

Olivia Glantz

From: Brandie Dalton <BDalton@mtengineering.net>
Sent: Thursday, July 25, 2019 9:20 AM
To: Olivia Glantz
Cc: Jeremy Grenz; Lisa Anderson-Ogilvie; Glenn Davis; Natasha Zimmerman; Jennifer Scott
Subject: RE: Incomplete Letter - Coburn Grand View Estates

See our comments below in **RED**.

From: Olivia Glantz <OGlantz@cityofsalem.net>
Sent: Wednesday, July 24, 2019 1:26 PM
To: Brandie Dalton <BDalton@mtengineering.net>
Cc: Jeremy Grenz <JGrenz@mtengineering.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Glenn Davis <GDAVIS@cityofsalem.net>; Natasha Zimmerman <NZimmerman@cityofsalem.net>; Jennifer Scott <JRScott@cityofsalem.net>
Subject: Re: Incomplete Letter - Coburn Grand View Estates

Brandie,

Thank you for the extension of time to allow the UGA modification to be submitted. After meeting with our team on the recently submitted response to the incomplete letter I feel the need to clarify the type of conditions which would be placed on the decision.

1. There will be a condition requiring that the ROW is 60-ft wide, since that is the City's clear and objective standard.

-We believe we have provided adequate justification for alternative street standards. The applicant is requesting alternative street standards for the proposed internal streets, to 50-feet in width where 60-feet is required. The site topography and shape create a physical constraint that makes it very difficult to comply with the standard right of way width of 60 feet.

If you feel we need additional justification, please let us know.

2. There will be conditions requiring connections meeting the 600-foot block length, since that is the City's clear and objective standard. This includes a connection to the PH property near Reed Road.

-We believe we have provided more than adequate connectivity throughout the proposed subdivision. The proposed subdivision provides vehicle and pedestrian connections throughout the development. By providing these connections, the intent of providing a maximum block length and connectivity have been met. Adding additional streets to break of block length would only create unsafe circulation. As shown on the site plan, the proposed subdivision provides a safe an efficient circulation pattern throughout the development for vehicles and pedestrians.

However, our applicant's have agreed to provide additional pedestrian connections between blocks that exceed the 600-foot maximum length requirement.

3. There will be a condition detailing the order of the phases.

-We understand this condition.

4. A plans and application will be needed and evaluated for the removal of street trees. Please talk to Glenn Davis and process

-We understand the process for tree removal. However, we were not aware that we were removing any street trees. That is not what our TCP shows.

If you have any questions please feel free to contact me.

Thank you,

Olivia Glantz

Planner II

City of Salem

Community Development Dept.

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From: Brandie Dalton <BDalton@mtengineering.net>

Sent: Wednesday, July 24, 2019 11:01:38 AM

To: Olivia Glantz <OGlantz@cityofsalem.net>

Cc: Jeremy Grenz <JGrenz@mtengineering.net>

Subject: RE: Incomplete Letter - Coburn Grand View Estates

Olivia,

In order to allow the applicant time to work out some issues and apply for a UGA Modification, the applicant is requesting a **35-day extension** to the 120-day State Mandated Decision date for the Coburn Grand View Subdivision application.

Thank you,

Brandie Dalton

Land-Use Planner

Multi/Tech Engineering Services, Inc

1155 SE 13th Street

Salem, Oregon 97302

(503) 363-9227

From: Olivia Glantz <OGlantz@cityofsalem.net>

Sent: Monday, July 22, 2019 5:33 PM

To: Jeremy Grenz <JGrenz@mtengineering.net>; Glenn Davis <GDAVIS@cityofsalem.net>

Cc: Brandie Dalton <BDalton@mtengineering.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>; Bill Wagoner <bill@westwoodhomesllc.com>; Todd Boyce <Todd@westwoodhomesllc.com>

Subject: RE: Incomplete Letter - Coburn Grand View Estates

Jeremy,

Your proposed condition would be inconsistent with the current UGA. If you plan on requesting the applications be consolidated, please provide a 120-day extension (at least 35-days from submittal of UGA modification). If the application is deemed incomplete addition time will need to be granted or the subdivision and adjustment will proceed without the UGA Modification.

Please provide an extension of time by noon, Wednesday July 23, 2019 or notice will go out.

Thank you,

Olivia Glantz

Planner III

City of Salem | Community Development Department

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From: Jeremy Grenz [<mailto:JGrenz@mtengineering.net>]

Sent: Monday, July 22, 2019 2:53 PM

To: Olivia Glantz <OGlantz@cityofsalem.net>; Glenn Davis <GDAVIS@cityofsalem.net>

Cc: Brandie Dalton <BDalton@mtengineering.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>; Bill Wagoner <bill@westwoodhomesllc.com>; Todd Boyce <Todd@westwoodhomesllc.com>

Subject: RE: Incomplete Letter - Coburn Grand View Estates

Olivia,

We will be submitting a UGA modification as quickly as we can. I would however like to propose a condition of approval such as "Construct a minimum 18-inch S-1 water main from the terminus of the existing S-1 water main in Marietta Street SE near Fairview Industrial Drive SE to the Coburn Reservoir site, OR apply for a modification to condition 4b of UGA 17-03 to allow the site to be served with S-1 water from a different location approved by the Director of Public Works."

