



Public Works Department

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

September 21, 2021

Michelle Morrow
Sherman Sherman Johnnie & Hoyt LLP
PO Box 2247
Salem OR 97308

**SUBJECT: Wetland Land Use Notification: 4540 Pringle Road SE
Permit # 21-113071-LD**

Tax lots 083W11BC03000 and 083W11BC03200 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 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.

Jason Valyou
Program Coordinator

JP\\fileshare2\\PWCommon\\Common\\PAC\\DevSvcsLandUse\\21-113071-LD_4540 Pringle Road SE\\WLUN\\21-113071-LD_4540 Pringle Road SE_WLUN.docx

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

cc: Zachary Diehl, Natural Resource Program Coordinator
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 11BC

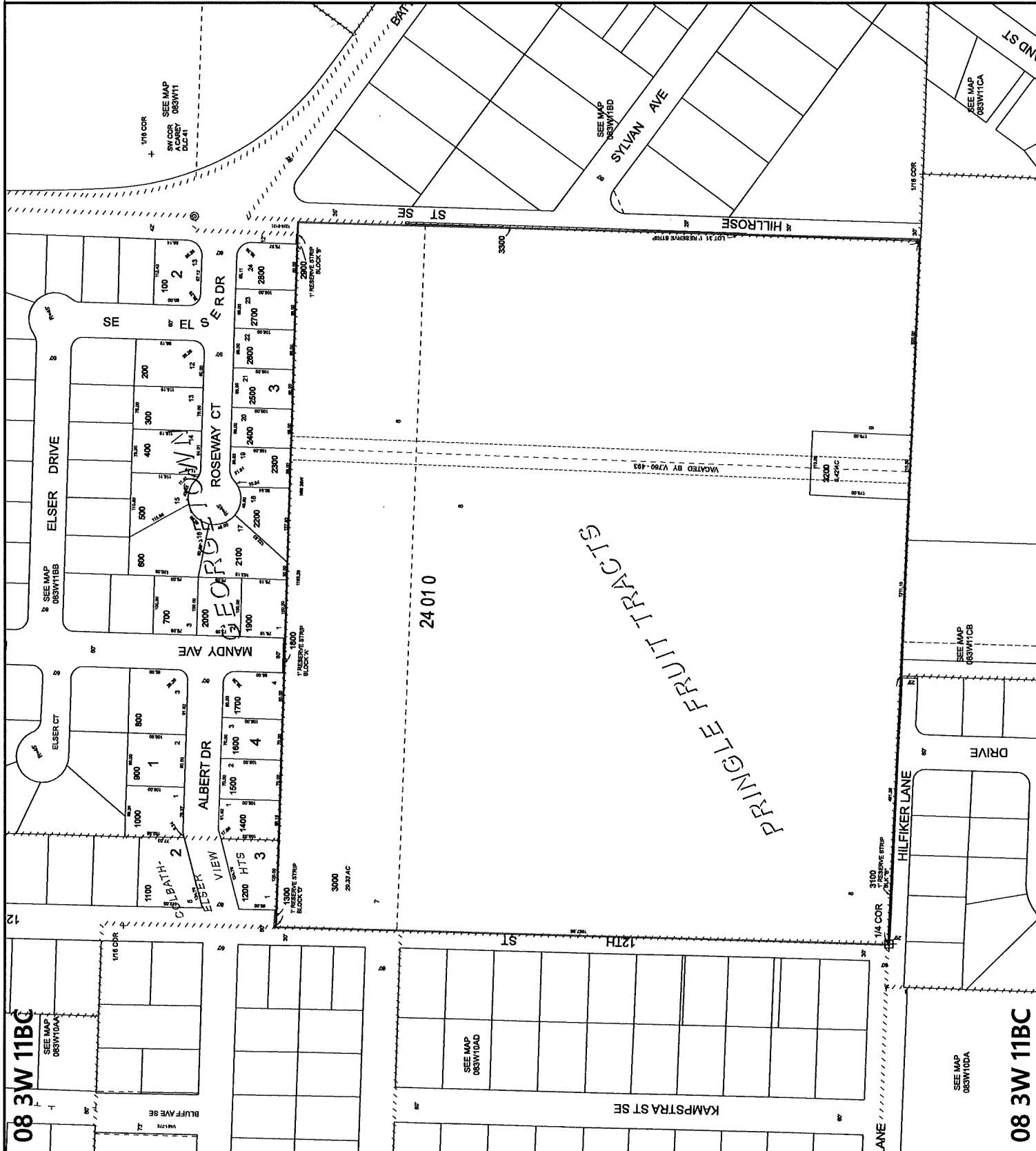
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08 3W 11BC

