

# Willamette Engineering, Inc.

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PO Box 9032, Salem, Or 97305 Ph (503) 304-0905 Fax (503) 304-9512

March 11, 2021

City of Salem  
Community Development Dept.  
555 Liberty St SE / Room 305  
Salem, OR 9731

ATT: Aaron Penko

Subject: **Subdivision Application for 430 Turtle Bay Court SE**  
**430 Turtle Bay Court SE**  
**Salem, OR 97306**  
**File # 20-119160-LD**

Dear Mr. Penko:

This letter addresses our response to each of the City of Salem Completeness Review Letter Items Dated January 12, 2021.

Each of the Items below corresponds with the bullet points listed on the Salem Memo.

- 1. Legality of Property: Please provide evidence that the subject property was created legally.*

The property was legally created as Lot 66 of Sunnyside Fruit Farms #3 in 1948.

- 2. Tree Conservation Plan: The application for a tree conservation plan has not be submitted. Please submit the application, map and justification to folder number 20-101609-NR.*

The Tree application has been completed, signed, and posted to Salem.

- 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).*

An evaluation letter addressing the moderate landslide hazard risk has been prepared by Ron Derrick of Branch Engineering and it is attached.

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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.*

There were early discussions between the developer and Salem staff. At the time it appeared the plan was finalized, though it was not binding. In further review, the developer elected to present Turtle Bay with sidewalk on the south side only. The application plan also increased the landscape strip to 8', which accommodate canopy style trees. The earlier arrangement had curb side sidewalks on both sides. The development team believes that SRC 803 is being met with a full 30' wide paved street with curbs on both sides, and south side landscape strip and 5' sidewalk.

Another consideration is that when Mildred Lane on the north side of Bryan Johnstone Park was constructed. The street widening with asphalt pavement, Civil Engineering, Survey costs, curb, and sidewalk and permitting was paid by City of Salem. Now, City of Salem is requiring the developer on South side to bear all improvement costs. It is not unreasonable for the developer to minimize their costs.

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.*

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3. *Lot 4 and 5 have trees proposed for removal in the rear setback, why are these necessary to remove.*

The rear of lots 4 and 5 will have fills of approximately 8' deep. The trees need to be removed.

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.*

Further discussions with Salem Public Works department have determined that use of existing Kurth Meadows Water Quality Pond will not be allowed.. Updated Plans are attached and new Hydro CAD calculations are attached.

For detention buried pipe is proposed. For water quality an up-flow manhole with filter is proposed.

5. *Approval by Parks Planning staff will be required for construction of the proposed trail connections within Bryan Johnston park.*

Rob Romanek has granted approval of the proposed trail connections. The developer and Engineer will coordinate design with Salem Parks Department.

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.*

A sewer design that does not require a design exception has been determined and it shown on the updated utility plan.

7. *The proposed storm main at the rear of Lot 11 conflicts with an existing tree that is shown to be preserved.*

With the proposed detention system the tree must now be removed.

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.*

This has been considered. Storm and sewer easements mainline service tees will be provided to the westerly property.

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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.*

A thorough review of street connection to the west has been performed and discussed with Salem Public Works Engineers. All parties agreed that street designs would exceed Salem street design Standards: Plus the house at 261 Linn Haven DR SE, Salem OR 97306 is in exact place Summerview would be constructed. As presented in the application narrative, this expensive house would need to be removed by a developer to build Summerview extension and the economies to not allow this. Our plan to keep the streets as currently arranged which is only one dead end street (Summer View) stopping at the existing house.

If you should have any questions, please contact me at phone number 503-304-0905.

Sincerely,



Gerald P. Horner, PE  
Project Engineer