



Public Works Department

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

June 23, 2022

Neliton Investments LLC
PO Box 3967
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: 4400 Block of Turner Road SE
Permit # 22-104268-LD**

Tax lot 082W07C00200 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/F:\Common\PAC\DevSvcsLandUse\22-104268-LD_0 TURNER ROAD SE\WLUN\WLUN letter_22-104268-LD_0 Turner Road SE.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**

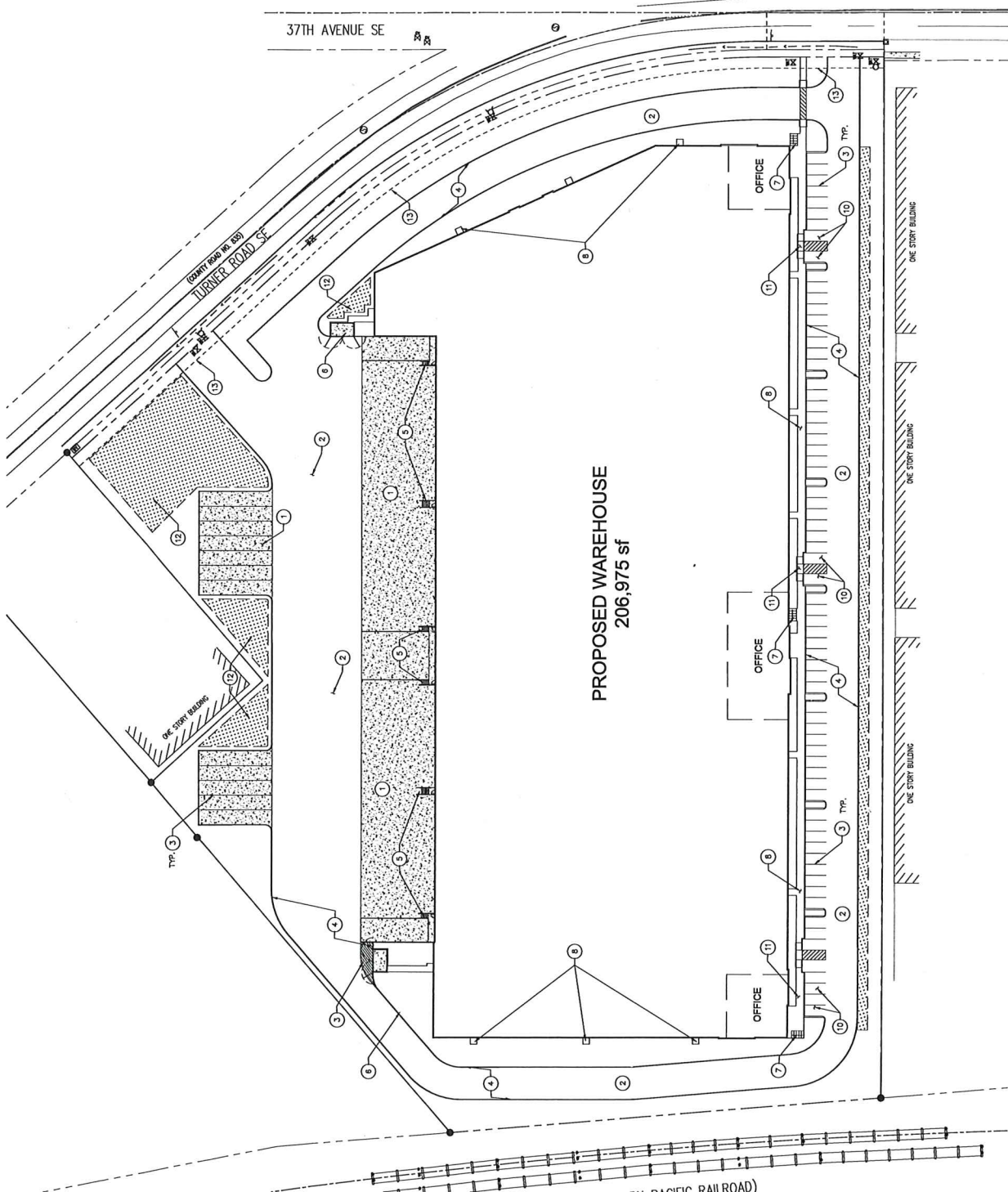
5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

