Lands.

Considering Salem does not regulate wetlands and requiring a permit from a state agency when one is not necessary is unrealistic and unattainable, we do not believe your opinion or the proposed condition are keeping with state statutes.

Thank you,

Brandie Dalton  
Land-Use Planner  
Multi/Tech Engineering Services, Inc  
1155 SE 13<sup>th</sup> Street

Salem, Oregon 97302  
(503) 363-9227

---

**From:** Olivia Glantz <[OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net)>  
**Sent:** Friday, April 26, 2019 9:58 AM  
**To:** Brandie Dalton <[BDalton@mtengineering.net](mailto:BDalton@mtengineering.net)>  
**Cc:** Curtis Pellatz <[Cpellatz@cityofsalem.net](mailto:Cpellatz@cityofsalem.net)>  
**Subject:** Northstar

Brandie,

I just want to make sure you are aware that the Schematic Plan has not yet been submitted and the application is still deemed incomplete.

In addition, the written findings concerning the wetlands and buildable area of proposed lots is not sufficient for an approval. These lots impede future use and development of the property and would not result in reasonably developable lots without another jurisdiction approval. There will be a Condition of approval that any phase would need DSL **permit prior to final plat.**

**Olivia Glantz**

*Planner III*

City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[oglantz@cityofsalem.net](mailto:oglantz@cityofsalem.net) | 503-540-2343  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](http://CityofSalem.net)