



Public Works Department

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

November 23, 2022

Paul Lascola
425 Ewald Avenue SE
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: 2035 Wayside Terrace NE
Permit # 22-118060-PLN**

Tax lot 073W12CA01200 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 their 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

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



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

*	Municipality*	Date*
<input checked="" type="radio"/> City of <input type="radio"/> County of	Salem	11/22/2022

Staff Contact

First Name*	Last Name*
Jason	Valyou
Phone*	Email*
15035886211	jvalyou@cityofsalem.net

Applicant

First Name*	Last Name*
Paul	Lascola
Applicant Organization Name (if applicable)	
Mailing Address*	
Street Address	
425 Ewald Avenue SE	
Address Line 2	
City	State
Salem	OR
Postal / Zip Code	Country
97302	USA
Phone	Email (?)
805-298-5457	therighthomesolution@gmail.com

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

No Yes

Property Owner

First Name*	Last Name*
Chris	Cuevas

Property Owner Organization Name
(if applicable)

Mailing Address (If different than Applicant Address)

Street Address

2035 Wayside Terrace NE

Address Line 2

City

saalem

Postal / Zip Code

97301

State

OR

Country

USA

Phone

503-385-3470

Email (?)

chriscuevas777@gmail.com

Activity Location

Township* (?)

07S

Range* (?)

03W

Section* (?)

12

Quarter-quarter Section (?)

CA

Tax Lot(s)*

01200

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

2035 Wayside Terrace NE

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Wetland, hydric soil, Claggett Creek

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 #* (?)

22-118060-PLN

Zoning

IG

Proposed

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Permit (new structures) | <input type="checkbox"/> Conditional use Permit |
| <input checked="" type="checkbox"/> Grading Permit | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other (please describe) | |

Applicant's Project Description and Planner's Comments:*

Development of a new 850 square foot shop with associated site improvements.

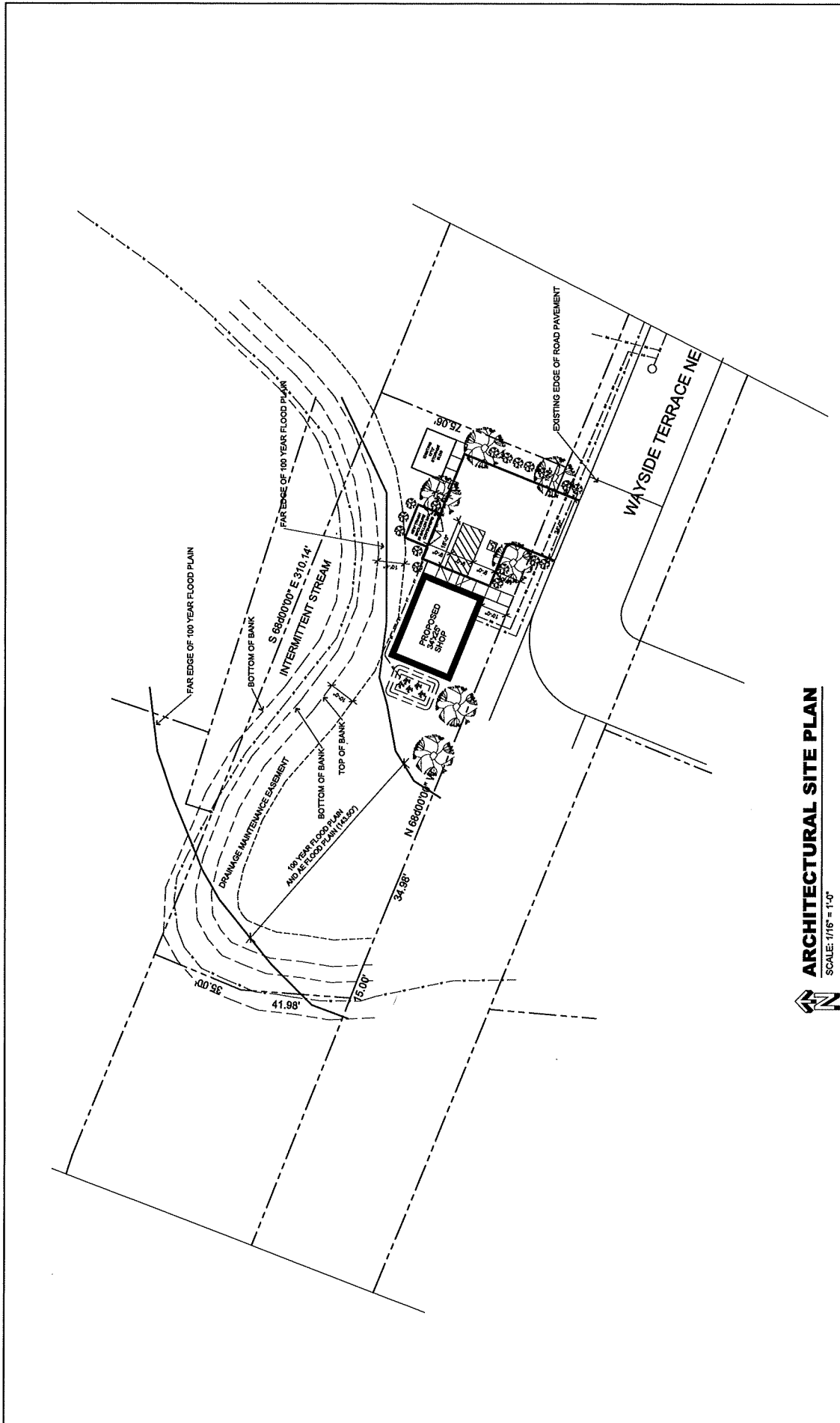
Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