Jeremy

From: Olivia Glantz <OGlantz@cityofsalem.net>

Sent: Monday, July 22, 2019 10:24 AM

To: Jeremy Grenz <JGrenz@mtengineering.net>; Glenn Davis <GDAVIS@cityofsalem.net>
Cc: Brandie Dalton <BDalton@mtengineering.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>; Bill Wagoner <bill@westwoodhomesllc.com>; Todd Boyce <Todd@westwoodhomesllc.com>
Subject: RE: Incomplete Letter - Coburn Grand View Estates

After speaking to Glenn, the subdivision will have to include the conditions (as written in the UGA) in the subdivision to address phasing. It could work to require both connections (applicant's proposal and the UGA requirement) but both the subdivision and UGA would need to be modified to remove one.

To change the UGA later (without the subdivision), would be difficult to meet the decision criteria (SRC200.030(d)(2)) to remove a requirement. **I do not believe staff nor the applicant could make this finding after two decisions laid out what the requirements are for the subdivision.**

Therefore, the UGA may not be approved to be amended (after the subdivision decision) and both connections would be required for the subdivision.

Thanks,

Olivia Glantz

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From: Jeremy Grenz [<mailto:JGrenz@mtengineering.net>]
Sent: Monday, July 22, 2019 8:51 AM
To: Glenn Davis <GDAVIS@cityofsalem.net>; Olivia Glantz <OGlantz@cityofsalem.net>
Cc: Brandie Dalton <BDalton@mtengineering.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>; Bill Wagoner <bill@westwoodhomesllc.com>; Todd Boyce <Todd@westwoodhomesllc.com>
Subject: RE: Incomplete Letter - Coburn Grand View Estates

Glenn,

Thank you for the clarification. Can we condition the subdivision to modify the UGA? Or simply “comply with the conditions of the UGA” and then go back and modify the UGA?

Jeremy

From: Glenn Davis <GDAVIS@cityofsalem.net>
Sent: Monday, July 22, 2019 8:18 AM
To: Jeremy Grenz <JGrenz@mtengineering.net>; Olivia Glantz <OGlantz@cityofsalem.net>
Cc: Brandie Dalton <BDalton@mtengineering.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>
Subject: RE: Incomplete Letter - Coburn Grand View Estates

Condition 4b of the Preliminary Declaration says, “Construct a minimum 18-inch S-1 water main from the terminus of the existing S-1 water main in Marietta Street SE near Fairview Industrial Drive SE to the Coburn Reservoir site.” My understanding is that your plan is for the first phase to be adjacent to Reed Road. It’s virtually impossible to serve the first phase from the Marietta main. Instead, we talked about serving the first phase(s) from the existing 16-inch S-1 main at Reed and Strong.

If we don’t modify the UGA, then you’ll be required to build both the offsite main to Reed/Strong and the offsite main to Marietta. If we do modify the UGA, then we can remove the Marietta requirement and replace it with Reed/Strong. You aren’t technically required to modify the UGA, but I wanted to make sure you understood the ramifications of letting it lie.

From: Jeremy Grenz [<mailto:JGrenz@mtengineering.net>]
Sent: Friday, July 19, 2019 4:28 PM
To: Olivia Glantz <OGlantz@cityofsalem.net>
Cc: Brandie Dalton <BDalton@mtengineering.net>; Glenn Davis <GDAVIS@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>
Subject: Re: Incomplete Letter - Coburn Grand View Estates

Olivia,

I was under the impression that the UGA could be complied with and a modification to the UGA wasn't necessary. I believe this would be accomplished by way of a TFAA.

Jeremy

On Jul 19, 2019, at 4:12 PM, Olivia Glantz <OGlantz@cityofsalem.net> wrote:

Brandie and Jeremy,

I am confused why you requested us to process the application without a UGA modification. After speaking to Glenn, it sounds like the land use decision will require a phasing plan different than what was discussed and requested from the applicant. The applicant has been deemed complete and notice will be send out on Monday. If you wish to place the application on hold and provide a 120-day extension to allow for the UGA permit to be submitted, and 30-day completeness review please let me know prior to 10 am on Monday.

I do not think it is in the best interest of the applicant to move forward if the UGA needs to be modified to provide water from the west.

