

From: Margaret Gander-Vo <Margaret@SGLAW.com>
Sent: Tuesday, December 19, 2023 9:44 AM
To: Peter Domine
Cc: Hannah F. Stevenson
Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Follow Up Flag: Follow up
Flag Status: Completed

Thanks, Peter.

Typically, by the time we get to this stage, we're able to be fairly thorough on our review and have been, if not complete, pretty close to it so any revisions on our end can be pretty quick.

In terms of submittal to the PAC portal, we would typically do a cover letter requesting the application be deemed complete and then once you have had a chance to review, we would provide an extension based on what you think would be sufficient in terms of timing on your end.

Does that work for you, or would you like the extension at this point?

Best wishes,

Margaret Y. Gander-Vo

Lawyer – Real Estate and Land Use



Park Place, Suite 200 | 250 Church Street SE | Salem, Oregon 97301
office: 503.399.1070 | direct: 503.485.4271 | fax: 503.371.2927

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From: Peter Domine <PDomine@cityofsalem.net>
Sent: Tuesday, December 19, 2023 9:34 AM
To: Margaret Gander-Vo <Margaret@SGLAW.com>
Cc: Hannah F. Stevenson <HStevenson@sglaw.com>
Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

That's certainly an option, we can deem it complete with an extension for the decision. I just wasn't sure how close things are to actually being complete.

Peter Domine

Planner II

City of Salem | Community Planning and Development Department
555 Liberty St SE, RM 305, Salem, OR 97301

pdomine@cityofsalem.net | 503-540-2311
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Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net

From: Margaret Gander-Vo <Margaret@SGLAW.com>
Sent: Tuesday, December 19, 2023 9:00 AM
To: Peter Domine <PDomine@cityofsalem.net>
Cc: Hannah F. Stevenson <HStevenson@sglaw.com>
Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Hello Peter:

Can you clarify for me why it would be preferable on your end for us to withdraw and resubmit rather than agree to an extension?

Our intent is to submit and request the City deem the application complete on submittal of the updated deeds. The concern is if we withdraw and resubmit, the timeline for review would be longer, which would result in any needed revisions from our surveyor also likely being slower because he won't have worked on this recently.

Best wishes,

Margaret Y. Gander-Vo
Lawyer – Real Estate and Land Use



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From: Peter Domine <PDomine@cityofsalem.net>
Sent: Tuesday, December 19, 2023 8:32 AM
To: Margaret Gander-Vo <Margaret@SGLAW.com>
Cc: Hannah F. Stevenson <HStevenson@sglaw.com>
Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Thanks, Margaret. Since it expires next week, it is pretty unlikely the new materials could get reviewed in time for us to deem the application complete and issue a decision, so you might want to withdraw

and reapply as soon as they're ready. The PLAs were a condition of approval for the site plan review, so the occupancy permits can't be finalized without it, and we don't want that to be held up and be a problem for them. Please keep me updated. Thanks,

Peter Domine

Planner II

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Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net

From: Margaret Gander-Vo <Margaret@SGLAW.com>

Sent: Monday, December 18, 2023 4:32 PM

To: Peter Domine <PDomine@cityofsalem.net>

Cc: Hannah F. Stevenson <HStevenson@sglaw.com>

Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Hello Peter:

Thank you for reaching out, we've been working to get the deeds back from the surveyor and hope to have them uploaded as soon as possible. Apparently, there was some back and forth between the Applicant's surveyor and the City surveyor that caused a delay.

Best wishes,

Margaret Y. Gander-Vo

Lawyer – Real Estate and Land Use



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From: Peter Domine <PDomine@cityofsalem.net>

Sent: Monday, December 18, 2023 4:27 PM

To: Margaret Gander-Vo <Margaret@SGLAW.com>

Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Hi Margaret,

I just wanted to reach out and let you know this application is nearing its expiration (December 27th). We have yet to receive any updates. Please let me know if you'll be able to submit the necessary revisions or if you'd like to withdraw the application and reapply when everything is ready. These property line adjustments were a condition of approval for the school's site plan review and do need to be completed.

Peter Domine

Planner II

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555 Liberty St SE, RM 305, Salem, OR 97301

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From: Margaret Gander-Vo <Margaret@SGLAW.com>

Sent: Tuesday, July 25, 2023 9:23 AM

To: Peter Domine <PDomine@cityofsalem.net>

Cc: Mark D. Shipman <MShipman@SGLaw.com>; Hannah F. Stevenson <HStevenson@sglaw.com>

Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Thanks, Peter.

It sounds like the District's Surveyor is waiting on some documents from the City Surveyor regarding the roadways. We will provide updates as we have them.

Best wishes,

Margaret Y. Gander-Vo

Lawyer – Real Estate and Land Use



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office: 503.399.1070 | direct: 503.485.4271 | fax: 503.371.2927

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From: Peter Domine <PDomine@cityofsalem.net>
Sent: Monday, July 24, 2023 8:12 AM
To: Margaret Gander-Vo <Margaret@SGLAW.com>
Cc: Mark D. Shipman <MShipman@SGLaw.com>; Hannah F. Stevenson <HStevenson@sglaw.com>
Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Hi Margaret,
At this time, nothing else that I am aware of. Please let me know if you have any questions.

Peter Domine
Planner I
City of Salem | Community Development Department
555 Liberty St SE, RM 305, Salem, OR 97301
pdomine@cityofsalem.net | 503-540-2311
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From: Margaret Gander-Vo <Margaret@SGLAW.com>
Sent: Thursday, July 20, 2023 9:42 AM
To: Peter Domine <PDomine@cityofsalem.net>
Cc: Mark D. Shipman <MShipman@SGLaw.com>; Hannah F. Stevenson <HStevenson@sglaw.com>
Subject: RE: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Thank you, Peter.

We will follow up with the District's Surveyor and ask them to provide those additional items on the Site Plan. Is Planning anticipating having additional comments, or is this the totality of the City's completeness review?

Best wishes,
Margaret Y. Gander-Vo
Lawyer – Real Estate and Land Use



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From: Peter Domine <PDomine@cityofsalem.net>

Sent: Thursday, July 20, 2023 9:29 AM

To: Margaret Gander-Vo <Margaret@SGLAW.com>; Mark D. Shipman <MShipman@SGLaw.com>

Subject: Information Request 23-113494-PLN 1711 Aguilas Ct NE

Good Morning,

The City Surveyor has reviewed your application for property line adjustments at the subject property. Please review the attached incomplete letter for the requested information. Please let me know if you have any questions.

Peter Domine

Planner I

City of Salem | Community Development Department

555 Liberty St SE, RM 305, Salem, OR 97301

pdomine@cityofsalem.net | 503-540-2311

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