

Jamie Donaldson

From: E Easterly <emeasterly@comcast.net>
Sent: Thursday, March 2, 2023 9:44 AM
To: Jamie Donaldson
Subject: Titan Hill Property developent request
Attachments: 2100 DF setback label questions Query 1.pdf; 2100 DF tree label compare Query 2.pdf; 2100 DF Titan Hill Query 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Donaldson:

Attached please find three documents containing questions I have regarding Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02 for 2100 Block of Doaks Ferry Road NW.

I am not certain whether the information I am requesting is tucked away in the extensive files submitted by the applicant, whether I have simply not been able to find the information or whether, in the end, my questions have not been answered by the applicant.

In any case I request that the staff report clearly address each of the questions raised in Query documents 1, 2 and 3.

Respectfully,

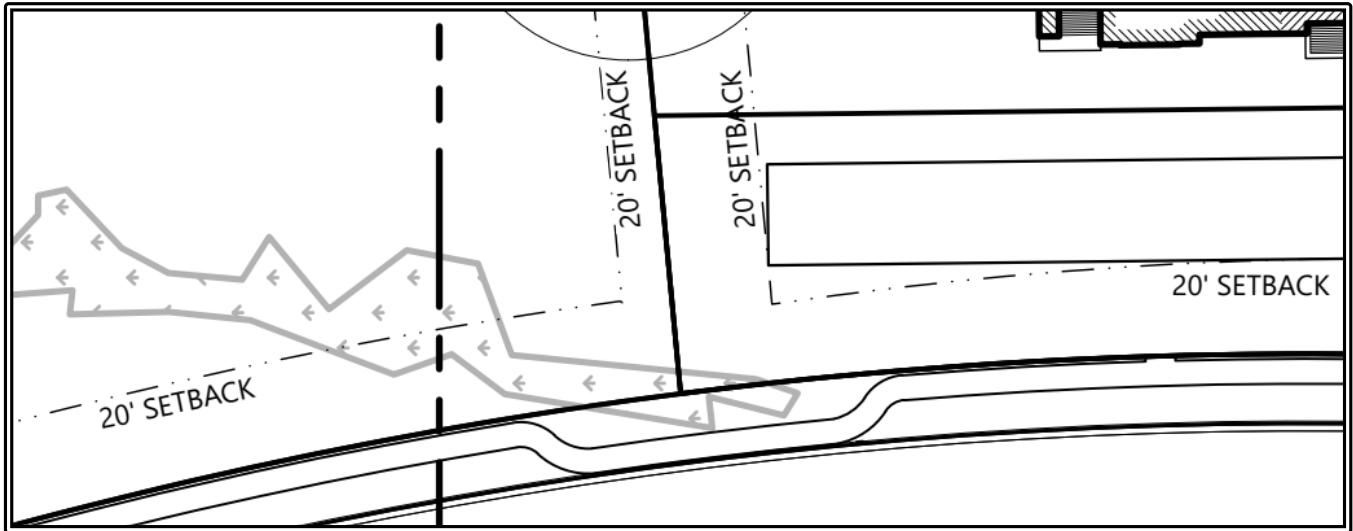
E.M. Easterly
503-363-6221

Query 1: Titan Hill Development Setback Identification Labels

E. M. Easterly

The graphic below is an enlarged segment of the applicant's drawing **SDR8** at the intersection of Parcels 5 and 6 and Doaks Ferry Road.

1. Why is the Parcel 6 setback distance of 20' from Parcel 5 not identical to the other 20' setbacks?
2. Why is there no identification or labeling of the 75-foot riparian setback from Wilark Brook?



3. According to the sheet **SDR1** index the Planning Department announcement included the information list to the right. Not all of those documents were included, e.g., SDR4-7 and SDR10-22. Yet unlisted Preliminary Building types, areas, elevations and their projected sites are included.

Why?

4. Why does the list of documents found at Permit Application Center reference number:22-119071-PLN not clearing label the contents of the multiple submissions?

