



Public Works Department

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

October 8, 2018

W. Josh Wells, PE
Westech Engineering Inc.
3841 Fairview Industrial Drive SE
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: Kuebler Gateway Development
Permit #18-112081-RP**

Tax lots 083W11D 02400, 02500, 02600, and 02700, as well as 083W12C 01800, 01900, 02000, and 02100 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 your 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.

Jennifer Scott
Program Manager

JP\\pubwks\PWFiles\Group\pubwks\PLAN_ACT\PAFinal18\Wetland Notice\18-112081-RP_Kuebler Gateway Development.doc

Enclosures: GIS map; Site map; Tax map; Wetland Land Use Notification form
cc: File

**Transportation and Utility
Operations**

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th 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

08 3W 12C

SEE MAP
083W11

1/4 COR

700
12.85 AC

800
5.03 AC

800
5.04 AC

900
5.39 AC

1001
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1200
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1300
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1600
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1701
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SEE MAP
083W11D

SEE MAP
083W12B

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08 3W 11D

08 3W 11D
SALEM

MARION COUNTY, OREGON
SE1/4 SEC11 T8S R3W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

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

CORNER TYPES

+ 1/16TH Section Cor.	1/4 Section Cor.
⊙ D/L Corner	16, 15 21, 22 Section Corner

NUMBERS

Tax Code Number
000 00 00 0

Acres 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



CANCELLED NUMBERS

201	1400	2302
301	1500	2303
501	1600	
502	1601	
600	1700	
603	1800	
700A1	1801	
701	1900	
702	1901	
703	2000	
800	2001	
801	2002	
802	2101	
901	2102	
902	2201	
1001	2300	
1300	2301	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

