

CITY OF *Salem*  
AT YOUR SERVICE  
PUBLIC WORKS DEPARTMENT

555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

October 22, 2014

Olsen Design and Development, Inc.  
PO Box 9  
Monmouth OR 97361-1579

**SUBJECT: Wetland Land Use Notification: 2250 Strong Road SE  
FRP-PAR-SUB 14-01**

Tax Lot 083W1100200 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. The City of Salem's local inventory shows the presence of hydric soils on the subject property. *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 the property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing the Department of State Lands (DSL) with 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 if further information is necessary.



Todd Klocke  
Program Coordinator

TLC\JP:\ALLCITY\AMANDA\AMANDAATTACHMENTS\PW DOCUMENTS\WLUN\_2250 STRONG RD SE.DOCX

Enclosures: 1. GIS Map; 2. Site Map; 3. Wetland Land Use Notification Form

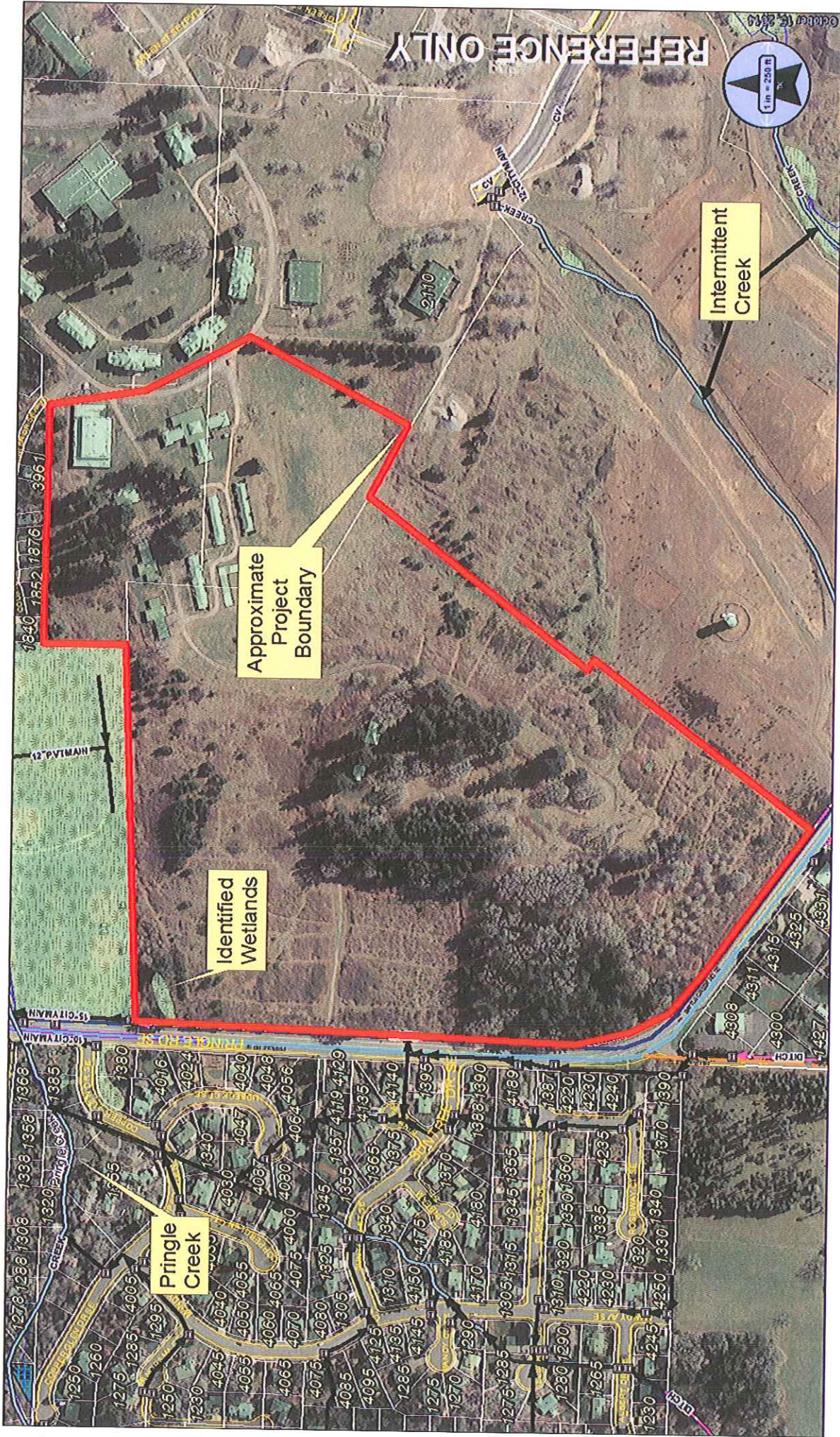
cc: Amanda File No. 14-111665; File

Engineering Division  
Parks and Transportation  
Services Division  
555 Liberty Street SE / Room 325  
Salem OR 97301-3513  
Phone 503-588-6211  
Fax 503-588-6025

Operations Division  
1410 20<sup>th</sup> Street SE / Building 2  
Salem OR 97302-1209  
Phone 503-588-6063  
Fax 503-588-6480

Parks Operations  
1460 20<sup>th</sup> Street SE / Building 14  
Salem OR 97302-1209  
Phone 503-588-6336  
Fax 503-588-6305

Willow Lake Water Pollution  
Control Facility  
5915 Windsor Island Road N  
Keizer OR 97303-6179  
Phone 503-588-6380  
Fax 503-588-6387



