



1 December 2023

Peter Domine
Planner II City of Salem
Community Development
555 Liberty Street SE
Salem, Oregon 97301

RE: 2148 Turner Rd SE 23-122978 PLN formally 23-120800-PLN

Responses in red

Lot legality	A Validation of Unit of Land was recently approved for the two parcels, land use case VUL23-03 & VUL23-04. These are currently in review for final plat, application no. 23-114395-PLN, but until they are finalized and recorded, a Class 2 Site Plan Review cannot be approved for the property. At the applicant's request, application can be reviewed as a Class 3 Site Plan Review so that recording of the final plat can be conditioned with approval of the site plan review
Response: per our discussion we have apply for a type 3 process	
Site Plan 220.005(e)	Please submit a site plan including all information required in this section. Specifically, please include: • (E) Building elevations for any proposed new buildings.
Response: see attached	
Landscaping	• Per SRC 551.015(d) minimum 15% of the development site must be landscaped to the Type A standards of SRC 807. This would require a minimum of 25,158 sq ft of landscaping, or 1,257 plant units, 40% of which must be trees (i.e., 503 plant units, or 50 trees at 10 plant units each). Plans indicate more than enough landscaping area is provided, but only 45 trees (i.e., 450 plant units at 10 units each). Please indicate how the minimum tree plantings will be provided.
Response: as we discussed we are not developing the front parcel. Sheet L1.1	
Solid Waste Area	Plans indicate a new solid waste service area. Please provide details of the solid waste collection area meeting the standards of SRC 800.055.
Response: see the attached detail of trash enclosure	
Pedestrian Access	Plans indicate two "Future Shop" buildings. If proposed with this site plan review, please provide pedestrian connections between the buildings, per SRC 800.065(a)(2), or clarify that they are not

	<p>proposed to be developed with this review.</p> <ul style="list-style-type: none"> • Please provide details how the pedestrian connection from the street through the parking area will meet the materials requirements of SRC 800.065(b); striping alone is not sufficient. • Parking in front of the building will need wheel stops or an extended curb so vehicles do not encroach into the minimum 5 ft pedestrian walkway. Vehicles are allowed to overhang 2 ft provided 5 ft is maintained clear for the walkway. See image below. • Please indicate how the pedestrian connection to the street will meet the lighting requirement of SRC 800.065(c).
Response see the revised site plan	
Off-Street Loading	Per table 806-11, one off-street loading space is required. Please provide details meeting the off-street loading development standards of SRC 806.080.
Response: the off-street loading is located between tow buildings	
Trip Generation	<p>A Trip Generation Estimate form (TGE) is required as part of the submittal packet pursuant to SRC 220.005(e)(1)(D).</p> <p>The description and size of the new development indicated on the submitted TGE form do not match the current plans that were submitted for review. Please revise and re-submit a corrected TGE form</p>
Response: see attached	
Floodplain Development	<p>Existing floodplain is located on the subject property as designated on the Federal Emergency Management Agency (FEMA) floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC 601.</p> <p>In accordance with SRC 220.005(e)(1)(B)(iii) the applicant shall show the regulatory floodplain on the subject property</p>
Response: the site is indeed in the floor plain; the site was filled 30 years ago. If you examine the grading on the flood plan the existing grades are above the 100 year floor plain already. The proposed construction will be at least 1 foot above the 100 year flood plain. Once the project has been completed the Owner intent is apply for a LOMA to remove the property from the flood maps	
Stormwater Management	<p>The submitted infiltration testing does not meet the requirements of the PWDS 4C. Entire design relies on infiltration so infiltration testing must meet the standards and be provided to confirm adequate stormwater management is provided for the site. Additionally, the proposed stormwater treatment facility does not meet the minimum setback requirement from the east property line pursuant to PWDS 4.3(a)(7)C. Applicant to relocate stormwater facility and provide an updated site plan.</p> <p>Additional stormwater comments will be provided to the stormwater design engineer.</p>

Response	
Street Trees Required	Pursuant to SRC 86, development shall provide street trees to the maximum extent feasible. Existing and proposed street trees shall be shown on the applicants site plan per SRC 220.005(e)(1)(A)(ix).
Response: as per our conversation we are not developing the front parcel on Turner Road and will not be installing street trees until phase 2	
Hydric Soils	There are Salem-Keizer Local Wetland Inventory hydric soils mapped on the subject property. The applicant shall contact the Oregon Department of State Lands to verify if any permits are required for future development. The applicant is required to verify mapped wetland area(s). Once the application is deemed complete, Public Works will send Wetlands Notice to the Department of State Lands, as required by SRC 809.025.
Response: I am still looking but the site was filled 30 years ago. I have yet to find the flood plain development permit but the fill was in place 2017 (17-102386) DSL seems to be under funded and understaffed, it seems to add unnecessary time and expense to a project	

Sincerely.

Ronald James Ped
Architect, PC