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MARION COUNTY, OREGON
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Historical Boundary
 - 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 Corner
 - ⊙ D/L Corner
 - ⊕ 1/4 Section Corner
 - ⊕ 1/8 Section Corner
 - ⊕ 1/16 Section Corner
 - ⊕ 1/32 Section Corner
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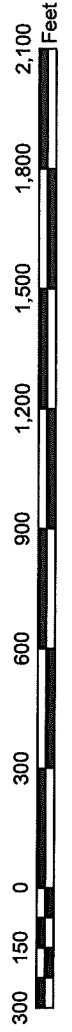
Legend

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

REFERENCE ONLY



1 inch = 300 feet



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

* Municipality* Date*
☒ City of ☐ County of Salem 9/20/2021

Staff Contact

First Name* Last Name*
Jason Vayou
Phone* Email*
503-588-6211 jvalyou@cityofsalem.net

Applicant

First Name* Last Name*
Marty Kehoe
Mailing Address*
Street Address
11627 SW Summerville Avenue
Address Line 2
City State
Portland OR
Postal / Zip Code Country
97219 USA
Phone Email (?)
mkehoe03@gmail.com

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

☒ No ☐ Yes

Property Owner

First Name* Last Name*
Michelle Morrow
Mailing Address (If different than Applicant Address)

Street Address
PO Box 2247
Address Line 2
City
Salem
Postal / Zip Code
97308

State
OR
Country
USA

Phone

Email (?)

michelle@shermnlaw.com

Activity Location

Township * (?)

08S

Range * (?)

03W

Section * (?)

11

Quarter-quarter Section (?)

BC

Tax Lot(s) *

03000

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 * (?)

08S

Range * (?)

03W

Section * (?)

11

Quarter-quarter Section (?)

BC

Tax Lot(s) *

03200

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
4540 Pringle Road SE
Address Line 2
City
Salem
Postal / Zip Code
97302

State
OR
Country
USA

County *

Marion

Adjacent Waterbody

Intermittant unnamed creek,
wetland, ditch

Proposed Activity

Local Case File # *

21-113071-LD

Zoning

RA and RS

Proposed

☐ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☐ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☒ Subdivision

Project *

A phased subdivision tentative plan to divide approximately 29.68 acres into 138 single family lots ranging in size from 4,000 square feet to 3.64 acres in two phases of development. The applicant is requesting alternative street standards to:

- 1) Increase the maximum grade for Hilfiker Lane SE (Type B Collector Street) from 8 percent to 9.3 percent;
- 2) Increase the maximum grade for 12th Street SE (Local Street) from 12 percent to 17.9 percent; and
- 3) Increase the street spacing and connectivity standards in SRC Chapter 803 to allow proposed Hilfiker Lane SE, Ramsay Road SE and Hillrose Street SE to exceed the 600-foot block length and 600-foot street connectivity standards in SRC Chapter 803.

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

21-113071-LD_LWI Map.pdf	13.01MB
21-113071-LD_Tax Lot Map.pdf	439.88KB
21-113071-LD_Plans.pdf	23.06MB

