

Oregon DEQ Land Use Compatibility Statement

SECTION 1 - TO BE COMPLETED BY APPLICANT			
1A. Applicant Name: PETROCARD, INC	1B. Project Name: SALEM INDUSTRIALWAY Bulk Plant		
Contact Name: WES SHERMAN	Physical Address: 3029 INDIAN WAY NE		
Mailing Address: PO BOX 40	City, State, Zip: SALEM OR 97301		
City, State, Zip: KENT WA 98035	Tax Lot #: 073W14AD01100		
Telephone: 800.950.3835	Township: 07 Range: 03 Section: 14		
Tax Account #: 91-1311707	Latitude: 44.9658176		
	Longitude: -123.0131702		
1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary): <div style="font-family: cursive; font-size: 1.2em; color: blue;"> BULK FUEL PLANT SHARE w/ CAROLLOCK (294428/24-5323) </div>			
1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time. <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top; width: 50%;"> <input type="checkbox"/> Air Quality Notice of Construction <input checked="" type="checkbox"/> Air Contaminant Discharge Permit <input type="checkbox"/> Air Quality Title V Permit <input type="checkbox"/> Air Quality Indirect Source Permit <input type="checkbox"/> Parking/Traffic Circulation Plan <input type="checkbox"/> Solid Waste Land Disposal Site Permit <input type="checkbox"/> Solid Waste Treatment Facility Permit <input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester) <input type="checkbox"/> Conversion Technology Facility Permit <input type="checkbox"/> Solid Waste Letter Authorization Permit <input type="checkbox"/> Solid Waste Material Recovery Facility Permit <input type="checkbox"/> Solid Waste Energy Recovery Facility Permit <input type="checkbox"/> Solid Waste Transfer Station Permit <input type="checkbox"/> Waste Tire Storage Site Permit <input type="checkbox"/> Pollution Control Bond Request <input type="checkbox"/> Hazardous Waste Treatment, Storage or Disposal Permit </td> <td style="vertical-align: top; width: 50%;"> <input type="checkbox"/> Clean Water State Revolving Fund Loan Request <input type="checkbox"/> Wastewater/Sewer Construction Plan/ Specifications (includes review of plan changes that require use of new land) <input type="checkbox"/> Water Quality NPDES Individual Permit <input type="checkbox"/> Water Quality WPCF Individual Permit (for onsite construction-installation permits use the DEQ Onsite LUCS form) <input type="checkbox"/> Water Quality NPDES Stormwater General Permit (1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z) <input type="checkbox"/> Water Quality General Permit (all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile) <input type="checkbox"/> Water Quality 401 Certification for federal permit or license </td> </tr> </table>		<input type="checkbox"/> Air Quality Notice of Construction <input checked="" type="checkbox"/> Air Contaminant Discharge Permit <input type="checkbox"/> Air Quality Title V Permit <input type="checkbox"/> Air Quality Indirect Source Permit <input type="checkbox"/> Parking/Traffic Circulation Plan <input type="checkbox"/> Solid Waste Land Disposal Site Permit <input type="checkbox"/> Solid Waste Treatment Facility Permit <input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester) <input type="checkbox"/> Conversion Technology Facility Permit <input type="checkbox"/> Solid Waste Letter Authorization Permit <input type="checkbox"/> Solid Waste Material Recovery Facility Permit <input type="checkbox"/> Solid Waste Energy Recovery Facility Permit <input type="checkbox"/> Solid Waste Transfer Station Permit <input type="checkbox"/> Waste Tire Storage Site Permit <input type="checkbox"/> Pollution Control Bond Request <input type="checkbox"/> Hazardous Waste Treatment, Storage or Disposal Permit	<input type="checkbox"/> Clean Water State Revolving Fund Loan Request <input type="checkbox"/> Wastewater/Sewer Construction Plan/ Specifications (includes review of plan changes that require use of new land) <input type="checkbox"/> Water Quality NPDES Individual Permit <input type="checkbox"/> Water Quality WPCF Individual Permit (for onsite construction-installation permits use the DEQ Onsite LUCS form) <input type="checkbox"/> Water Quality NPDES Stormwater General Permit (1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z) <input type="checkbox"/> Water Quality General Permit (all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile) <input type="checkbox"/> Water Quality 401 Certification for federal permit or license
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1E. This application is for: <input type="checkbox"/> Permit Renewal <input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Permit Modification <input type="checkbox"/> Other:			

Oregon DEQ Land Use Compatibility Statement

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

Applicant Name: PetroCard, Inc

Project Name: Salem Industrial Way Bulk Plant

Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.

2A. The project proposal is located: ☒ Inside city limits ☐ Inside UGB ☐ Outside UGB

2B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property or land use): City of Salem

2C. ☐ This project is not within the jurisdiction of any land use, zoning, or planning entity

☐ This project is also within the jurisdiction of the following land use, zoning, or planning entity _____

2D. Is the activity allowed under Measure 49 (2007)? ☒ No, Measure 49 is not applicable ☐ Yes, if yes, then check one:

☐ Express; approved by DLCD order #:

☐ Conditional; approved by DLCD order #:

☐ Vested; approved by local government decision or court judgment docket or order #:

2E. Is the activity a composting facility? ☒ No ☐ Yes; SB 462 (2013) notification requirements have been met.

