

TO: Brandie Dalton, Multi-Tech Engineering Inc.
Kiril Ivanov, East Park LLC

FROM: Aaron Panko
Planner III

DATE: February 8, 2021

SUBJECT: **Planned Unit Development Final Plan Case No. PUD20-01 – 255
Cordon Road NE**

On September 11, 2020 an application for a PUD Final Plan for Phase 1 of the East Park Estates PUD was received. After receiving additional information, the application was deemed complete for processing on November 25, 2020. The 120-day State mandated decision deadline for this case is March 25, 2021.

SRC 210.030(e) Approval or rejection of planned unit development final plan, provides that if the Planning Administrator finds that the PUD final plan does not satisfy the PUD final plan approval criteria, the Planning Administrator shall notify the applicant of the deficiencies and afford the applicant opportunity to modify the PUD final plan to eliminate the deficiencies. If the PUD final plan complies with the PUD final plan approval criteria, the Planning Administrator shall notify the applicant that the PUD final plan has been approved.

The following deficiencies have been identified with the PUD Final Plan submittal:

The PUD Final Plan approval is in question because of potential delays in providing sewer service to the lots within the PUD. A portion of the sewer design is located on property that is not currently occupied by the developer, and the tenant which has possession of the property has objected to sewer being constructed on their leasehold. The Auburn Pump Station is currently under review for a building permit and is expected to be approved in the near future. The PUD Final Plan cannot be approved until the pump station design and neighbor trespass issues are resolved.

If the identified deficiencies have not been resolved, or if a time extension has not been granted by the applicant allowing for additional time for the PUD Final Plan application to be processed by **February 22, 2021**, the Planning Administrator will issue a decision rejecting the PUD Final Plan application.

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2356 or via email at apanko@cityofsalem.net. The Salem Revised Code may be accessed by clicking [HERE](#).

Sincerely,

Aaron Panko, Planner III

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