

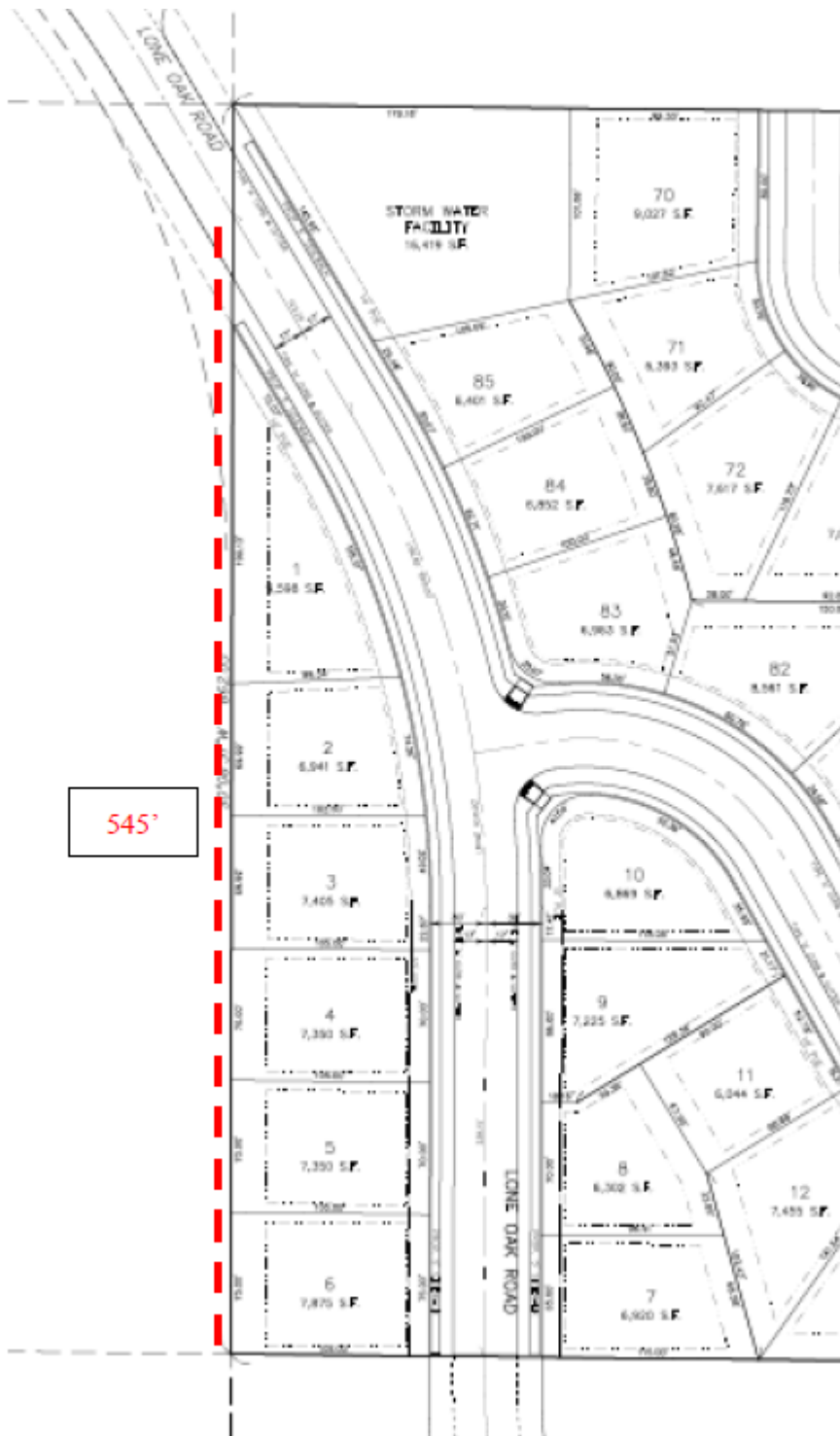
Olivia Glantz

From: John Eld <JEld@livebsl.com>
Sent: Friday, May 31, 2019 2:05 PM
To: Olivia Glantz; Mark Grenz, P.E.; Brandie Dalton; Daniel Dobson
Cc: Norman Wright; Lisa Anderson-Ogilvie; Glenn Davis; Steve Powers; Peter Fernandez; Jennifer Scott
Subject: RE: Devon Subdivision

Olivia,

Thank you for your email. I'm still confused on a couple items that I hope you can clarify.

