



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6025
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November 19, 2019

PLANNING REVIEW CHECKLIST

Subject Property: 4485 Kale Street NE

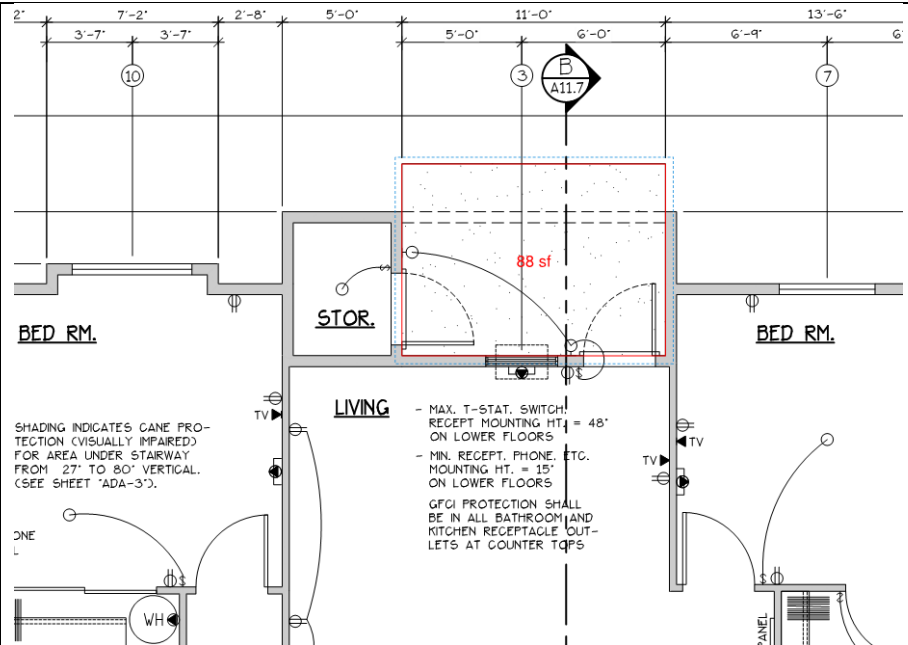
Ref#: 19-122763-DR (Class 3 Design Review)
19-122762-RP (Class 3 Site Plan Review)

Applicant: Northstar Communities LLC
patricia@iecon.us

Contact: Brandie Dalton, Multi-Tech Engineering
bdalton@mtengineering.net

Class 3 Site Plan Review and Class 3 Design Review applications was received on October 30, 2019. Prior to deeming your applications complete, modifications and/or additional information must be provided to address the following item(s):

Item:	
Site Plan Review	
Application Form	Please provide a signed application form by both Eric Moyer and Karl Ivanov
<u>Items of concerns:</u> Items related to meeting the decision criteria.	Design Review: <ul style="list-style-type: none">• Private open space: Some ground level units appear to not meet 96 sq. ft. standard.



- Landscaping: Suggest treating easement line as property line and put fence and landscaping against the easement line. The area would still count towards the density and overall landscaping need. The PU can be placed outside of the easement. The land area should be excluded from common open space percentage and landscaping standards percentage, since it is likely not to be landscaped.
- Privacy: It is unclear the fencing along the property boundaries.
- Garage 2 and 3 exceed 150-feet in length.
- Building D and all garage buildings do not provide horizontal off-set.
- Not all building articulate roofs meeting SRC 702.035(d)(2)(E)

Site Plan Review:

- Please address how Type C landscaping will be provided along northern property line, including fencing. Provide evidence that proposal is allowed under BPA easement.
- Address SRC800.055.
- Please show how off-street parking will be screened from RM-II property.
- Indicate location of bike parking spaces and address SRC 806.060.



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	<ul style="list-style-type: none">• Provide loading spaces pursuant to SRC 806.• Address Plant Unit requirements of SRC 807, including 40% Plant units being trees.
Green Stormwater	Pursuant to PWDS 4E.7, the application shall include, “the basis used for determining the proposed location and size of the stormwater facility.” The applicant has three options: set aside 10 percent of the total new plus replaced impervious surface area, submit a preliminary stormwater report, or apply for a design exception from the City Engineer.
Driveway Approach	The proposed driveway approaches will be subject to the Class 2 Driveway Approach requirements described in SRC Chapter 804. The applicant shall submit land use applications for the two proposed driveway approaches.

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 from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2343 or via email at oglantz@cityofsalem.net.

The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Sincerely,

Olivia Glantz, Planner III



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