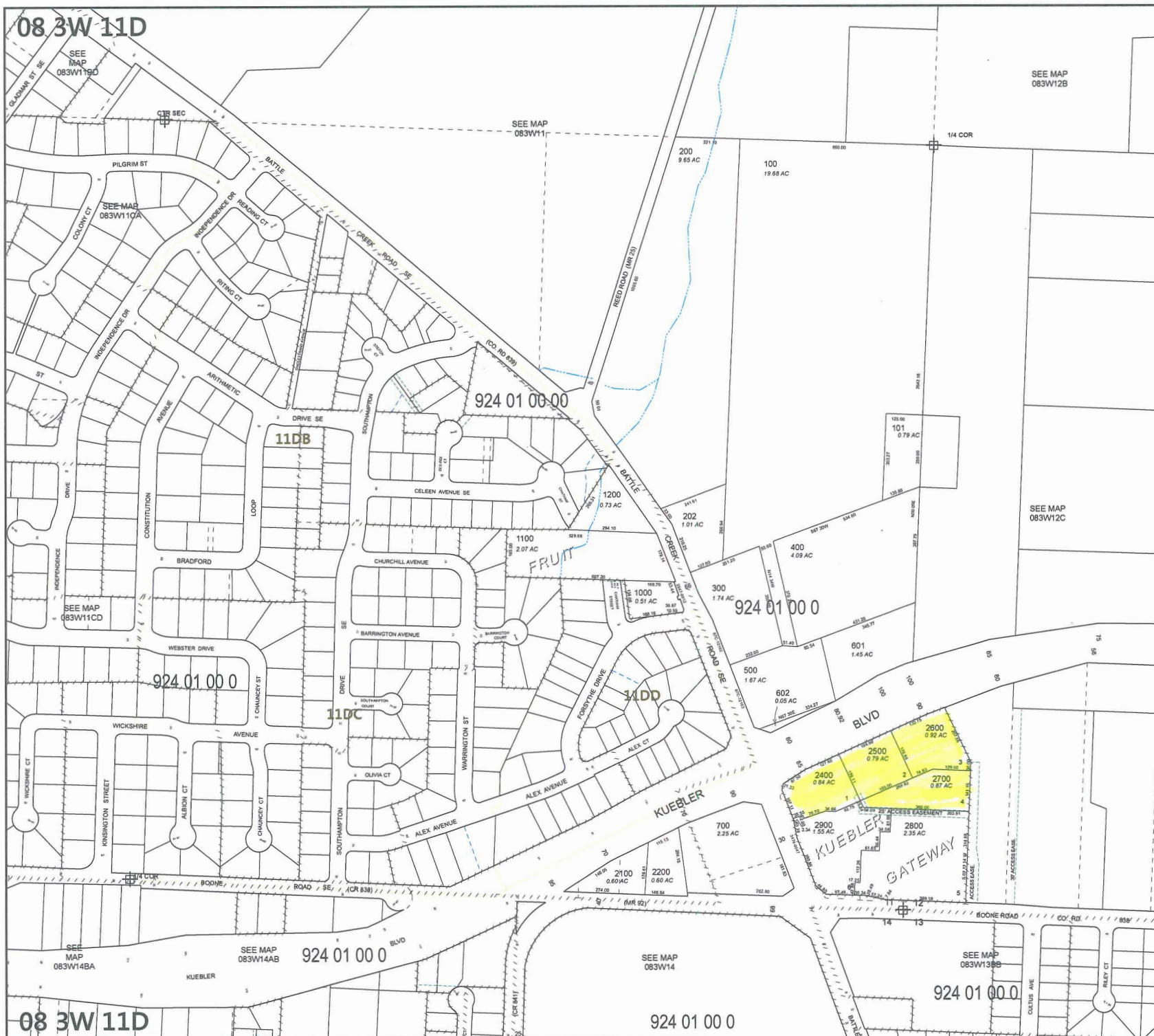


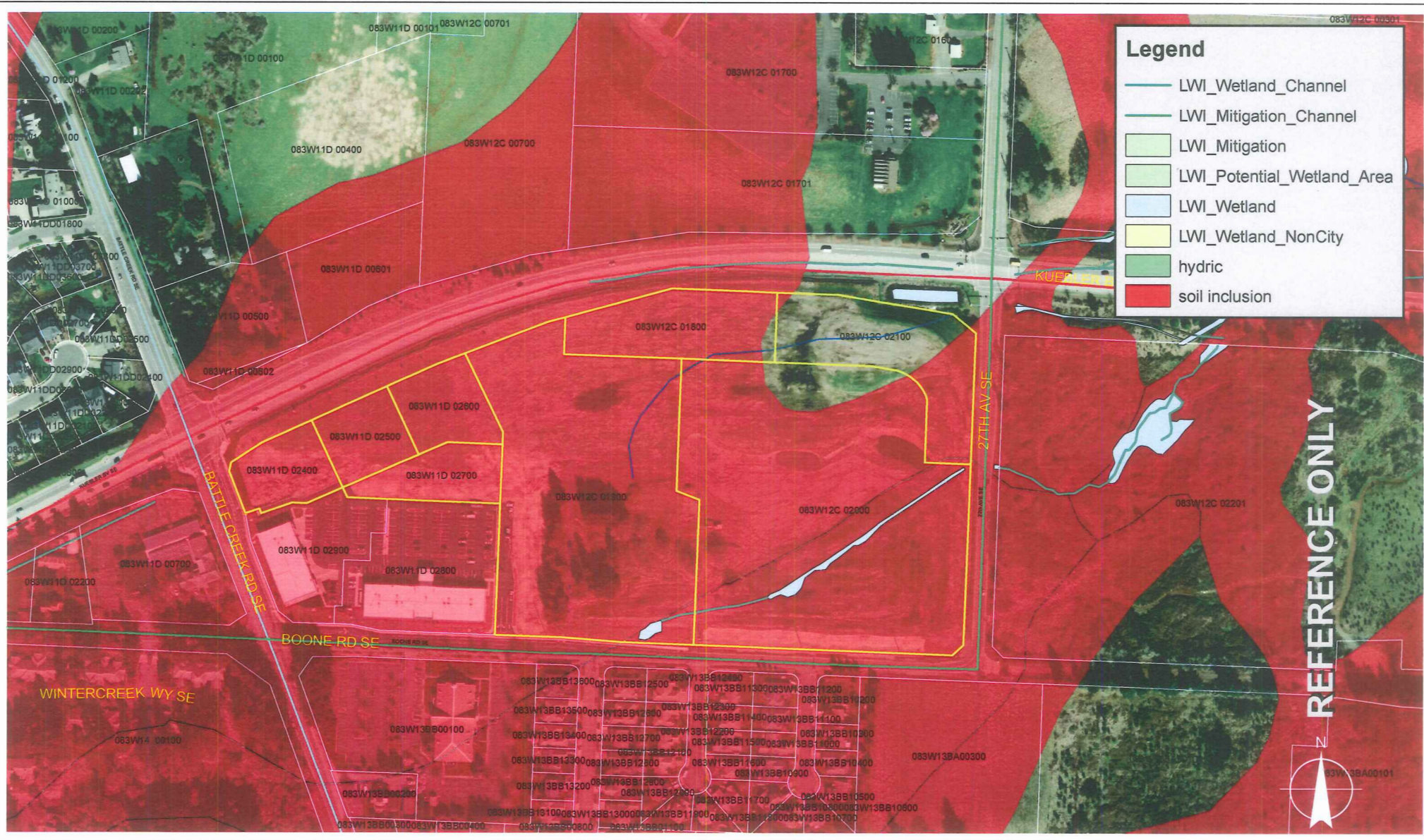
Assessors Office
Cartography Dept

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

PLOT DATE: 1/24/2018

SALEM
08 3W 11D

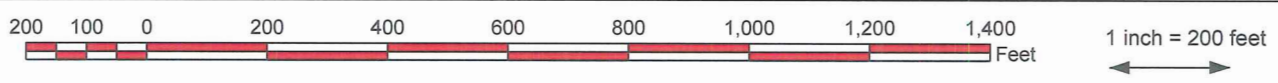




Legend

- LWI_Wetland_Channel
- LWI_Mitigation_Channel
- LWI_Mitigation
- LWI_Potential_Wetland_Area
- LWI_Wetland
- LWI_Wetland_NonCity
- hydric
- soil inclusion

REFERENCE ONLY



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.



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.

Responsible Jurisdiction

*

☒ City of ☐ County of

Municipality *

Salem

Date *

10/8/2018

Staff Contact *

Jennifer Scott

Phone *

503-588-6211

Email *

jrscott@cityofsalem.net

Applicant

Name *

W. Josh Wells, PE

Mailing Address *

Street Address

Westech Engineering Inc.

Address Line 2

3481 Fairview Industrial Drive SE, Suite 100

City

Salem

Postal / Zip Code

97302

State / Province / Region

OR

Country

USA

Phone

Email

jwells@westech-eng.com

Property Owner

Name *

Pacific Realty Associates LP

Mailing Address (If different than Applicant Address)

Street Address

Attn: Matt Oyen

Address Line 2

15350 SW Sequoia Parkway, Suite 300

City

Portland

Postal / Zip Code

97224

State / Province / Region

OR

Country

USA

Phone

Email

matto@pactrust.com

Activity Location



Township *

08

Range *

3W

Section *

12

**Quarter-quarter
Section**

C

Tax Lot(s) *

1800,
1900,
2000,
2100

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.

Township *

08

Range *

3W

Section *

11

**Quarter-quarter
Section**

D

Tax Lot(s) *

2400,
2500,
2600,
2700

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

2521 and 2531 Boone Road SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State / Province / Region

OR

Country

USA

County *

Marion

Adjacent Waterbody

Proposed Activity



Local Case File # *

18-112081-RP

Zoning

CO and CR

Proposed

☐ Building Permit (new structures)

☐ Grading Permit

☒ Site Plan Approval

☐ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☐ Subdivision

Project

Proposed shopping center development

Required attachments with site marked: Tax map and site plan(s). (?)

Site Plans - Kuebler Gateway.pdf	5.24MB
Tax Map - 083W12C (Kuebler Gateway).pdf	568.95KB
Tax Map - 083W11D (Kuebler Gateway).pdf	813.08KB
LWI - Kuebler Gateway.pdf	3.01MB

Additional Attachments