REFERENCE ONLY

Intermittent  
Creek

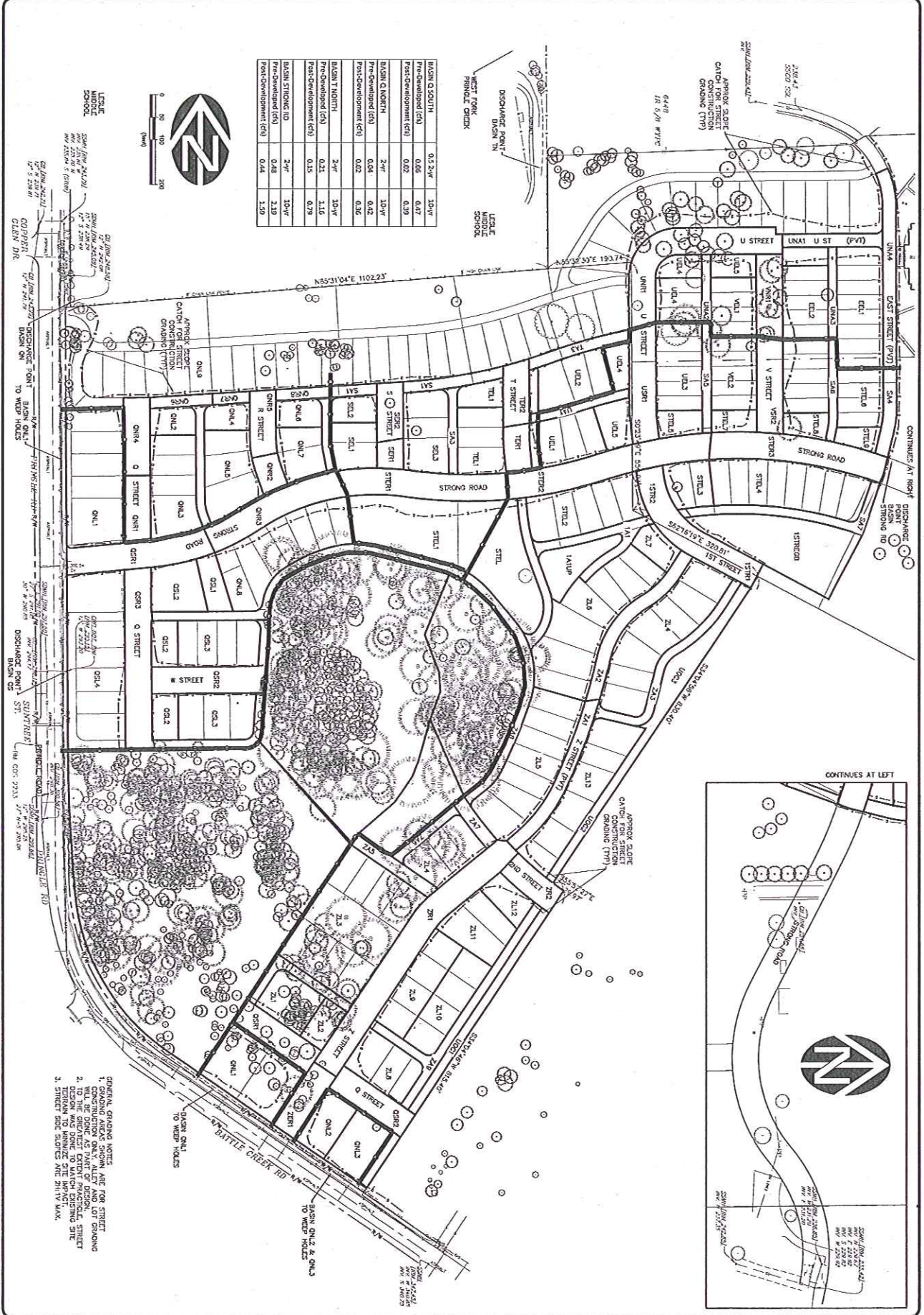
Approximate  
Project  
Boundary

Identified  
Wetlands

Pringle  
Creek

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REFERENCE ONLY



Basin Q South	0.52%	10'W
Pre-Development (CS)	0.06	0.47
Post-Development (CS)	0.02	0.39
Basin Q North	2.4%	10'W
Pre-Development (CS)	0.04	0.42
Post-Development (CS)	0.02	0.36
Basin T North	2.4%	10'W
Pre-Development (CS)	0.21	1.15
Post-Development (CS)	0.15	0.79
Basin Strong RD	2.4%	10'W
Pre-Development (CS)	0.48	1.50
Post-Development (CS)	0.04	1.59

LESLIE MIDDLE SCHOOL  
 200' E. 200' N. W. 200' S. W. 200' E. 200' N. W. 200' S. W.

APPROX. SLOPE CATCHMENT AREA FOR STREET CONSTRUCTION (FT%)  
 2.4% (10' W)

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DISCHARGE POINT FROM BASIN QN

DISCHARGE POINT FROM BASIN QN TO WEED HOLES

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Osen Design & Development Fairview Site Subdivision Refinement Plot & Preliminary Plot <b>Overall Conceptual          Grading &amp; Drainage Plan</b>	<p><b>WESTECH ENGINEERING, INC.</b>          CONSULTING ENGINEERS AND PLANNERS</p>	<p>3641 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302          Phone: (503) 565-2474 Fax: (503) 565-3946          E-mail: westech@westech-eng.com</p>		<p>VERIFY SCALE          1" = 40' OR 1" = 80' OR 1" = 160' OR 1" = 320'</p> <table border="1"> <thead> <tr> <th>REV</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>001</td> <td>1</td> <td>09-25-14</td> <td>U St &amp; V St Area Chances</td> <td>RCE</td> </tr> <tr> <td>002</td> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>DATE: JUN 2014</p>	REV	NO.	DATE	DESCRIPTION	BY	001	1	09-25-14	U St & V St Area Chances	RCE	002	1				<p>GENERAL GRADING NOTES:          1. CONSTRUCTION ONLY ARE FOR STREET          WILL BE DONE AS PART OF SEWER, UTILITY &amp; LOT GRADING          2. DESIGN WAS DONE TO MATCH DISTRICT STREET          TERRAIN TO ADJUST TO MATCH DISTRICT          3. STREET SLOPE SHOULD BE 2% MAX.</p> <p>JOB NUMBER  <b>2854.0001.0</b></p>
REV	NO.	DATE	DESCRIPTION	BY																
001	1	09-25-14	U St & V St Area Chances	RCE																
002	1																			



WETLAND LAND USE NOTIFICATION RESPONSE  
OREGON DEPARTMENT OF STATE LANDS  
775 Summer Street NE, Suite 100, Salem, OR 97301-1279  
Phone (503) 986-5200  
[www.oregonstatelands.us](http://www.oregonstatelands.us)

DSL File Number: WN2014-0243

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Todd Klocke from city of Salem submitted a WLUN pertaining to local case file #: 14-111665.