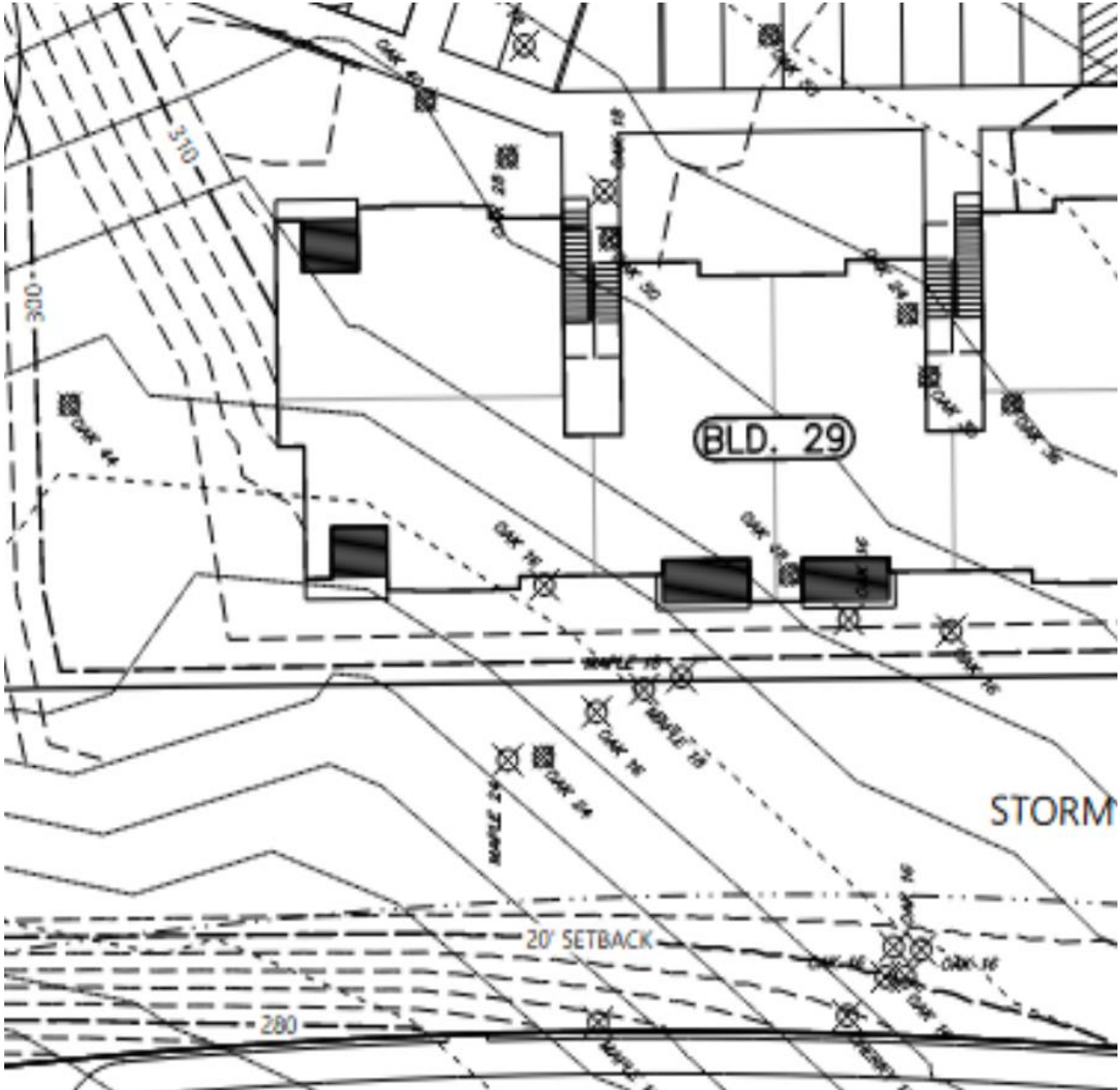
SHEET INDEX

SDR1	COVER SHEET
SDR2	EXISTING CONDITIONS AND DEMOLITION PLAN
SDR3	TREE CONSERVATION PLAN
SDR4	TREE CONSERVATION PLAN
SDR5	TREE CONSERVATION PLAN
SDR6	TREE CONSERVATION PLAN
SDR7	TREE CONSERVATION PLAN
SDR8	SITE PLAN SOUTH
SDR9	SITE PLAN NORTH
SDR10	OPEN SPACE PLAN SOUTH
SDR11	OPEN SPACE PLAN NORTH
SDR12	LOT GRADING PLAN SOUTHEAST
SDR13	LOT GRADING PLAN SOUTHWEST
SDR14	LOT GRADING PLAN NORTHWEST
SDR15	LOT GRADING PLAN NORTH EAST
SDR16	UTILITY PLAN SOUTHEAST
SDR17	UTILITY PLAN SOUTHWEST
SDR18	UTILITY PLAN SOUTHWEST
SDR19	UTILITY PLAN NORTHWEST
SDR20	UTILITY PLAN NORTH EAST
SDR21	UTILITY PLAN SOUTH
SDR22	DETAIL SHEET

Query 2: Significant White Oak Remove Variance Questions

E.M. Easterly

Final SDR3 southeast segment



Why are the significant white oaks trees to be removed not numbered as they are on the preliminary **SDR3** sheet segment shown on the next page and cataloged on the applicant's tree variance request sheet?

The site plan for BLD. 29 shows a proposed building footprint (shaded gray) and existing structures (hatched). The plan includes various landscape features such as trees (OAK, MAPLE, CHERRY) and a 20' SETBACK line. The building is labeled BLD. 29. The plan also shows a 300' dimension and a 310' dimension. The plan is oriented with North at the top.

Why is Oak 1 slated for removal?

“... to provide for the protection of ... significant trees ... by requiring tree preservation ...”

Query 3: Half- Street Development Questions

E. M. Easterly

What are the half street improvements to Doaks Ferry Road required of the Titan Hill development?

Which applicant drawings detail the street improvements to Doaks Ferry Road NW?

According to the TSP** Doaks Ferry is Major Arterial north of Orchard Heights Rd.

A Major Arterial has a 96-foot R-O-W. Is the current paved cross section of Doaks Ferry Road actually centered on the 96-foot R-O-W along the Titan Hill development property?

What is the developed cross section R-O-W width of Doaks Ferry (a) on the north side of Orchard Heights Road and (b) at the proposed intersection of “Street A” from the Titan Hill development?