2F. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031?

Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1C. For example, if the applicant's project is described in 1C. as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate whether the subdivision is approved, DEQ will delay permit issuance until approval for the subdivision is obtained from the local planning official.

☐ The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:

☐ **YES**, the activity or use is pre-existing nonconforming use allowed outright by (provide reference for local ordinance):

☒ **YES**, the activity or use is allowed outright by (provide reference for local ordinance): SRC Sec. 554.005(a)

☐ **YES**, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.

☐ **YES**, the activity or use is allowed; findings are attached.

☐ **NO**, see 2D. above, activity or use allowed under Measure 49; findings are attached

☐ **NO**, (complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined).

Relevant specific plan policies, criteria, or standards:

Provide the reasons for the decision:

Additional comments (attach additional information as needed): Previous approval granted by LUCS 10-107439-ZO

Planning Official Signature: 

Title: Planner I

Print Name: Caroline DeBruine

Telephone #: 503-540-2326

Date: 6/12/2025

If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:

Planning Official Signature:

Title:

Print Name:

Telephone #:

Date:



■ TO: Leah deVries

■ FROM: Pamela Cole

■ DATE: 5/6/2010

■ TRACKING 10-107439-ZO
#: _____

LAND USE COMPATIBILITY COMMENT-REFERRAL

Please review attached information and provide comments regarding any applicable City of Salem permit requirements.

■ REFERRAL AGENCY: Oregon Department of Environmental Quality

■ SUBJECT PROPERTY Q73W14AD01100L1

■ DEVELOPMENT PROPOSED: Pacific Pride fueling station

Are City Permits Required?: YES ☐ (please list below) NO ☒

① Type of Permit: _____

Has Permit Been Issued Yet? YES ☐ NO ☐

② Type of Permit: _____

Has Permit Been Issued Yet? YES ☐ NO ☐

③ Type of Permit: _____

Has Permit Been Issued Yet? YES ☐ NO ☐

Additional Comments: _____

Staff Initial

SMJ

Date

5/12/10

PLEASE RETURN COMPLETED COMMENT-REFERRAL FORM TO:

Pamela Cole (Current Planning) by: ASAP.

Thank you

**Oregon Department of Environmental Quality
LAND USE COMPATIBILITY STATEMENT**

SECTION 1 - TO BE COMPLETED BY APPLICANT
(may be filled in electronically by tabbing to each field)

1. Applicant Name (This must be the same name as the legal name you will use on your permit/registration application form):

Marc Nelson Oil Products Inc.

Mailing Address: P.O. Box 7135

City, State, Zip: Salem, OR 97303

Telephone: 503-363-7676 (Peter)

2. Property Physical Address: 3029 Sat Industrial Wy NE

City, State, Zip: Salem, OR 97303

County: Marion

Tax Lot #: 073W14AD 01100L1

3. Describe the type of development, business, or facility and the provided services or products:

Pacific Pride fueling station

4. Check the type of DEQ Air Contaminant Discharge Permit being applied for at this time:

☒ Basic or General Air Contaminant Discharge Permit

☒ Registration

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For allowed pre-existing uses and uses allowed outright, DEQ will accept written findings in the form of a citation to the applicable land use regulation. In all other cases, DEQ will accept a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.

A. The project proposal is located: ☒ Inside city limits ☐ Inside UGB ☐ Outside UGB

B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property): City of Salem

C. Is the use compatible with the applicable acknowledged comprehensive plan and land use regulations?

Please complete this form to address the use for which the applicant is seeking approval (see #3 in Section 1 above). If you cannot answer "yes," please discuss your findings with the applicant. DEQ cannot proceed with permit issuance if the use is not compatible with your acknowledged comprehensive plan. DEQ will not accept any alterations to this form.

☐ Yes, the activity or use is pre-existing nonconforming use allowed outright by (provide reference to local ordinance):

☒ Yes, the activity or use is allowed outright by (provide reference to local ordinance):

SRC Chapter 158.020(f)(4) Fuel dealers

☐ Yes, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.

☐ Yes, the activity or use is otherwise compatible with the acknowledged comprehensive plan and land use regulations; findings are attached.

Additional comments (attach additional information as needed):

Planning Official Signature: Pamela J. Cole

Title: Associate Planner

Print Name: Pamela J. Cole

Telephone #: 503-588-6173

Date: 5/6/2010



555 Liberty ST SE
Room 320
Salem, OR 97301

Sequence #: 10-107439-ZO

Payment #: 10093641

Date: May 05, 2010

Check #: CR047826

ZONING

RECEIPT

Customer

PETER NELSON
2675 ELLEN LN NW
SALEM OR 97304

Payment For Address: **3029 INDUSTRIAL WY NE**

Description	Billed Fees	Previously Paid	Today's Payment	Balance Due
Verification of Land Use - government	\$22.00			
Automation Surcharge	\$2.50			
Processing Fee - PL	\$12.50			
Total for Bill # 671473:	\$37.00	\$0.00	\$37.00	\$0.00

RECEIPT TOTAL:	\$37.00	\$0.00	\$37.00	\$0.00
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Total Paid: \$37.00