1. Connection to the West: This comes as a bit of a surprise to us because earlier today in our meeting with Norm Wright et al, we were informed a connection to the West was not necessary. Also, our block length is 545' from Lone Oak to the southern property line, how do we exceed a 600' block length? The image below is directly from our findings. I'm just not sure how we could address alternative street standards for exceeding a 600' block length, when we don't exceed 600'. Am I missing something here?



2. Pump Station: We will work with public works to design a lot that fits the appropriately designed pump house. As of yesterday, via communication with public works, they are still working on what the appropriate size is, as previously provided information calls for a pump house that is larger than necessary.
3. Stormwater Discharge: I'm not clear what information is missing here. You state that there will be a condition of approval, so what is needed from us to deem this portion complete? You mention concerns, but can those concerns be addressed as a condition? Or what are the concerns and what additional information is it that we need to provide?
4. Connection North: We will work with public works on a design that does not inhibit the development to the north.

Once these four items have been addressed, will we have staff support to move forward with approval?

Thank You,

John Eld
Project Manager

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From: Olivia Glantz <OGlantz@cityofsalem.net>

Sent: Friday, May 31, 2019 1:00 PM

To: Mark Grenz, P.E. <MGrenz@mtengineering.net>; Brandie Dalton <BDalton@mtengineering.net>; Daniel Dobson <ddobson@livebsl.com>; John Eld <JEld@livebsl.com>

Cc: Norman Wright <NWright@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Glenn Davis <GDAVIS@cityofsalem.net>; Steve Powers <SPowers@cityofsalem.net>; Peter Fernandez <PFERNANDEZ@cityofsalem.net>; Jennifer Scott <JRSScott@cityofsalem.net>

Subject: Devon Subdivision

Good Afternoon:

To follow up on the proposed subdivision on Devon.

The application is deemed incomplete currently and the following are the remaining completeness items:

1. Connection to the west – There needs to be a viable connection to the west. The Code requires making a direct connection to meet the 600-foot Block length. Staff could see the need to connect to the west just north of the subject property but would need the following evidence and information to make that determination.
 - a. Evidence that the grade will support the street in that location along the 150-ft frontage of the undeveloped property to the west. This should include street profiles showing the intersection can meet the Code with the contours and the creek.
 - b. Findings addressing alternative street standards to exceed the 600-foot block length.
2. Pump station – The City has determined that the size of the proposed lots will not accommodate the facility. The Public Works Department has provided information to Multi-Tech and recently sent those again on May 28, 2019. This needs to be addressed to address the decision criteria.
3. Stormwater discharge – There will be a condition of approval that requires the applicant to obtain all easements for storm water. If easements cannot be obtained or if the project needs to change the condition, a Modification to the approved subdivision will be required. City Staff has concerns about design standards for the stormwater location, which is not proposed in the right-of-way but on private property. In addition, there has been no additional information provided about what off-site improvements are proposed on adjacent properties. It is not possible to place a condition on property outside of the City.
4. Connection North – Provide a design on how the street system to the north will meet grade and connect to the proposed stub street. You are required to ensure that the development will not impede development on adjacent property. Locating a stub street in a location not feasible for the north property to utilize, does not meet the decision criteria. You need to provide information into the record that the connections, intersections and streets on the northern property can meet the Salem Revised Code. Moving the stub street would not be an option for the neighboring property after it is built. Please provide street sections and how this proposal will not impede the development on the northern property.

I hope this clarifies the items needed to move forward on the project with staff support.

Olivia Glantz

Planner III

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