

CITY OF *Salem*
AT YOUR SERVICE
Public Works Department
APWA ACCREDITED AGENCY

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

April 19, 2024

Jennie Peters
1443 45th Avenue NE
Salem OR 97301

**SUBJECT: Wetland Land Use Notification: 1441 45th Avenue NE
Permit # 24-101905-PLN**

Tax lot 072W19DB00100 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute 227.350(5)* allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on their property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.

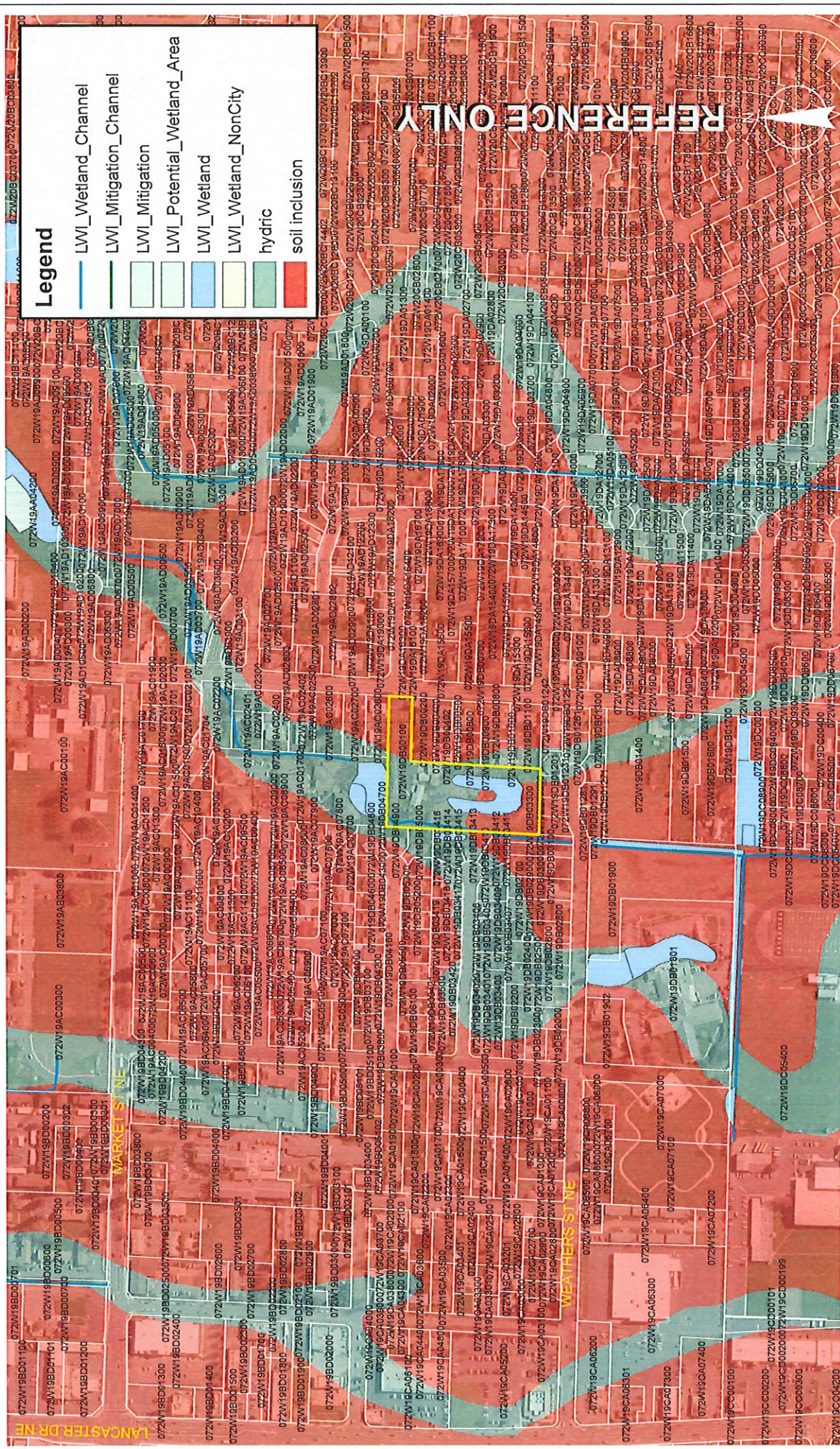

Jason Valyou
Program Coordinator

Enclosures: GIS Map, Site Map, Wetland Land Use Notification Form

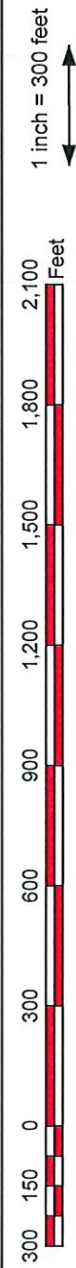
cc: HN/F:\Common\PAC\DevSvcsLandUse\24-101905-PLN_1441 45th Ave NE\WLUN
Zachary Diehl, Natural Resource Program Coordinator
File