22-118060-PLN_LWI Map.pdf	11.28MB
22-118060-PLN_Plan.pdf	309.42KB
22-118060-PLN_Tax Lot Map.pdf	223.86KB

Additional Attachments

Date

11/22/2022



ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



A1.1	
A NEW SHOP BLDG FOR CHRIS CUEVAS	Peter Lytle Strawn, AIA, LEED AP P.O. Box 21087 Portland, Oregon 97228 PR: 7742323331 FAX: 503.271.1448
PROJECT ADDRESS: LOT 10404, 11630A DEL MAR CLOVERDALE, OR 97112	SITE PLAN PROJ.#: 21087 DATE: 11-17-22

07 3W 12CA

07 3W 12CA
SALEM



MARION COUNTY, OREGON
NE1/4 SW1/4 SEC12 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Waterline - Non Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊕ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22 Section Corner

NUMBERS

Tax Code Number
00 00 0

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicator that the labeled dimension extends into the public ROW

CANCELLED NUMBERS	
100B1	
300A1	
400	
2200	
300B1	
3401	
3501	
3701	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

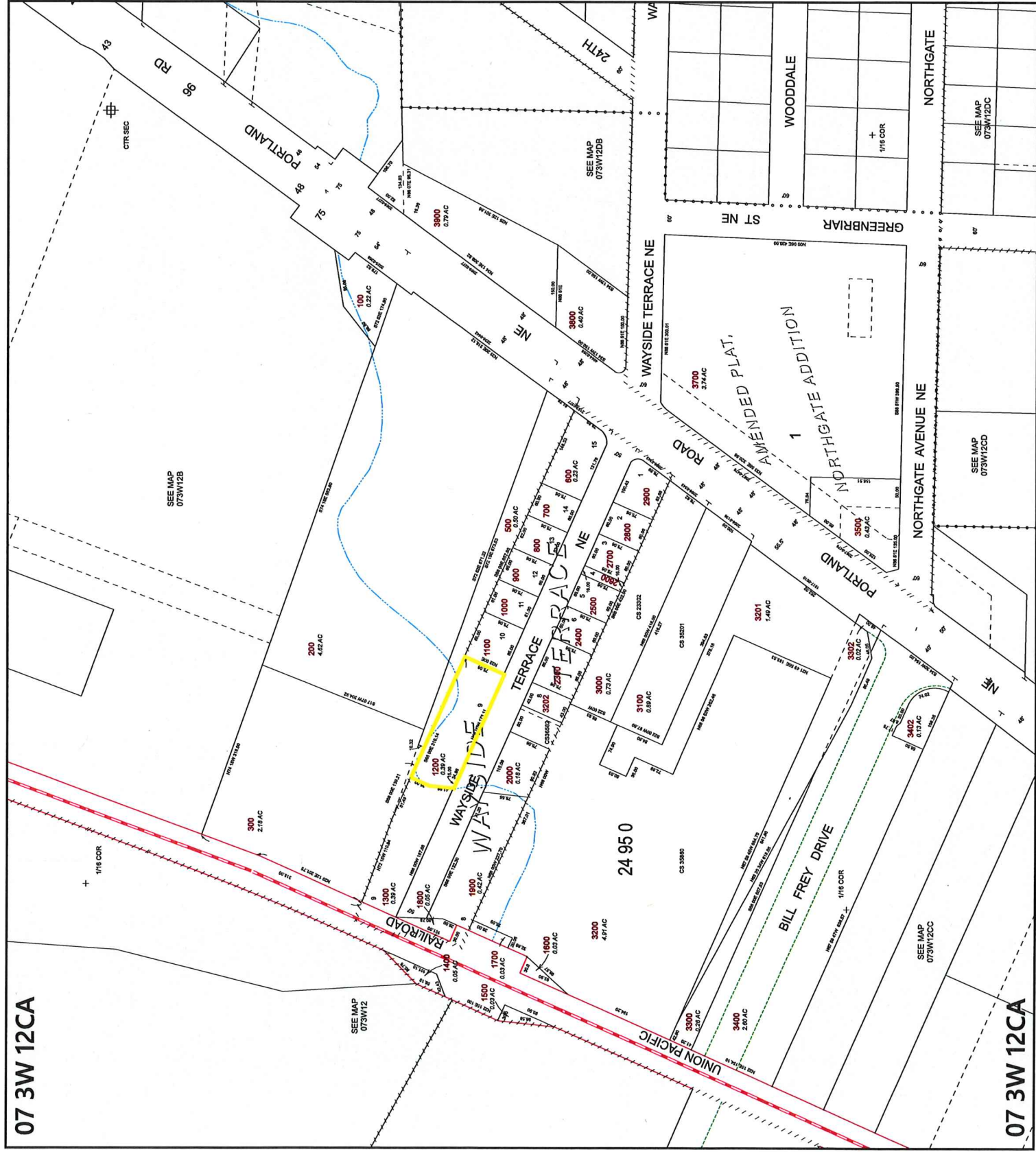


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM

07 3W 12CA



SEE MAP 073W12B

SEE MAP 073W12

SEE MAP 073W12DB

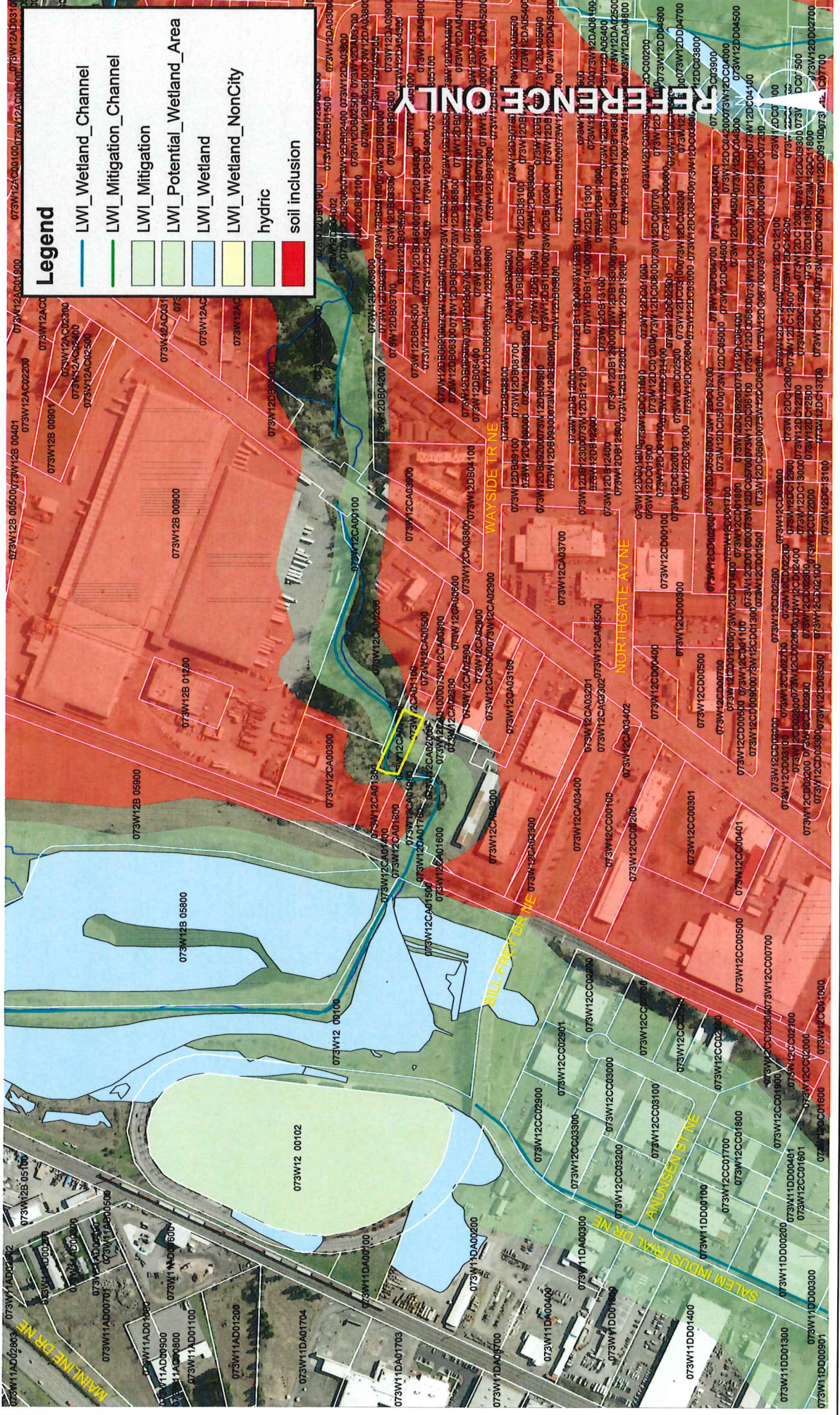
SEE MAP 073W12CD

SEE MAP 073W12DC

SEE MAP 073W12CC

Legend

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



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1 inch = 300 feet

