



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

April 23, 2021

Titan Hill Property LLC
Attn: Daniel Dobson and Chris Jundt
3425 Boone Road SE
Salem, OR 97317

Kate Brown
Governor

Shemia Fagan
Secretary of State

Re: WD # 2020-0648 **Approved**
Wetland Delineation Report for Mistkawi Property
Polk County; T7S R3W S17B TLs 400 and 1100; S17D TL900
Salem-Keizer Local Wetlands Inventory, Wetland ADD

Tobias Read
State Treasurer

Dear Mr. Dobson and Mr. Jundt:

The Department of State Lands has reviewed the wetland delineation report prepared by Zion Natural Resources Consulting for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, 3 wetlands (Wetland A, B and C, totaling approximately 0.56 acres) were identified. They are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Polk County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan".

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Eric Henning, Zion Natural Resources Consulting
City of Salem Planning Department (Maps enclosed for updating LWI)
Kinsey Friesen, Corps of Engineers
Carrie Landrum, DSL
Patricia Farrell, City of Salem Public Works
Zach Diehl, Kyle Anderson, City of Salem GIS

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: <https://apps.oregon.gov/DSL/EPS/program?key=4>.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF of the completed cover form and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us**. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:

Daniel Dobson, Director of Business Development
Titan Hill Property LLC
3425 Boone Road SE
Salem, OR 97317

Business phone # (503) 373-3154

Mobile phone # (optional)

E-mail: ddobson@livebsl.com

☒ Authorized Legal Agent, Name and Address (if different):

Chris Jundt, Manager
Titan Hill Property LLC
3425 Boone Road SE
Salem, OR 97317

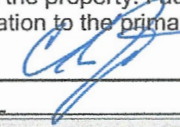
Business phone # (503) 566-5715

Mobile phone # (optional)

E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: Chris Jundt

Signature: 

Date: 11/05/2020

Special instructions regarding site access:

Project and Site Information

Project Name: Mistkawi Property

Latitude: 44.962

Longitude: -123.081

decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Residential

Tax Map # 7.3.17B

Tax Lot(s) 400, 1100

Tax Map # 7.3.17D

Tax Lot(s) 900

Project Street Address (or other descriptive location):
West of Doaks Ferry Road and north of Orchard Heights Road
NW

Township 7S

Range 3W

Section 17

QQ B

Use separate sheet for additional tax and location information

City: Salem

County: Polk

Waterway:

River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:

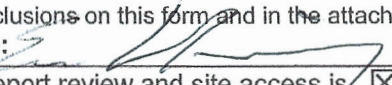
Eric Henning
Zion Natural Resources Consulting
PO Box 545
Monmouth OR 97361

Phone # (503) 881-4171

Mobile phone # (if applicable)

E-mail: eric@zionconsulting.org

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature: 

Date: 11/12/2020

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present?

☒ Yes ☐ No

Study Area size: 39.46 ac

Total Wetland Acreage: 0.5600

Check Applicable Boxes Below

☐ R-F permit application submitted

☐ Fee payment submitted \$ _____

☐ Mitigation bank site

☐ Fee (\$100) for resubmittal of rejected report

☐ Industrial Land Certification Program Site

☐ Request for Reissuance. See eligibility criteria. (no fee)

☐ Wetland restoration/enhancement project
(not mitigation)

DSL # _____ Expiration date _____

☐ Previous delineation/application on parcel
If known, previous DSL # _____

☒ LWI shows wetlands or waters on parcel
Wetland ID code ADD

For Office Use Only

DSL Reviewer: DE

Fee Paid Date: ____ / ____ / ____

DSL WD # 2020-0648

Date Delineation Received: 11 / 30 / 20

Scanned: ☐

Electronic: ☒

DSL App.# _____

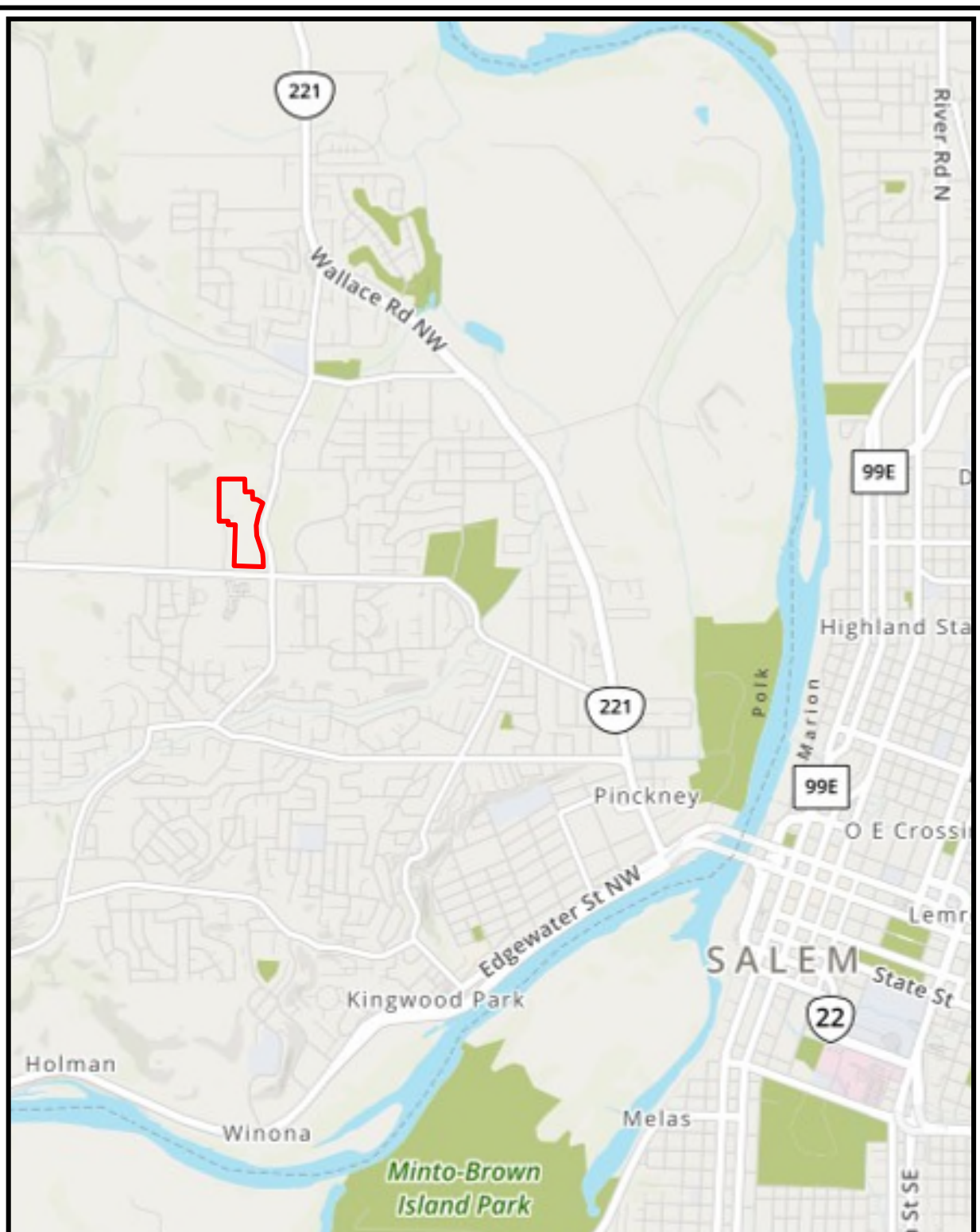
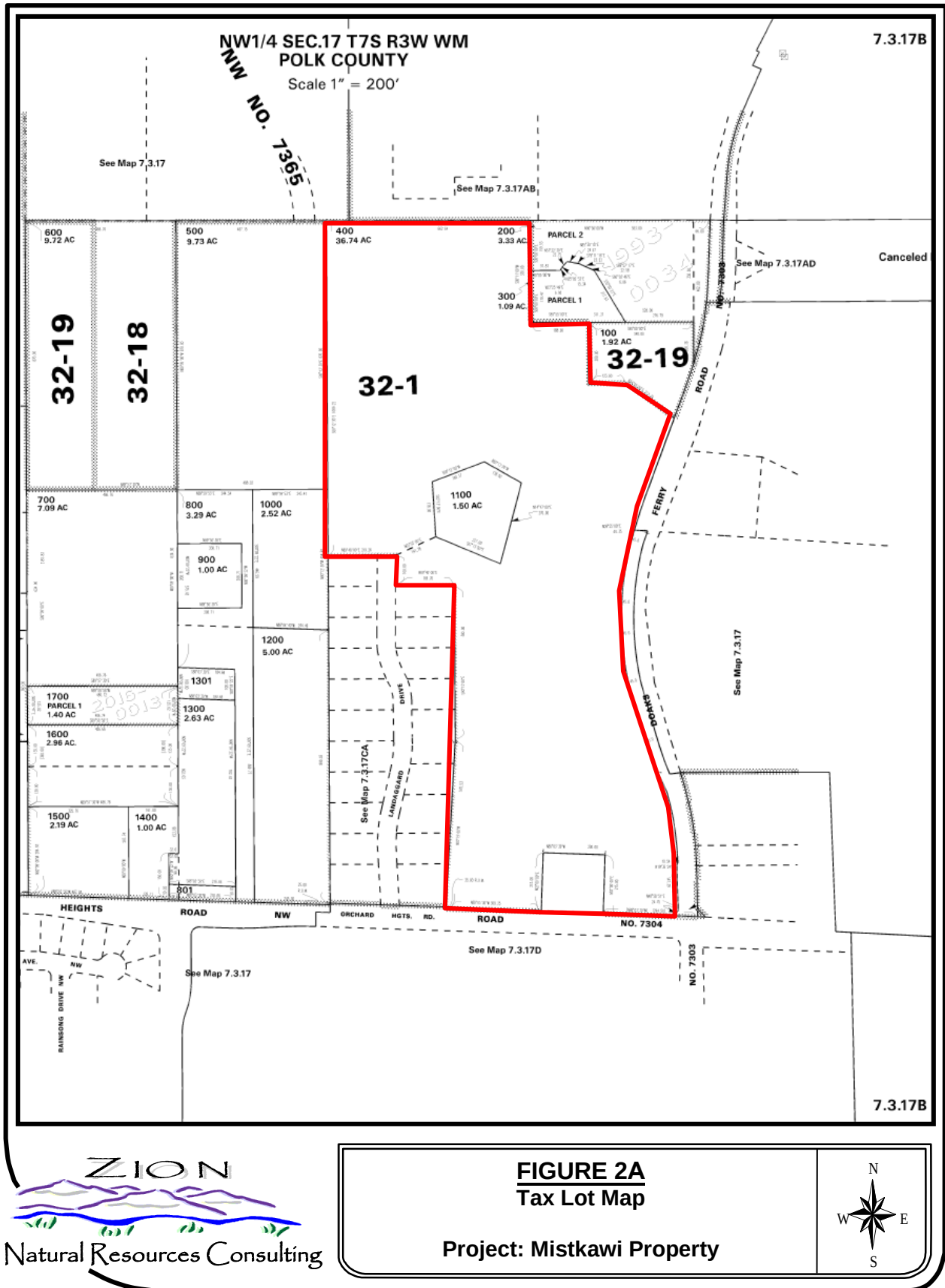


FIGURE 1
Vicinity Map

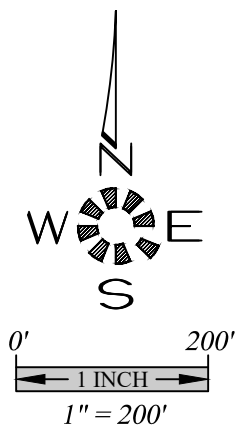
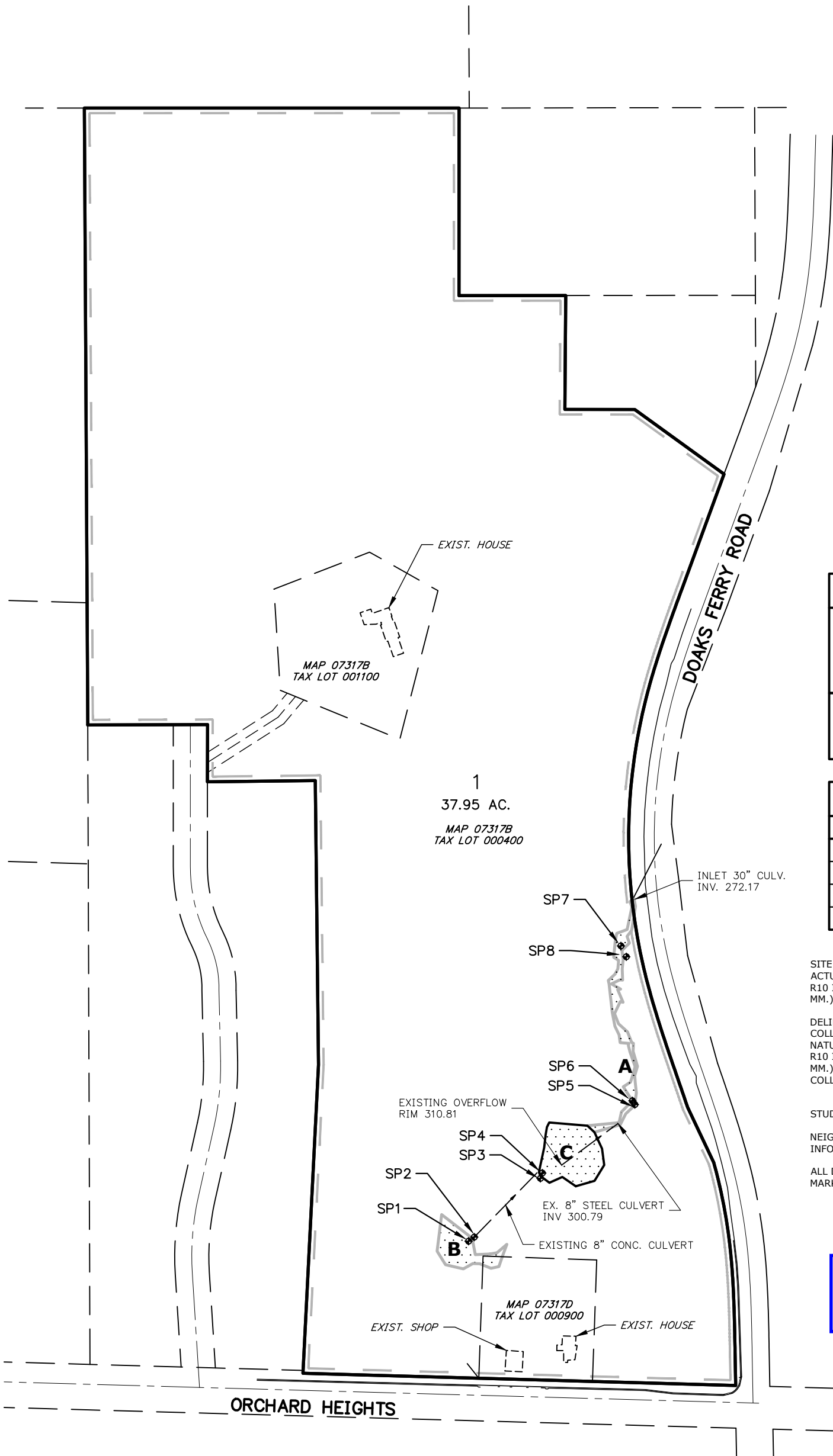
Project: Mistkawi Property





MISTKAWI PROPERTY

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON
STUDY AREA BOUNDARY: 39.46 Ac.
TAX MAP: 37.95 AC
TAX LOT No. 1212



LEGEND	
	STUDY AREA BOUNDARY
	SP1 SAMPLE POINT LOCATION AND NUMBER
	POTENTIAL JURISDICTIONAL WETLANDS / WATER OF THE STATE / U.S.

WETLANDS		
AREA:	S.F.	Ac.
A	4,817	0.11
B	5,296	0.12
C	9,907	0.22
TOTAL:	19,020	0.56

SITE BOUNDARY AND TOPOGRAPHIC DATA WERE DERIVED FROM ACTUAL FIELD DATA COLLECTED OCTOBER, 2018 USING TRIMBLE R10 INTEGRATED GNSS, VERTICAL DISTANCE ACCURACY ±(15 MM.) HORIZONTAL DISTANCE ACCURACY ±(8 mm.)M.S.E.

DELINEATED WETLANDS AND SAMPLE POINTS MAPPED COLLECTING FIELD DATA MARK BY ERIC HENNING, ZION NATURAL RESOURCE CONSULTING, COLLECTED USING TRIMBLE R10 INTEGRATED GNSS, VERTICAL DISTANCE ACCURACY ±(15 MM.) HORIZONTAL DISTANCE ACCURACY ±(8 MM.)M.S.E., COLLECTED OCTOBER, 2018.

STUDY AREA BOUNDARY REFLECTS SITE BOUNDARY.

NEIGHBORING TAX LOTS REFLECT ASSESSORS OFFICE INFORMATION AND ARE FOR ASSESSMENT PURPOSES ONLY.

ALL DATA REVIEWED AND APPROVED BY DESIGN ENGINEER MARK D. GRENZ P.E., MULTI TECH ENGINEERING SERVICES.

DSL WD # 2020-0648
Approval Issued 4/23/2021
Approval Expires 4/23/2026

FIGURE 6
WETLAND DELINEATION MAP