Transportation Operations, Utility Operations, and Engineering
1457 23rd St SE, Salem, OR
Mailing Address: PO Box 14300, Salem, OR 97309-1457
Phone 503-588-6270 • Fax 503-588-6480

Willow Lake Water Pollution Control Facility
5915 Windsor Island Road N, Keizer, OR
Mailing Address: PO Box 14300, Salem, OR 97309-5915
Phone 503-588-6380 • Fax 503-588-6387

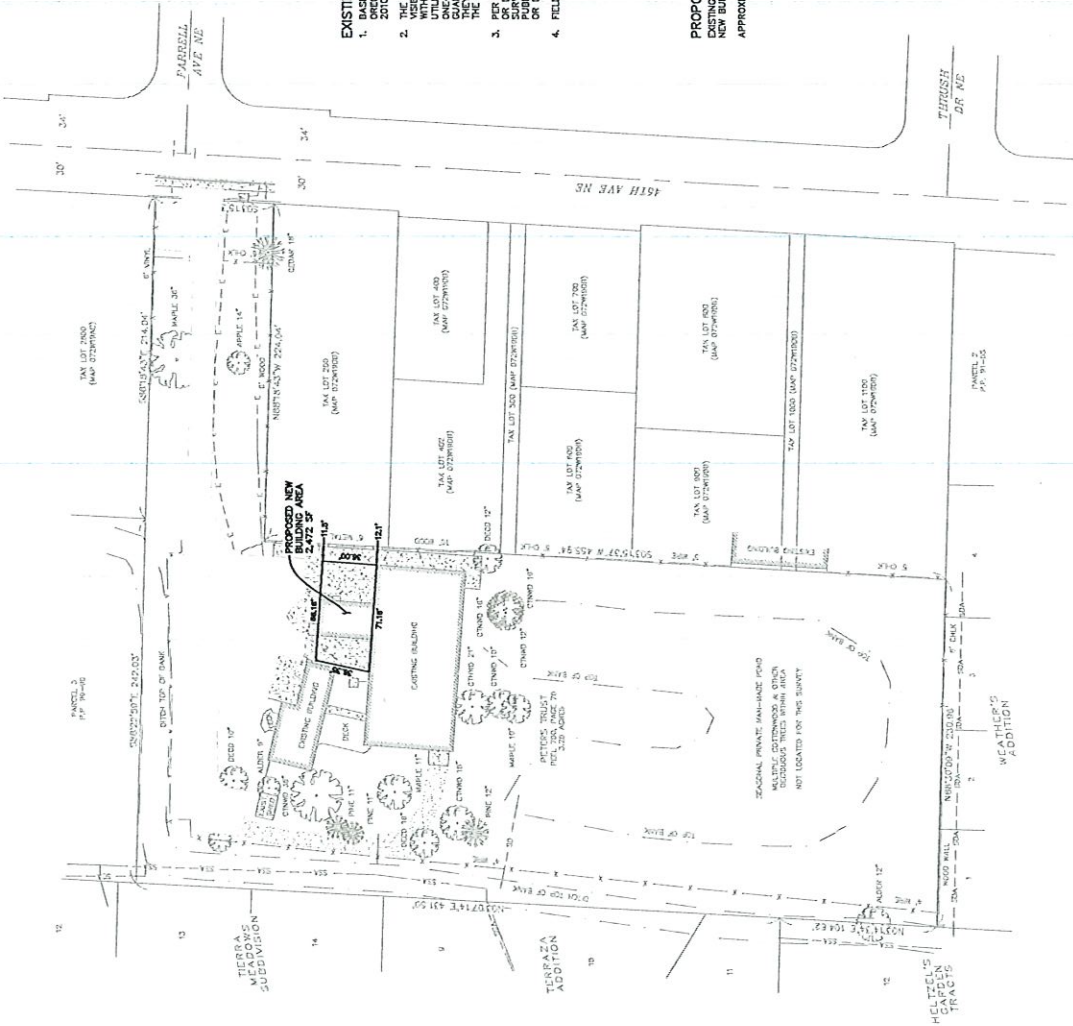


This product is provided as-is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.





