



RONALD
JAMES
PED
ARCHITECT

31 May, 2021

Brandon Pike,
Planner I
City of Salem
555 Liberty Street SE
Salem, Oregon 97301

RE: 3130 22nd Street SE Class 2 Site Plan Review

In response to your letter of 26 May 2022

Item	Description
Deed(s)	Please provide a copy or copies of the current property deed(s).
Response: see attached deed	
Signing Authority	Please provide a copy of the land use application which is signed by the appropriate party/parties. County records indicate the current owner is an LLC, so it's likely a copy of the LLC's articles of organization will be required.
Response please see attached BrosMonroe Oregon operating agreement	
Building Elevations	SRC 220.005(e)(1)(E) requires building elevation drawings for any proposed new buildings and any exterior additions or alterations to existing buildings when the height of the building, or a portion of the building is changed.
Response: please see exterior elevation	
TGE Form	Please provide a completed trip generation estimate (TGE) form, found here: https://www.cityofsalem.net/CityDocuments/trip-generation-estimate-form.pdf
Response: please see completed trip generation form	
Landslide Risk / Geological Assessment	City records show the proposed development may be located in a moderate landslide hazard risk area. Under the current Class 2 Site Plan Review application, the applicant has the option to submit findings that ground slopes and

	<p>geological map information demonstrate a low landslide hazard risk pursuant to SRC Chapter 810. If the findings show that the development is a low landslide hazard risk, no further action is needed related to SRC Chapter 810. If the landslide hazard cannot be confirmed, the applicant is required to submit a Class 3 Site Plan Review application pursuant to SRC 220.005(b)(3) and either:</p> <p>a. Submit a geological assessment as required by SRC 220.005(b)(3)(B) and pursuant to SRC Chapter 810; or</p> <p>b. Submit a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment pursuant to SRC 220.005(e)(2)(H).</p>
<p>Response: I think this might be a mapping error. The slope in question is Stockpiled material placed when 22nd Street SE was extended to Madrona. Clearly this is pile of dirt that will need to be removed.</p>	



Please call with questions.

Ronald James Ped
Architect, PC
President