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December 20, 2023

## LAND USE APPLICATION COMPLETENESS REVIEW

**Subject Property:** 2148 Turner Rd SE

**Ref#:** 23-122978-PLN

**Applicant:** Ron Ped  
[rjp@rktect.com](mailto:rjp@rktect.com)

A Class 3 Site Plan Review application was officially received on November 27, 2023. Prior to deeming your applications complete, modifications and/or additional information must be provided to address the following item(s):

<b><u>Items of Concern</u></b> <b>*Failure to address issues could result in denial of the application</b>	
<b>Chapter 551 – IC Industrial Commercial Zone</b>	
<b>Setbacks</b>	<ul style="list-style-type: none"><li>• Per SRC 551.015(b), Table 551-3, the minimum setback to the PA zoned property to the east is 5 ft with Type A landscaping. This is exclusive of the detention pond. Please see attached plans with markups.</li><li>• To the south and north of the carport, the setback is also a minimum of 5 ft with Type A landscaping.</li><li>• To the west, there is a minimum 5 ft setback with Type A landscaping.</li></ul>
<b>Landscaping</b>	<ul style="list-style-type: none"><li>• Per <b>SRC 551.015(d)</b> minimum 15% of the development site must be landscaped to the Type A standards of SRC 807. The subject property is 2.5 acres, or 108,897 square feet, requiring a minimum of 16,335 square feet to be landscaped, or 817 plant units (16,335 / 20 = 817). Of the 817 plant units, 40 percent are to be trees, or 327 plant units (817 x .4 = 327). While the development plans indicate more than enough landscaping will be provided, and the calculated areas indicate 428 plant units as trees will be provided, only 32 trees are shown on the plans (320 plant units). Please clarify.</li></ul>

Chapter 800 – General Standards	
<b>Solid Waste Area</b>	<ul style="list-style-type: none"><li>Opening of the solid waste service area does not meet standards of SRC 800.055. The plans show two 9'9" openings (separated by a pole in the middle), where a minimum 12' opening is required. Please revise or this can be conditioned to be corrected at building permit.</li></ul>
<b>Pedestrian Access</b>	<ul style="list-style-type: none"><li>Plans do not indicate how the pedestrian connection to the street will meet the lighting requirement of SRC 800.065(c). Please revise or this can be conditioned to be included at building permit.</li><li>The pedestrian connection from the building to the street does not meet the minimum 5 ft width the entire length of the path, required by SRC 800.065(b). Please revise or this can be conditioned to be corrected at building permit.</li></ul>

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.

**You have 180 days (May 25, 2024) from the date the application was first submitted (November 27, 2023) to respond in one of the three ways listed above, or the application will be deemed void.**

**The Salem Revised Code may be accessed online at the following location:**  
<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2311 or via email at [pdomine@cityofsalem.net](mailto:pdomine@cityofsalem.net).

Sincerely,



Peter Domine, Planner II