●	STORM MONUMENT	○	STORM JUNCTION BOX
○	CULVERT	○	SANITARY SEWER MANHOLE
○	CLEANSIT	○	WATER METER
○	ELECTRICAL BOX	○	POWER METER
○	ELECTRICAL TRANSFORMER	○	ELECTRICAL
○	UTILITY STOP	○	UTILITY STOP UP
○	UTILITY VAULT	○	AIR CONDITIONING UNIT
○	COMBINING USER	○	MISC. POST
○	GATE POST	○	GAS LINE MARKER
○	CONCRETE	○	GRAVEL
○	ASPHALT	○	DECIDUOUS TREE & TRUNK
○	CONIFEROUS TREE & TRUNK	○	STORM LINE UNDERGROUND
○	GAS LINE UNDERGROUND	○	ELECTRICAL LINE UNDERGROUND
○	POURING POINT LINE	○	POURING LINE
○	RESULT DATA	○	SEWER LINE RESULT DATA
○	CURB & GUTTER	○	C&G
○	CONC	○	CONC



1. BASES OF BEARINGS AND COORDINATE SYSTEM IS BASED ON OREGON STATE PLANE NORTH ZONE 5001, NAD83/2011, EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM DISCOVERED UTILITIES OF OREGON POWER AND UTILITIES COMPANY WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF SAID MARKINGS, HOWEVER, THE SURVEYOR HAS BEEN LOCATED AS THEY APPEARED ON THE GROUND.

3. PER ORS 209.130, ANY SURVEY MONUMENT REMOVED, DISTURBED OR DESTROYED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR WITHIN 90 DAYS AT THE EXPENSE OF THE PERSON OR PUBLIC AGENCY RESPONSIBLE FOR SAID REMOVAL, DISTURBANCE OR DESTRUCTION.
4. FIELD SURVEYED OCTOBER, 2023.

EXISTING BUILDING AREA: 9,861 SF
NEW BUILDING AREA: 2,472 SF
APPROXIMATE LANDSCAPING: 11,862 SF

REVISIONS			JOB NO. 23-480	SHEET 1/1
NO.	DATE	DESCRIPTION		
0	22NOV23	NETAL RELEASE		

FFN SURVEYING 
7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

PROPOSED IMPROVEMENTS
FOR: NATURE'S KICK CORP.
IN THE SE 1/4 OF SECTION 19, T.7S, R.2W, W.M.
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