What is the current paved cross section of Doaks Ferry (a) north side of Orchard Heights Road and (b) at the proposed intersection of “Street A” center line?

Where is the R-O-W centerline of Doaks Ferry Road in relation to the paved cross section of Doaks Ferry Road paralleling the property owned by the Titan Hill development organization?

What is the width of the planned Doaks Ferry Road sidewalk and will the sidewalk be separated from the traffic lanes on Doaks Ferry Road NW along the Titan Hill development property?

Will there be a left-hand turn lane from Doaks Ferry Road into Street A?

** Salem Transportation System Plan:

“Doaks Ferry Road NW is the one north-south arterial.”

“Doaks Ferry Road NW is classified as a Major Arterial Street south of Brush College Road NW and a Minor Arterial north of Brush College Road NW.”

Street Element 3-27

Erroneous Draft Applicant findings:

“Doaks Ferry Road NW is designated as a ‘minor arterial street’ “

Exhibit 54 – REV01 Draft Findings

Titan Hill Estates Subdivision – Application Narrative page 8

minor arterial = 72-foot R-O-W

Major Arterial = 96-foot R-O-W

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02

PROJECT ADDRESS: 2100 Block of Doaks Ferry Road NW, Salem OR 97304

AMANDA Application No.: 22-119071-PLN

REQUEST: A consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes:

- (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south;
- (2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the proposed development;
- (3) A Class 3 Site Plan Review and Class 1 Design Review for development of 436 units in 31 buildings across five lots, with associated amenities and improvements including a resident clubhouse, recreation areas, parking, and landscaping;
- (4) Four Class 2 Adjustment requests to:
 - (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010);
 - (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));
 - (c) Reduce the minimum 40 percent buildable width requirement at varying percentages along Doaks Ferry Rd NW, Landaggard Dr NW, and Street A (SRC 702.020(e)(4)); and
 - (d) Increase the maximum allowed parking spaces throughout the development by 19 spaces (SRC 806.015(e)); and
- (5) A Tree Regulation Variance request for removal of 46 significant trees on site.