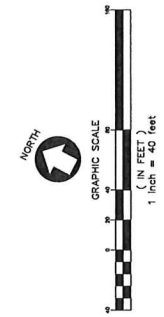


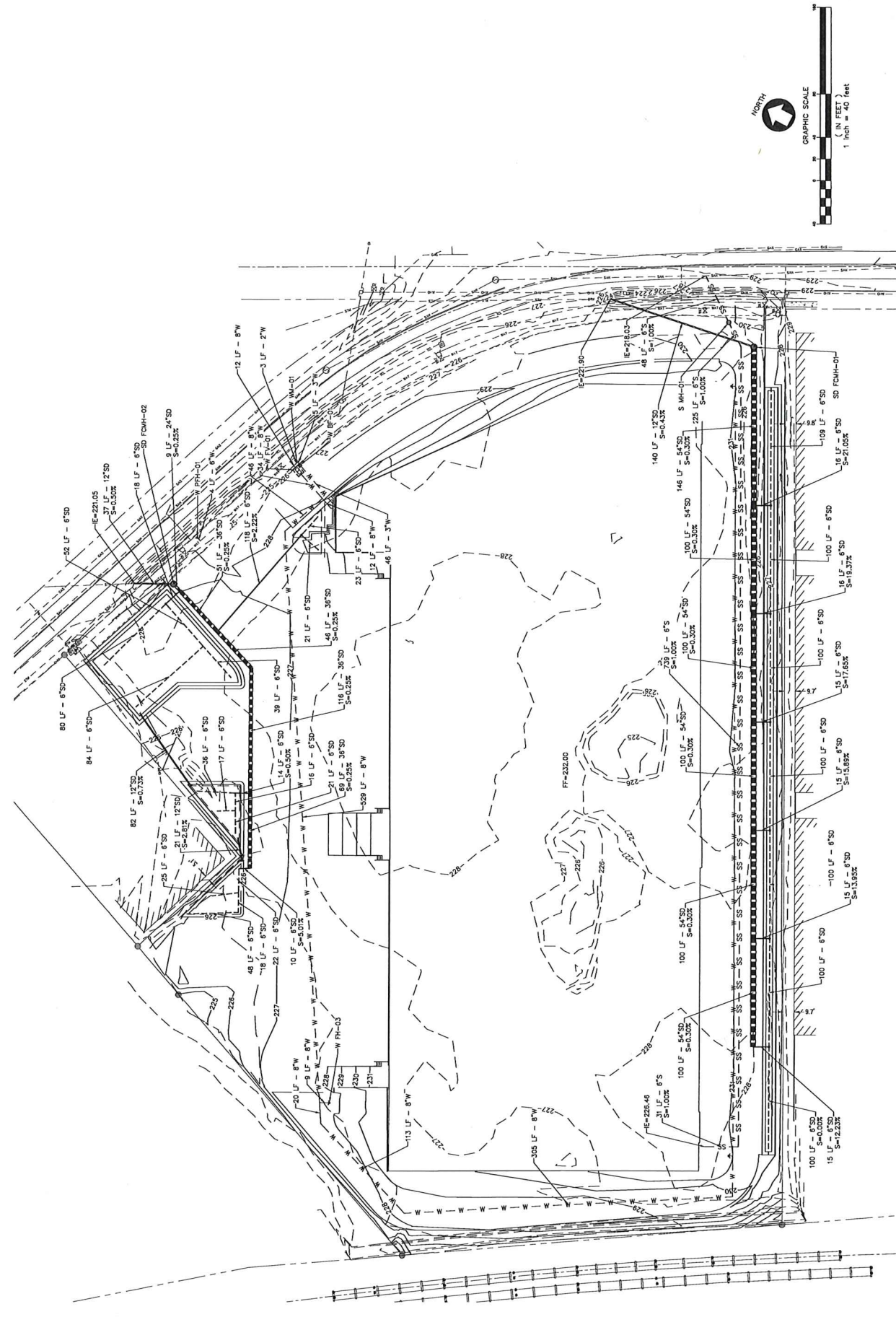
- SHEET NOTES**
1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
 2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 3. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO MAINTAIN THE NECESSARY 24-HOUR NOTICE IS REQUIRED.