07 2W 19DB

07 2W 19DB

SALEM

07 2W 19DB

07 2W 19DB

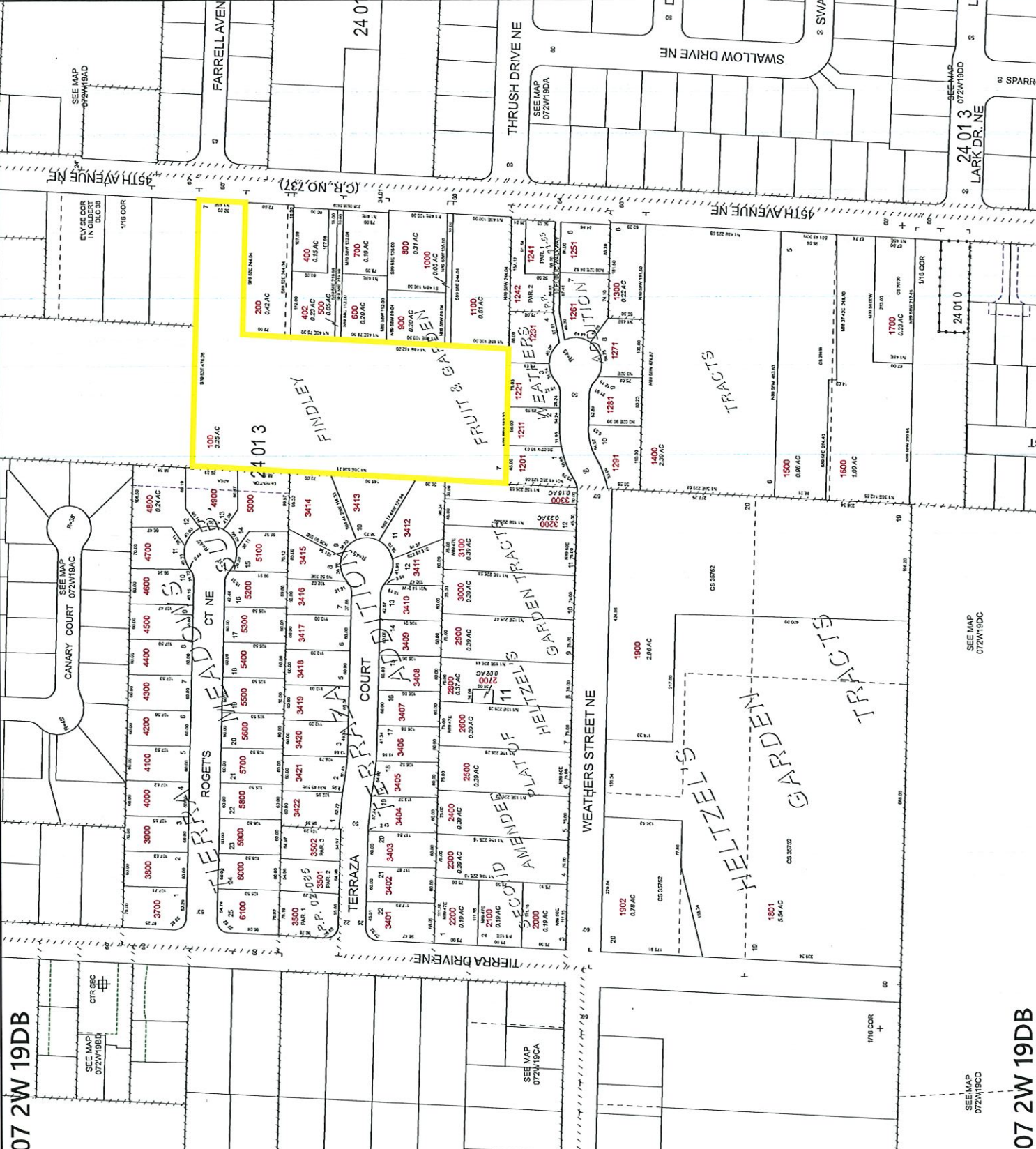


MARION COUNTY, OREGON
NW 1/4 SE 1/4 SEC 19 T7S R2W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Boundary
 - Waterline - Taxlot Boundary
 - Waterline - Non Boundary
- CORNER TYPES**
- 1/4 Section Cor.
 - 1/6TH Section Cor.
 - DLC Corner
 - Section Corner
- NUMBERS**
- Tax Code Number
 - 00 00 0
 - Acresage
 - 0.35 AC
- NOTES**
- All areas listed are Net Acres, excluding any portions of the taxlot within public ROWs.

- CANCELLED NUMBERS**
- 300
 - 401
 - 701
 - 1000
 - 1001
 - 3000
 - 3000
- DISCLAIMER:** THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY
- Assessors Office**
Cartography Dept
- FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us
- PLOT DATE:** 3/21/2024





Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Responsible Jurisdiction

*

☒ City of ☐ County of

Municipality *

Salem

Date *

4/18/2024

Staff Contact

First Name *

Jason

Last Name *

Valyou

Phone * (?)

503-588-6211

Email *

jvalyou@cityofsalem.net

Applicant

First Name *

Jennie

Last Name *

Peters

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

1443 45th Avenue NE

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

United States

Phone (?)

Email (?)

qahoneystix@gmail.com

Is the Property Owner name and address the same as the Applicant? *

☐ No ☒ Yes

Activity Location

Township* (?)

07S

Range* (?)

02W

Section* (?)

19

Quarter-quarter Section (?)

DB

Tax Lot(s)*

00100

You can enter multiple tax lot numbers within this field, i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

1443 45th Avenue NE

Address Line 2

City

Salem

State

OR

Postal / Zip Code

97301

Country

USA

County*

Marion

Adjacent Waterbody

Wetland, hydric soil, soil inclusion

Proposed Activity



Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

24-101905-PLN

Zoning

RA

Proposed

☒ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☒ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☐ Subdivision

Applicant's Project Description and Planner's Comments:*

Site plan review and adjustment to landscaping and setback standards.

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

24-101905-PLN_LWI Map.pdf

11.03MB

24-101905-PLN_Plan.pdf

407.78KB

24-101905-PLN_Tax Lot Map.pdf

275.13KB

Additional Attachments

Date

4/18/2024