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January 12, 2021

Gerald Horner  
[jer.willengr@juno.com](mailto:jer.willengr@juno.com)

RE: Subdivision Application for 430 Turtle Bay Court SE (AMANDA 20-119160-LD)

Mr. Horner,

I am reviewing the partition application for completeness. The following information is required for staff to deem the application complete.

- (1) **Legality of Property:** Please provide evidence that the subject property was created legally.
- (2) **Tree Conservation Plan:** The application for a tree conservation plan has not been submitted. Please submit the application, map and justification to folder number 20-101609-NR.
- (3) **Geological Assessment:** City records show the proposed development is located in a moderate landslide hazard risk. The applicant shall submit a geological assessment or geotechnical report in accordance with SRC Chapter 810 pursuant to SRC 220.005(b)(3)(B).

The following items are not listed in SRC as specific requirements for a complete application; however, the applicant should be aware that the following have been identified as items that will be considered while recommending conditions for the proposed development.

1. Turtle Bay Street does not meet SRC 803. Staff has discussed with the applicant and engineer the need for a sidewalk on the north side of the street.
2. Vine Maple Street does not meet standards of SRC 803. Sidewalks are required for street in addition to all other elements outlined in SRC 803.
3. Lot 4 and 5 have trees proposed for removal in the rear setback, why are these necessary to remove.
4. The proposed design for stormwater does not appear to meet City standards. The applicant is advised to contact Public Works staff to coordinate an alternate design.
5. Approval by Parks Planning staff will be required for construction of the proposed trail connections within Bryan Johnston park.

6. The proposed Design Exception for sewer lateral length for Lot 5 will not likely be approved. The applicant is advised to contact Public Works staff to coordinate an alternate sewer design.
7. The proposed storm main at the rear of Lot 11 conflicts with an existing tree that is shown to be preserved.
8. The neighboring property to the west does not appear to have access to public sewer and storm and may warrant extension of service through the subject property.
9. The proposed street design lacks connectivity to the west. The applicant is advised to coordinate the street design options with City staff to ensure that connectivity requirements are met.

The application 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 the applicant that no other information will be provided;
- (3) Written notice from the applicant that none of the missing information will be provided.

**You have until June 21, 2021 (180 days from the date the application was submitted) to respond in one of the three ways listed above, or the application will be deemed void.**

Please submit the above requested materials and/information to our office through SPLASH, by mail, email, or in person. If you have questions, please contact me at (503) 540-2343 or odias@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 Dias  
Current Planning Manager

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