- CONSTRUCTION NOTES**
1. INSTALL CONCRETE TRUCK DRIVING SURFACE
 2. INSTALL ASPHALT SURFACING
 3. INSTALL STRIPING. SEE ARCHITECTURAL PLANS.
 4. INSTALL CURBS. SEE ARCHITECTURAL PLANS.
 5. INSTALL STAIRS. SEE ARCHITECTURAL PLANS.
 6. INSTALL TRUCK ENCLOSURE. SEE ARCHITECTURAL PLANS.
 7. INSTALL BIKE/PED. PARKING. SEE ARCHITECTURAL PLANS.
 8. INSTALL DESIGN BUILD WALL
 9. INSTALL DESIGN BUILD WALL
 10. INSTALL ADA CURB RAMP
 11. INSTALL STORMWATER PLANTER
 12. EXISTING 15 FT WIDE WATER LINE EASEMENT

- LEGEND**
- PROPERTY LINE
- CONCRETE SURFACING









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

Responsible Jurisdiction

*

☒ City of ☐ County of

Municipality*

Salem

Date*

6/21/2022

Staff Contact

First Name*

Jason

Last Name*

Valyou

Phone*

15035886211

Email*

jvalyou@cityofsalem.net

Applicant

First Name*

Neliton

Last Name*

Investments LLC

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

PO Box 3967

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

Phone

503-480-8700

Email (?)

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

☐ No ☒ Yes

Activity Location

Township* (?)

08S

Range* (?)

02W

Section* (?)

07

Quarter-quarter Section (?)

C

Tax Lot(s)*

00200

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

4400 Block of Turner Road SE

Address Line 2

City

Salem

Postal / Zip Code

97317

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Hydric Soils and soil inclusion

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 #* (?)

22-104268-LD

Zoning

IG

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:*

Development of a new industrial use building with associated site work.

Request: A consolidated application including an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Tree Regulation Variance for development of a new 208,000 square foot industrial building with associated site improvements, and a Class 2 Adjustment to reduce the required distance between driveway approaches along a minor arterial from 370 feet to 280 feet (approximately 24.3 percent). The subject property is approximately 10 acres in size, is zoned IG (General Industrial) and located in the 4400 Block of Turner Rd SE (Marion County Assessor's Map and Tax Lot No: 082W07C / 200).

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

22-104268-LD_Plans.pdf

1.31MB

22-104268-LD_LWI Map.pdf

9.96MB

22-104268-LD_Tax Lot Map.pdf

292.62KB

Additional Attachments

Date

6/21/2022

08 2W 07C

08 2W 07C
SALEM

08 2W 07C

08 2W 07C
SALEM



MARION COUNTY, OREGON
SW 1/4 SEC 7 T8S R2W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Historical Boundary
 - Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Waterline - Non Bndry
- CORNER TYPES**
- 1/16TH Section Cor.
 - 1/4 Section Cor.
 - DLC Corner
 - 16' 15" Section Corner
 - 21' 22" Section Corner

NUMBERS

Tax Code Number
00 00 0
0.25 AC

Acres
All Acres listed are Not 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	
700	1100A1
800	1100A2
900	1100A3
1000	1100A4
1100	1100A5
1200	1100A6
1300	1100A7
1400	1100A8
1500	1100A9
1600	1100A10
1700	1100A11
1800	1100A12
1900	1100A13
2000	1100A14
2100	1100A15

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
WWW.CO.MARION.ORG

PLOT DATE: 12/7/2021

