

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

July 2, 2025

City of Salem – Airport Division
2990 25th St SE
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: 3688 Airway Drive SE
Permit # 25-111197-PLN**

Tax lot 083W010000100 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

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

cc: Zachary Diehl, Program Manager
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

Code: 2022 OSSC

311.2 Moderate-hazard storage, Group S-1. Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

Aircraft hangar (storage and repair)

Occupancy: S-1
Construction Type VB
Allowable Area: 9,000 sq ft
Actual Area 2,005 sq ft OK

AIRCRAFT-RELATED OCCUPANCIES

412.1 General. Aircraft-related occupancies shall comply with Sections 412.1.1 through 412.7 and the other applicable provisions of this code.

412.2 Airport traffic control towers. The provisions of Sections 412.2.1 through 412.2.6 shall apply to airport traffic control towers.

412.2.1 General. The following shall apply:

NA. NOT A CONTROL TOWER

412.2.3 Aircraft hangars. Aircraft hangars shall be in accordance with Sections 412.3.1 through 412.3.6.

412.2.3.1 Exterior walls. Exterior walls located less than 30 feet (9144 mm) from lot lines or a public way shall have a fire-resistance rating not less than 2 hours.

412.2.3.1.3 Floor surface. Floors shall be graded and drained to prevent water or fuel from remaining on the floor. Floor drains shall discharge through an oil separator to the sewer or to an outside vented sump.

Exception: Aircraft hangars with individual lease spaces not exceeding 2,000 square feet each in which servicing, repairing or washing is not conducted and fuel is not dispensed shall have floors that are graded toward the door, but shall not require a separator.

4123.4 Heating equipment. Heating equipment shall be placed in another room separated by 2-hour fire barriers and located in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, both. Entrance shall be from the outside or by means of vestibule providing a two-doorway separation.

Exceptions:

1. Unit heaters and vented infrared radiant heating equipment suspended not less than 10 feet (3048 mm) above the upper surface of wings or engine enclosures of the highest aircraft that are permit-

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet.
 2. A Group S-1 fire area is located more than three stories above grade plane.
 3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
 4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
- No sprinkler required**

to be housed in the hangar need not be located in a separate room provided that they are mounted not less than 8 feet above the floor in shops, offices and other sections of the hangar communicating with storage or service areas.

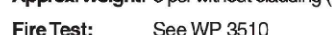
2. Entrance to the separated room shall be permitted by a single interior door provided that the sources of ignition in the appliances are not less than 18 inches above the floor.

