
June 11, 2026

Laura LaRoque
Pathfinder Land Use Consulting
P.O. Box 484
Lebanon, OR 97355

RE: Santiam Christian Elementary School Site Plan Review

We have reviewed the materials submitted with this land use application to the Adair Village Land Development Code (LDC) and applicable adopted master plans. These are engineering review comments and recommended requirements if the application is continued or approved with conditions. These comments do not resolve the broader TIS deficiencies identified by Ferguson & Associates.

The following are recommended conditions of approval for the application:

1. Prior to issuance of building permits, the applicant must dedicate Right of Way (ROW) for NE Vandenberg Avenue fully along the lot frontage to the West and East, connecting to NE Arnold Avenue consistent with the adopted Transportation Master Plan and in accordance with LDC 2.400.2.a.
2. Prior to issuance of building permits, the applicant must secure and provide documentation of recorded easements for all City utilities located outside City ROW.
3. Prior to issuance of building permits, the applicant must secure and provide documentation of recorded easements for any portions of the downstream drainage path that falls outside this subject property until it reaches public ROW.
4. Prior to issuance of building permits, the applicant must record an agreement with the City to secure future construction of standard ROW improvements for the West portion of NE Vandenberg Avenue that is not shown to be constructed as part of this application in accordance with LDC 8.100.9
5. Prior to issuance of building permits, the applicant must construct public improvements in accordance with LDC Article 8.
6. Prior to issuance of building permits, the applicant must secure and provide documentation of a recorded public access easement or have documentation of dedicated ROW for portions of NE Marcus Harris Avenue that does not front the subject lot and that the applicant is considering as accessible for site circulation.

Please let me know if you have any comments or questions regarding our comments above. If you feel it would be worth reviewing the comments and plans, we are willing to do so at your convenience. Feel free to contact me at 541-930-3196 or by email at jdeaver@verdantas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joshua Deaver".

Joshua Deaver, PE
Civil West Engineering Services, Engineer
For City of Adair Village