**Activity location:**

township: 08S      range: 03W      section: 11      quarter-quarter section:  
tax lot(s): 200  
street address: 2250 Strong Rd SE, Salem  
city: Salem      county: Marion  
latitude: 44.894477      longitude: -123.0212599

**Mapped wetland/waterway features:**

- The local wetlands inventory shows a wetland on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

**Oregon Removal-Fill requirement (s):**

- A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

**Your activity:**

- It appears that the proposed project may exceed 50 cubic yards of removal/fill volume in wetland/waters and may require a permit.
- It appears that the proposed project may impact wetland and requires a wetland delineation.
- An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

**Contacts:**

- For permit information and requirements contact DSL Resource Coordinator (see website for current list) [http://www.oregonstatelands.us/DSL/contact\\_us\\_directory.shtml#Wetlands\\_Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)
- For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list)  
[http://www.oregonstatelands.us/DSL/contact\\_us\\_directory.shtml#Wetlands\\_Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)

For removal-fill permit and/or wetland delineation report fees go to  
[http://www.oregon.gov/DSL/PERMITS/docs/rf\\_fees.pdf](http://www.oregon.gov/DSL/PERMITS/docs/rf_fees.pdf)

A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

This is a preliminary jurisdictional determination and is advisory only.

Comments: Based on a review of the available information, it appears that there is a wetland along the northern boundary of the property. The submitted plat shows impacts immediately adjacent to this area. A wetland delineation by a qualified wetland professional is recommended below the 280 foot contour line to determine the extent of wetlands in this area.

Impacts to wetlands and waterways on this property will require a permit for impacts that are 50 cubic yards or greater of fill, removal or ground alteration in wetlands or waterways.

Response by: Cherie Stevenson date: 10/16/2014



**WETLAND LAND USE NOTIFICATION FORM**  
**OREGON DEPARTMENT OF STATE LANDS**  
775 Summer Street NE, Suite 100, Salem, OR 97301-1279  
Phone (503) 986-5200  
Forms are online at [www.oregonstatelands.us](http://www.oregonstatelands.us)

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

**Responsible Jurisdiction:** city of Salem

staff contact: Todd Klocke date: 10/15/2014  
mailing address: 555 Liberty Street SE, Room 325  
city: Salem zip: 97301  
phone: 503-588-6211 email: TKlocke@cityofsalem.net

**Applicant:** Olsen Design and Development Inc.

mailing address: PO Box 9  
city: Monmouth state: OR zip: 97361  
phone: 503-838-1600 email:

**Property Owner:** SFA 2 LLC

mailing address: 1140 SW 11th Av, Suite 500  
city: Portland state: OR zip: 97205  
phone: 503-969-4181 email:

**Activity Location:**

township: 083 range: W section: 11 quarter-quarter section:  
tax lot(s): 00200  
street address: 2250 Strong Rd SE  
city: Salem county: Marion  
adjacent waterway: Pringle Creek to the north, intermittent to south

**Site Information:** required attachments with site marked- LWI/NWI, tax map and site plan(s).  
2250 Strong Rd - WLUN Site Map.jpg, 083W11.pdf, 14-111665-LD Tentative Plan (Revised).pdf

**Proposed Activity:**

Local case file #: 14-111665 zoning: FRP\_PAR-SUB14-01  
 subdivision

**Project description:** An application to develop approximately 50.8 acres of the former Fairview Training Center site pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Plan, the adopted master plan for the former Fairview Training Center site.

**Request:** A Partition to divide approximately 65 acres of the former Fairview Training Center site into 3 parcels ranging in size from approximately 14.2 acres to 29.9 acres in size, together with a:

- 1) Refinement Plan for two of the proposed parcels, totaling approximately 50.8 acres in size, setting forth the requirements for future development of the property consistent with the provisions of the Fairview Mixed-Use Zone (SRC Chapter 530) and the adopted Fairview Plan; and

2) Phased Subdivision to divide the 50.8 acre property included in the Refinement Plan into 216 lots ranging in size from approximately 3,374 square feet to 14,352 square feet in size.