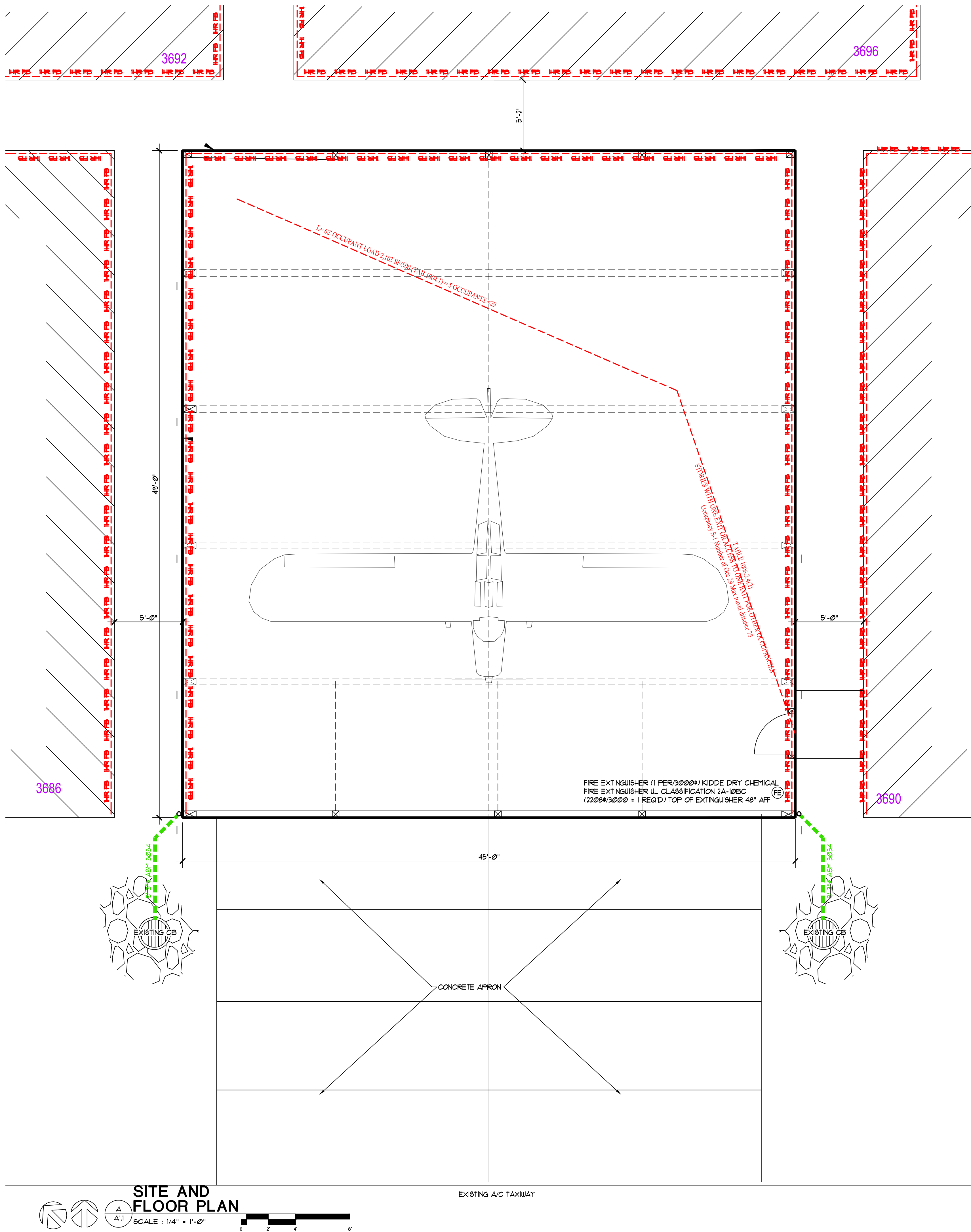
412.3.5 Finishing. The process of "doping," involving use of a volatile flammable solvent, or of painting, shall be carried on in a separate detached building equipped with automatic fire-extinguishing equipment in accordance with Section 903.

412.3.6 Fire suppression. Aircraft hangars shall be provided with a fire suppression system designed in accordance with this code and NFPA 409, based on the classification for the hangar given in Table 412.3.6. Exceptions:

1. Where a fixed base operator has separate repair facilities on site, Group II hangars operated by a fixed base operator used for storage of transient aircraft only shall have a fire suppression system, but the system is exempt from foam requirements.
2. Aircraft hangars that have an aircraft access door height less than 28 feet and do not have provisions for housing aircraft with a tail height over 28 feet are exempt from foam requirements, provided that the building complies with all of the following criteria:

- 2.1. The building is surrounded and adjoined by public ways or yards not less than 60 feet in width or shall be provided with fire-resistance-rated exterior walls and separation distances in accordance with NFPA 409, Section 5.3.
- 2.2. The building is provided with an automatic

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
GYPSPUM WALLBOARD, GYPSPUM SHEATHING, WOOD STUDS		
Fire Design:		
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" c/c with 1/3"4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.		
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0912" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)		
<div style="display: flex; justify-content: space-between;"> <div data-bbox="253 913 476 934"> Thickness: 4-3/4" without cladding (Fire) Approx. Weight: 6 psf without cladding (Fire) </div> <div data-bbox="476 913 640 934">  </div> </div>		
Fire Test:		
<div style="display: flex; justify-content: space-between;"> <div data-bbox="253 944 476 964"></div> <div data-bbox="476 944 640 964"> See WP 3510 (UL F9501-47, -48, 9-17,65, UL Design U550, UL R1319-129, 7-22-70, UL Design U514) </div> </div>		



NEW HANGER
HUNSAKER DEVELOPMENT
3688 Airway Dr SE Salem OR 97302

DATE: 29 MAY 2025
DRAWN: TB
JOB NO.: 2528

A1.1

REFERENCE ONLY



1 inch = 100 feet

This product is provided as-is, without warranty. In no liable for damages from the use of this product. This pr and copyright limitations and further distribution

- Legend**
- Parcel
 - Active Easement
 - Quitclaim Easement
 - Active PSFA
 - Quitclaim PSFA
 - Manhole**
 - TYPE**
 - Cleanout
 - Manhole
 - Vault
 - Valve Box
 - Sewer Main - Active**
 - UnitType**
 - Main - Active
 - Main - Force
 - Div./Split/Relief
 - Siphon
 - Suspended Main
 - Service Lateral
 - Flow Control Exception Areas
 - Inlet**
 - UnitType**
 - Catch Basin
 - FC Catch Basin
 - WQ Catch Basin
 - Weep/Bubbler
 - Manhole**
 - UnitType**
 - Cleanout
 - FC Cleanout
 - Manhole
 - FC Manhole
 - WQ Manhole
 - WQ Tree
 - WQ Vault
 - Wier
 - Pump Station
 - Service Line
 - Main - Private
 - Main - Abandoned
 - Main - Proposed
 - Main - Active**
 - UnitType**
 - Main
 - Perforated Pipe
 - Piped Creek
 - Piped Detention
 - UnitType**
 - Ditch
 - Storage Basin
 - Detention
 - Storm Water Quality Facility
 - st_cmodel_nodes
 - st_lines_mlist
 - st_cmodel_links
 - Water Main - Active
 - City Outline
 - Outside_City_Limits
 - UGB
 - Street Class**
 - Freeway
 - Parkway
 - Major Arterial
 - Minor Arterial
 - Collector
 - Other
 - RAD.Centerline
 - PARKS.Trails
 - PW.Wetlands

08 3W 01CB

08 3W 01CB
SALEM



MARION COUNTY, OREGON
NW1/4 SW1/4 SEC1 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊕ 1/4 Section Cor.
 - ⊙ DLC Corner
 - 16, 15
 - ⊕ Section Corner
 - 21, 22

NUMBERS

Tax Code Number
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

200.00
175.00

CANCELLED NUMBERS			
1100A2			

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 4/7/2022

SALEM
08 3W 01CB

SEE MAP
083W02A

SEE MAP
083W01BC

LAND OWNED BY CITY OF SALEM
ASSESSED WITH TAX LOT
100 ON MAP 08 3W 01

LAND OWNED BY CITY OF SALEM
ASSESSED WITH TAX LOT
100 ON MAP 08 3W 01

SEE MAP
083W01

SW COR
E. PARROTT
DLC NO 38

SEE MAP
083W01CC

08 3W 01CB



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

Activity Location



Township * (?)

08S

Range * (?)

03W

Section * (?)

01

Quarter-quarter Section (?)

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

3688 Airway Drive SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

County *

Marion

Adjacent Waterbody

Hydric soils

Geolocation *

44.902555, -123.005853

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 # * (?)

25-111197-PLN

Zoning

PS

Describe any Earthwork/Ground Disturbance *

New Pole barn style hanger in Salem airport

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: *

New Pole barn style hanger in Salem airport

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

25-111197-PLN_Plans.pdf	1.37MB
25-111197-PLN_Plans2.pdf	10.12MB
25-111197-PLN_LWI Map.pdf	2.98MB
25-111197-PLN_Tax Lot Map.pdf	240.59KB

Additional Attachments

Applicant

First Name *

City of Salem -

Last Name *

Airport Division

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

2990 25th Street SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

Phone (?)

503-588-6314

Email (?)

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

☐ No ☒ Yes

Responsible Jurisdiction

*

☒ City of ☐ County of

Municipality *

Salem

Date *

7/1/2025

Staff Contact

First Name *

Jason

Phone * (?)

503-588-6211

Last Name *

Valyou

Email *

jvalyou@cityofsalem.net