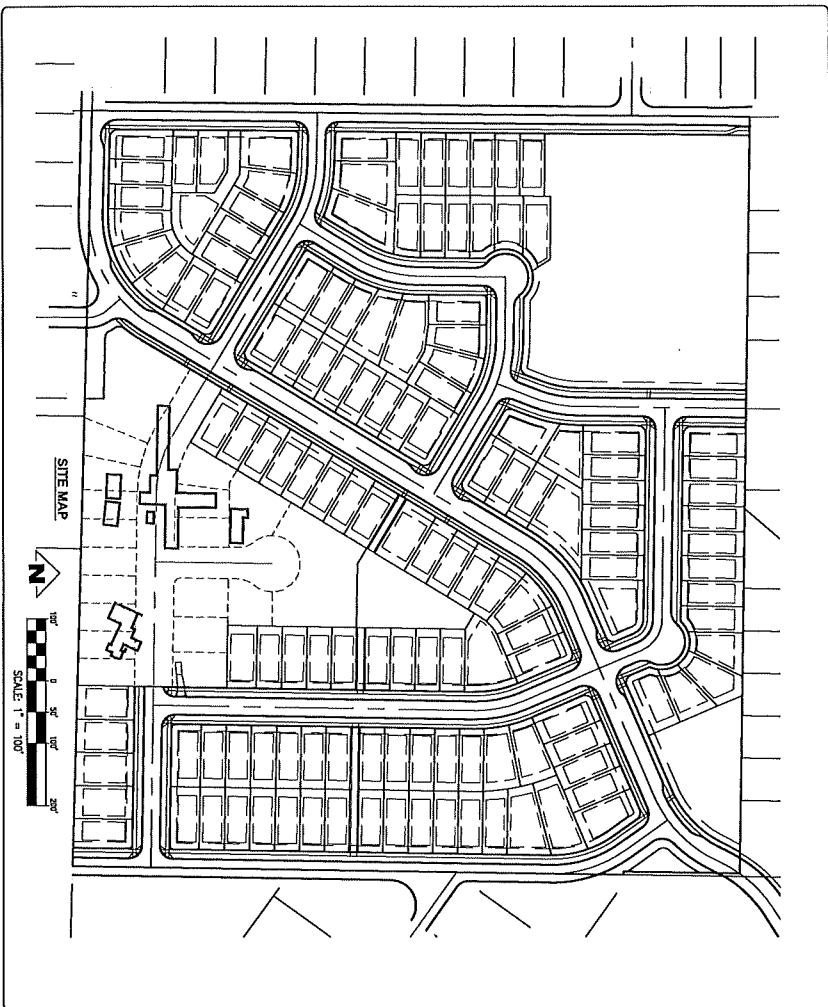
Additional Attachments

Date

9/20/2021

MEYER FARM

138-LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS
SW1/4 NW1/4 SECTION 11, T. 8S, R. 3W, W.M.
CITY OF SALEM, OREGON



OWNER:
KORSE NORTHWEST PROPERTIES
11827 SUMMIT AVENUE
PORTLAND, OR 97218
CONTACT: MARTIN KORSE
(503) 244-3038 (P)

ARCHITECTURAL ENGINEER:
GEO CONSULTANTS INC
2239 SE MILWAUKEE AVENUE
PORTLAND, OR 97202
RANFALL CODE
(503) 616-9425 (P)

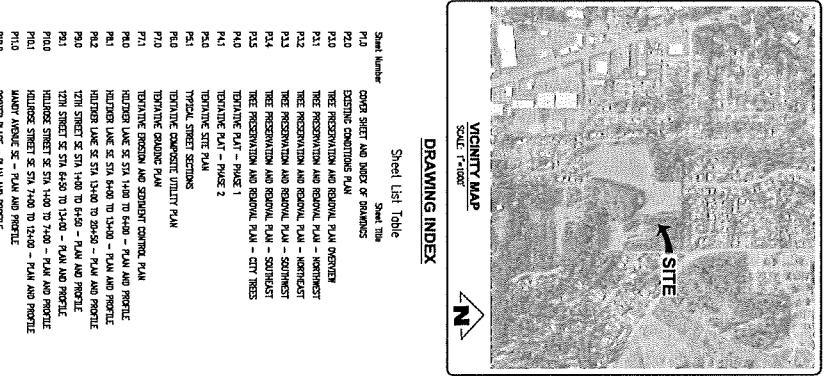
ENGINEER:
EMERIO DESIGN, LLC
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OR 97008
CONTACT: BOB E. HANCOCK, P.E.
(503) 746-5912 (P)

PROJECT CONTACTS:
EMERIO DESIGN, LLC
2677 WILLAMETTE ROAD, SUITE 1A
EUGENE, OR 97401
CONTACT: BOB E. HANCOCK, P.E.
(503) 746-5912 (P)

SITE DATA:
SITE AREA: 25.53 ACRES
CURRENT ZONING: RS/PA
TAX MAP: 0000000000
TAX LOTS: 3000 & 3002
NO. OF LOTS: 138

NOTICE TO EXAMINEES: REGARDS YOU TO REVIEW THE TENTATIVE SUBDIVISION IMPROVEMENT PLANS FOR THE 138-LOT SUBDIVISION, SECTION 11, T. 8S, R. 3W, W.M., CITY OF SALEM, OREGON. THE PLANS WERE PREPARED BY EMERIO DESIGN, LLC, 2677 WILLAMETTE ROAD, SUITE 1A, EUGENE, OR 97401. THE PLANS WERE PREPARED FOR THE CITY OF SALEM, OREGON. THE PLANS WERE PREPARED FOR THE CITY OF SALEM, OREGON. THE PLANS WERE PREPARED FOR THE CITY OF SALEM, OREGON.

EMERIO
ENGINEERING • SURVEYING • DESIGN
2677 WILLAMETTE ROAD, SUITE 1A
EUGENE, OREGON 97401
TEL: (503) 746-5912
FAX: (503) 746-5912
WWW.EMERIODSIGN.COM



Sheet Number	Sheet Title
712	COVER SHEET AND INDEX OF DRAWINGS
713	EXISTING CONDITIONS PLAN
714	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN
715	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN
716	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN
717	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN
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748	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN
749	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN
750	THE PROPOSED HIGHWAY AND LOCAL ROAD DESIGN

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTING AND LOCATION OF ALL EXISTING UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES.

COVER SHEET AND INDEX OF DRAWINGS

**4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON**