



Public Works Department

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

November 16, 2022

Jake Buckendorf
4837 Viewcrest Drive S
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: 4345 Sunnyside Road SE
Permit # 22-107215-RP**

Tax lot 083W10AC00600 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\22-107215-RP_4345 SUNNYSIDE ROAD SE\WLUN\WLUN Letter_22-107215-RP.doc

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

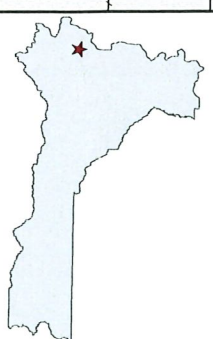
Parks Operations

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 10AC SALEM



MARION COUNTY, OREGON
SW1/4 NE1/4 SEC10 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision Plat Boundary
 - Waterline - Taxlot Boundary
 - Waterline - Non Body
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary

CORNER TYPES

- + 1/6th Section Cor.
- ⊕ 1/4 Section Cor.
- ⊙ D/C Corner
- ⊕ Section Corner
- ⊙ Section Corner

NUMBERS

16, 15
21, 22

Area

00 00 0

All areas 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

200	6000
201	6000
202	6000
203	6000
204	6000
205	6000
206	6000
207	6000
208	6000
209	6000
210	6000
211	6000
212	6000
213	6000
214	6000
215	6000
216	6000
217	6000
218	6000
219	6000
220	6000
221	6000
222	6000
223	6000
224	6000
225	6000
226	6000
227	6000
228	6000
229	6000
230	6000
231	6000
232	6000
233	6000
234	6000
235	6000
236	6000
237	6000
238	6000
239	6000
240	6000
241	6000
242	6000
243	6000
244	6000
245	6000
246	6000
247	6000
248	6000
249	6000
250	6000

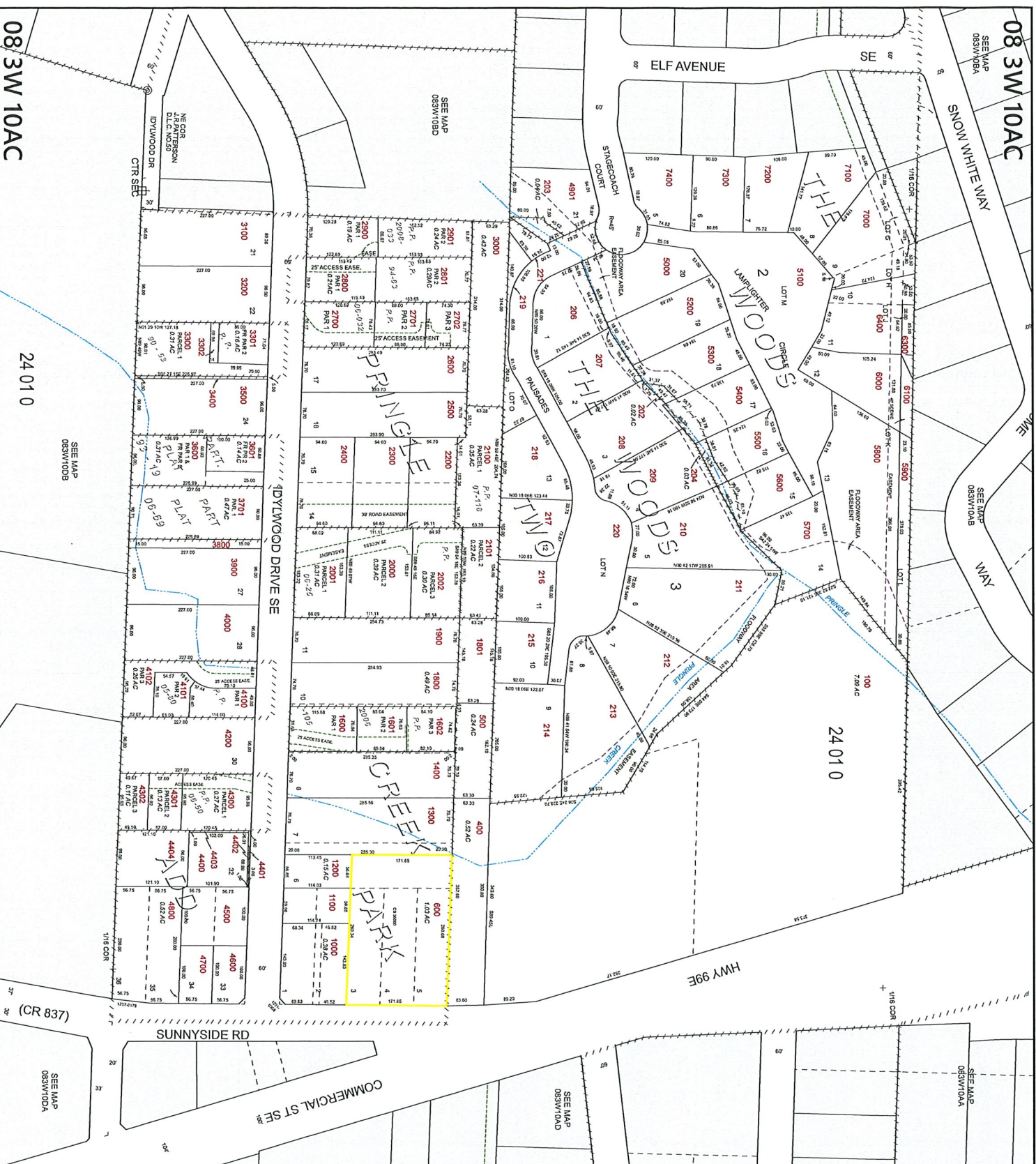


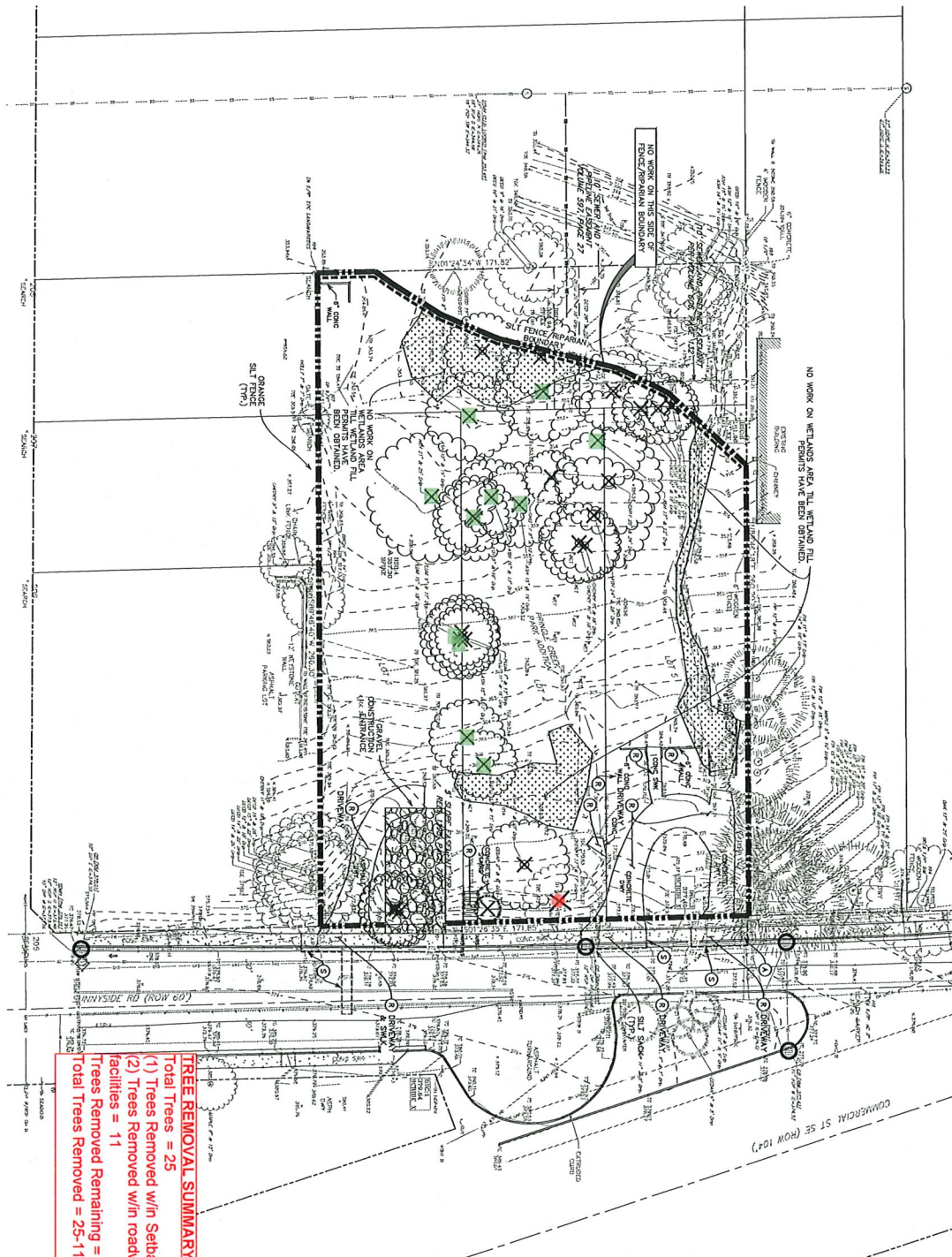
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

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

PLOT DATE: 10/16/2020

08 3W 10AC





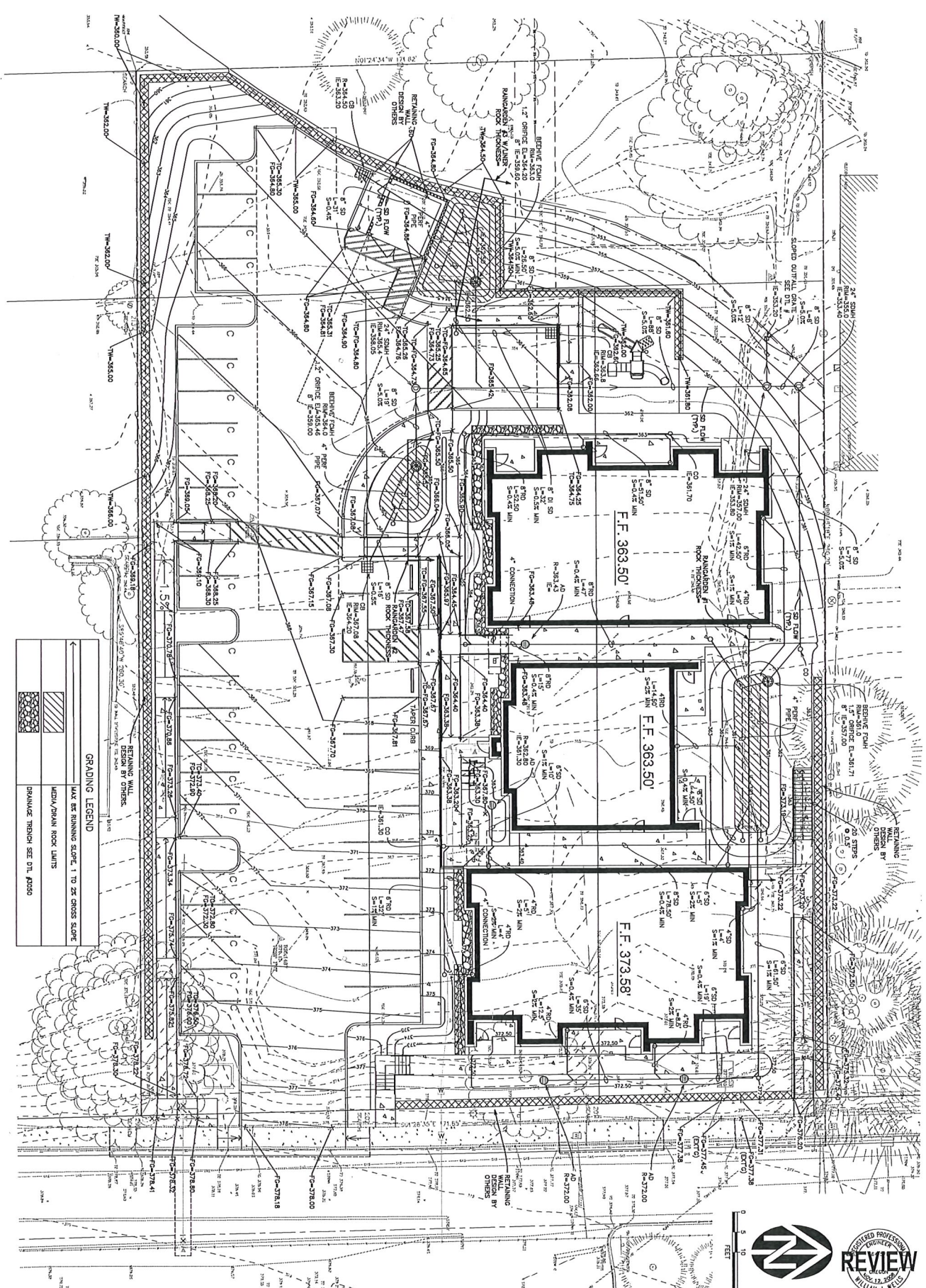
TREE REMOVAL SUMMARY
Total Trees = 25
Trees Removed w/in Setbacks = 1
(2) Trees Removed w/in roadway, utilities, sidewalks, stormwater facilities = 11
Trees Removed Remaining = 10
Total Trees Removed = 25-11=14 (56%)

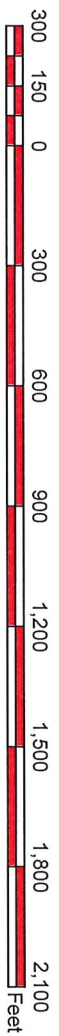
EMISSION CONTROL LEGEND	
	STOCK NEET PROTECTION (P.L. E&S, SH. C-4)
	BROTHER BAG NEET EMISSION PROTECTION (P.L. E&S, SH. C-4)
	ORANGE EMISSION FENCE (P.L. E&S, SH. C-4)
	STUMP WOODS
	WETLAND

NO CONCRETE WAPDRUITS OR STOCKPILES ALLOWED ON SITE

DEMOLITION LEGEND	
1	ABANDON WATER METER PER CITY STANDARDS
2	CONTRACTOR TO REMOVE
3	SNICUT
X	REMOVE FREE

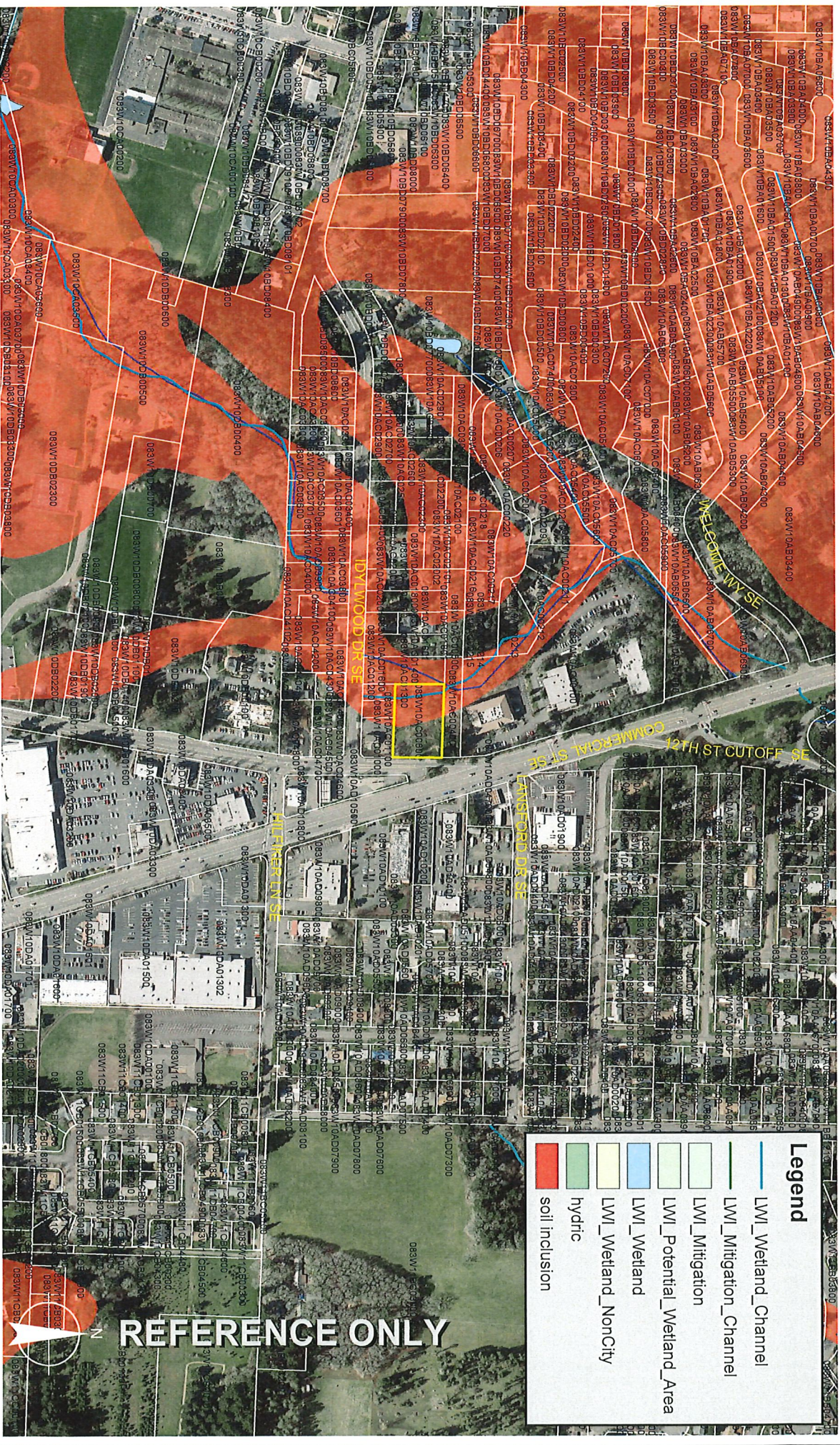






1 inch = 300 feet

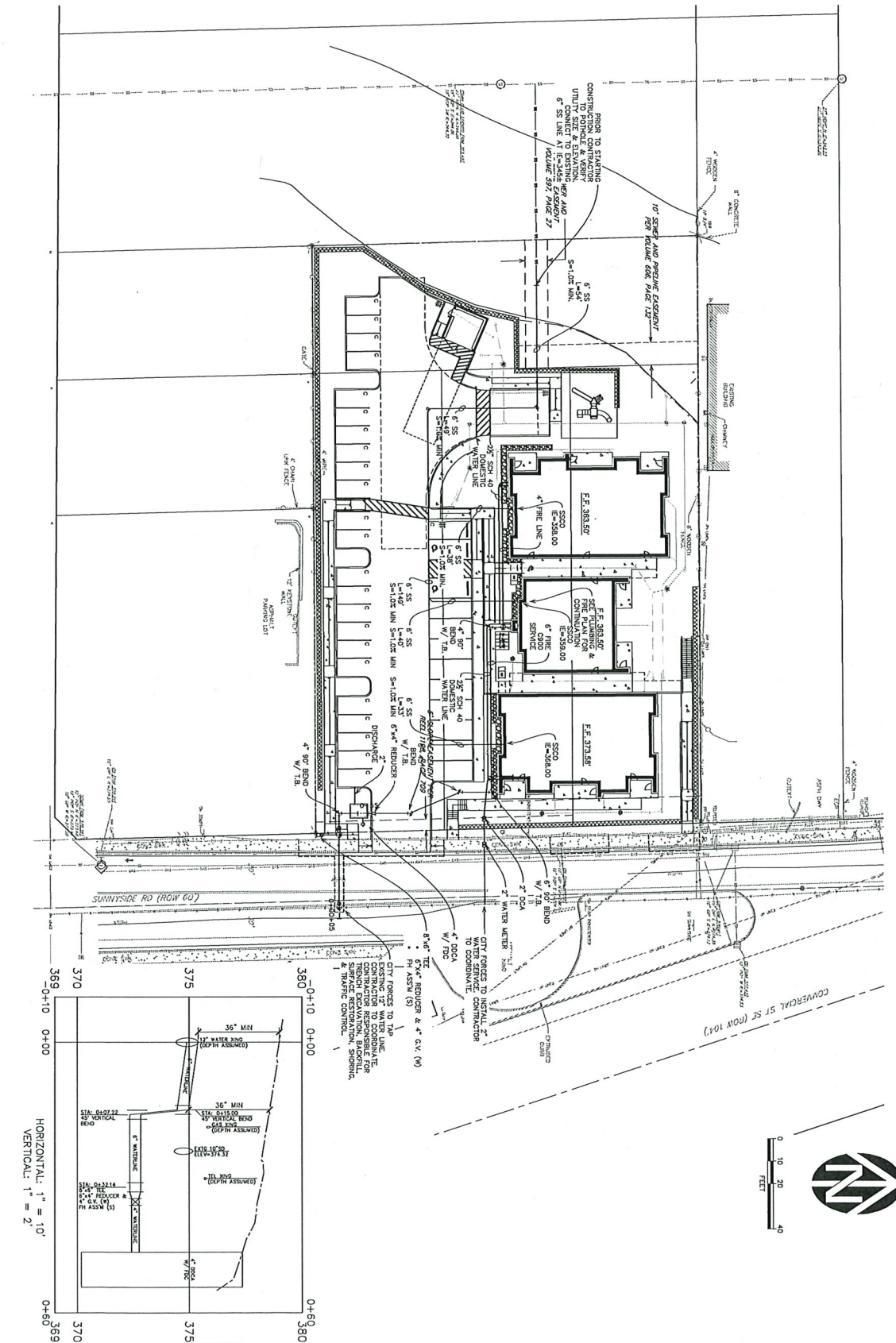
This product is provided as-is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

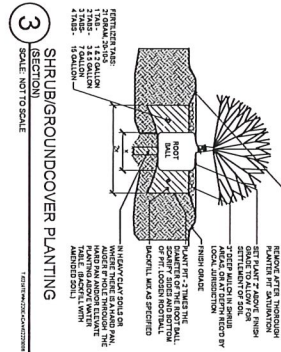
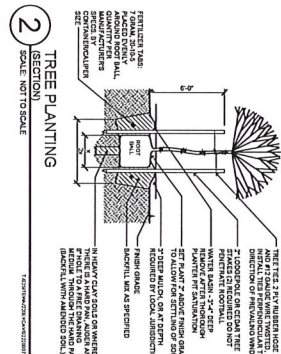
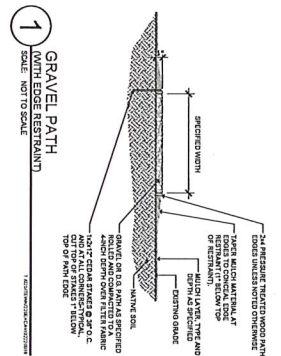
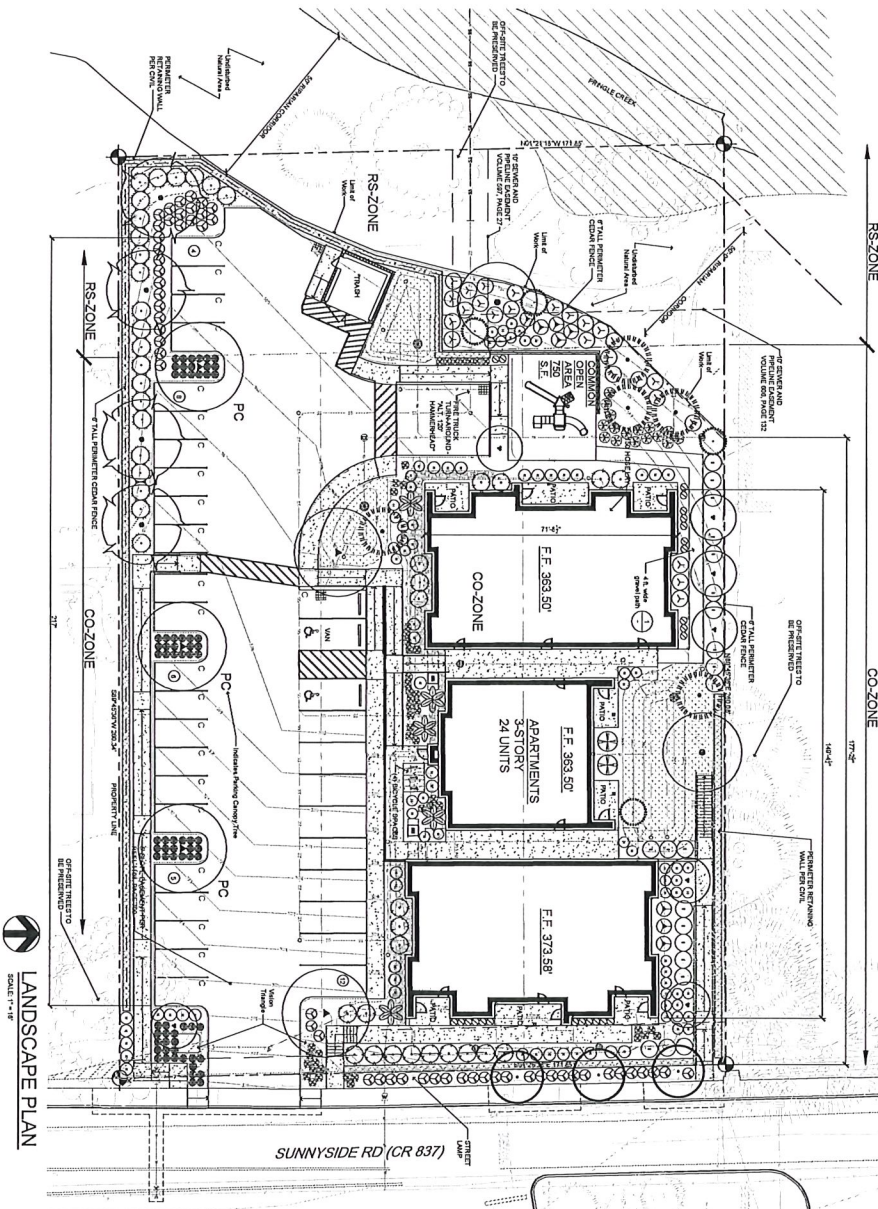


Legend

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

REFERENCE ONLY





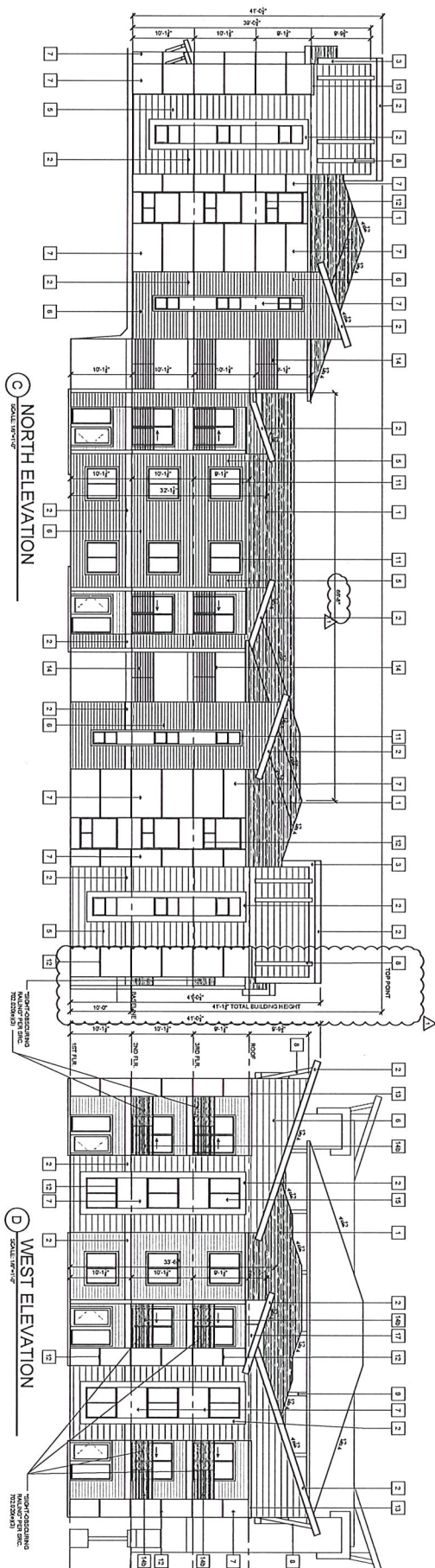
PLANTING SCHEDULE									
PLANT	CULTIVAR	REPRODUCTION	COMMON NAME	SEED	TYPE	NO. PLANTS REQUIRED			
BRACHYTERES	1	Nil	The species are introduced in a Pongro Shrubland	150g/seed	SEM	20			
	2	Carpenteria lanceolata	Carpenteria lanceolata	150g/seed	SEM	10			
	3	Myrsine javanica	Myrsine javanica	150g/seed	SEM	20			
CORBIERS	1	Nil	The species are introduced in a Pongro Shrubland	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
CORBIERS	1	Thapsia indica	Thapsia indica	150g/seed	SEM	10			
	2	Thapsia indica	Thapsia indica	150g/seed	SEM	10			



DATE	04/12/2021
REVISED DATE	
SHEET	
A1.2	

NEW 24 UNITS
APARTMENTS BUILDING
4345 SUNNYSIDE RD SE SALEM, OR 97302





KEYNOTES/TEST RESULTS	
9	* 20% ACETYLALDEHYDE ACID ACID ACID ACID ACID
8	* 25 X 1.13 SMOOTH HARD TRIM BOARD
7	* 2000TH WHITE EPOXY PAINT
6	* 2000TH WHITE EPOXY PAINT
5	* 2000TH WHITE EPOXY PAINT
4	* 2000TH WHITE EPOXY PAINT
3	* 2000TH WHITE EPOXY PAINT
2	* 2000TH WHITE EPOXY PAINT
1	* 2000TH WHITE EPOXY PAINT



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*

11/15/2022

Staff Contact

First Name*

Jason

Last Name*

Valyou

Phone*

15035886211

Email*

jvalyou@cityofsalem.net

Applicant

First Name*

Jake

Last Name*

Buckendorf

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

4837 Viewcrest Drive S

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

Phone

503-409-9847

Email (?)

jakeb@windermere.com

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

☒ No ☐ Yes

Activity Location

Township* (?)

08S

Range* (?)

03W

Section* (?)

10

Quarter-quarter Section (?)

AC

Tax Lot(s)*

00600

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

4345 Sunnyside Road SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

West Fork Pringle Creek,
Wetland Channel, Hydric
Soil, 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 #* (?)

22-107215-RP

Zoning

CO/RS

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:*

A proposal for a new 24-unit multi-family housing development.

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

21-117775-RP_Plans.pdf

4.59MB

21-117775-RP_LWI Map.pdf

12.92MB

21-117775-RP_Tax Lot Map.pdf

280.84KB

Additional Attachments

Date

11/15/2022