Thanks,

Olivia Glantz

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From: Brandie Dalton [<mailto:BDalton@mtengineering.net>]

Sent: Thursday, July 18, 2019 3:35 PM

To: Olivia Glantz <OGlantz@cityofsalem.net>

Cc: Jeremy Grenz <JGrenz@mtengineering.net>

Subject: RE: Incomplete Letter - Coburn Grand View Estates

Olivia,

1. ***TCP below 25%***

-Per 808.035(d)(4): "Not less than 25 percent of all trees located on the property are designated for preservation; provided, however, if less than 25 percent of all trees located on the property are designated for preservation, only those trees **reasonably necessary** to accommodate the proposed development shall be designated for removal."

The applicant is proposing to preserve less than 25 percent of the trees on the site and has provided not only justification for the removal, but also tree variance findings. Furthermore, the criteria above states, ...only those trees **reasonably necessary**, which is subjective criteria and cannot be applied to needed housing.

2. ***Adjustment appears to be to Width, not depth and also to Width to depth.***

-See attached adjustment findings.

3. ***Jeremy and I discussed pathways between blocks, leading to parks that don't appear to be there.***

-The applicant has indicated that they do not want pathways between the blocks leading to parks. As shown on the site plans there are more than adequate vehicle and pedestrian connection in and out of the proposed subdivision.

4. ***Standards in our Code of 60-feet ROW and maximum of 600-block length are very clear standards.***

-SRC803.030(b)(1) and (4) state: "(b) Street spacing may be increased where one or more of the following exist:

(1) Physical conditions preclude streets meeting the spacing requirements. Physical conditions include, but are not limited to, topography or the existence of natural resource areas such as wetlands, ponds, streams, channels, rivers, lakes, or a resource protected by state or federal law.

(4) Strict application of the spacing requirements would result in a street network that is no more beneficial to vehicular, pedestrian, or bicycle traffic than the proposed street network, and the proposed street network will accommodate necessary emergency access."

The Code outlined above is not clear and objective, it is subjective and therefore can not be applied to need housing.

At this time per ORS 227.178(2)(a), the applicant requests that staff deem this application complete and move forward. We understand that PW may have some issues and we have will be more than happy to work with PW on their issues while our application is moving forward.

Thank you,

Brandie Dalton

Land-Use Planner

Multi/Tech Engineering Services, Inc

1155 SE 13th Street

Salem, Oregon 97302

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From: Olivia Glantz <OGlantz@cityofsalem.net>

Sent: Thursday, July 18, 2019 10:04 AM

To: Brandie Dalton <BDalton@mtengineering.net>

Cc: Glenn Davis <GDAVIS@cityofsalem.net>; Jennifer Scott <JRScott@cityofsalem.net>

Subject: RE: Incomplete Letter - Coburn Grand View Estates

Brandie,

I have a couple concerns:

1. TCP below 25%
2. Adjustment appears to be to Width, not depth and also to Width to depth.
3. Jeremy and I discussed pathways between blocks, leading to parks that don't appear to be there.
4. Standards in our Code of 60-foot ROW and maximum of 600-block length are very clear standards.

There is a meeting next week to discuss Public Works items and any other issues. I should be able to get you more in writing by the end of next week.

Thanks,

Olivia Glantz

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From: Brandie Dalton [<mailto:BDalton@mtengineering.net>]

Sent: Thursday, July 18, 2019 9:49 AM

To: Olivia Glantz <OGlantz@cityofsalem.net>

Subject: FW: Incomplete Letter - Coburn Grand View Estates

Just checking in to see where you are with our Coburn Grand View Estates application?

From: Brandie Dalton

Sent: Wednesday, July 10, 2019 10:22 AM

To: 'Olivia Glantz' <OGlantz@cityofsalem.net>; Jeremy Grenz <JGrenz@mtengineering.net>

Cc: Jennifer Scott <JRScott@cityofsalem.net>; Glenn Davis <GDAVIS@cityofsalem.net>; Sean Mansfield <SMANSFIELD@cityofsalem.net>

Subject: RE: Incomplete Letter - Coburn Grand View Estates

Olivia,

I have downloaded all the revised and requested information to Splash per your incomplete letter. Please review it and let me know if you have any questions.

We would like to move forward with our application. We believe we have now submitted all required information.

However, while moving forward with our application, we are more than happy to provide additional information as you feel needed. Just let me know ASAP if you have any questions or need additional information.

Thank you,

Brandie Dalton

Land-Use Planner

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From: Olivia Glantz <OGlantz@cityofsalem.net>
Sent: Wednesday, June 12, 2019 7:58 AM
To: Brandie Dalton <BDalton@mtengineering.net>; Jeremy Grenz <JGrenz@mtengineering.net>
Cc: Jennifer Scott <JRScott@cityofsalem.net>; Glenn Davis <GDAVIS@cityofsalem.net>; Sean Mansfield <SMANSFIELD@cityofsalem.net>
Subject: Incomplete Letter - Coburn Grand View Estates

Brandie,

Please find attached the incomplete letter for the application submitted on May 17, 2019.

Olivia Glantz
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