The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 p.m., Friday, March 10, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment. Mailed comments can take up to 7 calendar days to arrive at our office. We recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: 1. I support both the street length and Club house height variances. 2. I ask that my previously submitted queries be answered in the staff report. 3. I challenge the tree plan variance request as detailed in the accompanying document.

Name/Agency & Date: E.M. Easterly March 10, 2023

Address & Email: 775 Fir Gardens St NW Salem, OR 97304

Phone: 503-363-6221

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

Appendix A

Street A alignment with Doaks Ferry Road

Page 1: Applicant's street alignment and significant tree removal elevation schematic.

Page 2: The two graphics are versions of the Salem ArchGIS utility map – a lot line schematic and an ortho-photo graphic.



Approximate alignment of Street A with Doaks Ferry Road at arrow points on the three graphics.

The above graphic segment shows elevation lines, Street A alignment and red numbered tree removal requests submitted by the applicant.

The blue arrows indicate approximately the same site at Doaks Ferry Road on the three graphics.

City of Salem Utility Map



775 Fir Gardens St. NW ♦ Salem, OR 97304
emeasterly@comcast.net ♦ 503-363-6221

March 10, 2023

Jamie Donaldson, Planner II
555 Liberty Street SE Room 305
Salem, Oregon 97302

Re: Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02

Dear Ms. Donaldson:

As a follow up to the previously submitted Query # 2 I ask that the Titan Hill Apartments Tree Variance request not be approved.

The removal of “significant white oaks” from the proposed 2100 Doaks Ferry RMII site is justified by the applicant as follows:

“Trees designated for removal are within the right-of-way, accessways, the building envelop or within an area close to the building envelope that have the potential of being damaged during grading and construction.”

“In order to develop this site as allowed in the RM-II zone, the removal of trees could not be avoided and therefore, created a hardship by impacting how the site plan could be laid out. Therefore, the trees onthe site that will be removed are located within the proposed building envelopes, accessways, and right-of-way.”

The applicant's proposal assumes a RMII density of 17.55 dwelling units per acres, well below the allowed 31 dwelling units per acre but also above the allowed minimum 15 dwelling units per acre permitted in the RMII zone.

The development layout appears to have been set before considering the location of the existing significant white oaks or the negative environmental impacts that will be caused by the tree removal request. See Appendix A.

The applicant claims that the proposed development will preserve approximately 27%, not the required 30%, of the existing trees on the property as well as 39% plus preservation of the significant white oak trees. See chart below. Then the applicant side steps the special tree presevation obligation detailed in SRC 808.030 (a)(1) and (2)(N) by lumping significant trees into the total trees preserved aggregate.

	REMAIN	Percent Remain	REMOVE	TOTAL
WHITE OAK 20">	24	39.34%	37	61
SIGNIFICANT OTHER TREES	6	42.86%	8	14
NONSIGNIFICANT TREES	58	23.11%	193	251
TOTAL TREES	88	26.83%	238	328

“Therefore, 27% of the trees on site will be preserved.


Therefore, a tree variance to allow the removal of significant Oregon White Oaks is being requested.”

The proposed significant tree variance request is in direct conflict with the spirit and intent of SRC 808.030 (a)(1) and (2)(N), namely, the preservation of the Oregon white oaks in Salem.

I, therefore, request that the City of Salem not approve the requested tree variance as proposed and invite the applicant to the reduce the proposed removal of white oaks from the development plan by reducing the proposed residential density of the project.

I also request that the numerical listing of significant trees contained in Titan Hill Apartments / TH – Tree Variance Narrative Exhibit – 54 REV02 as identified by numbers on preliminary sheets SDR3 and SDR4 be included in the public notice pdf packet.

Respectfully,


E.M. Easterly