



Public Works Department

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

November 30, 2022

JCT Holdings LLC
201 Ferry St SE Suite 400
Salem OR 97306

**SUBJECT: Wetland Land Use Notification: 0 Mildred Lane SE
Permit # 22-111309-LD**

Tax lot 083W14CB02401 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

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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

*

☒ City of ☐ County of

Municipality *

Salem

Date *

11/29/2022

Staff Contact

First Name *

Jason

Last Name *

Valyou

Phone *

15035886211

Email *

jvalyou@cityofsalem.net

Applicant

First Name *

JCT

Last Name *

Holdings LLC

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

201 Ferry Street SE Suite 400

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

USA

Phone

503-932-8506

Email (?)

office@mtengineering.net

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

☐ No ☒ Yes

Activity Location

Township * (?)

08S

Range * (?)

03W

Section * (?)

14

Quarter-quarter Section (?)

CB

Tax Lot(s) *

02401

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

0 Mildred Lane SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

County *

Marion

Adjacent Waterbody

Waln 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 # * (?)

22-111309-LD

Zoning

IC

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 consolidated application for a proposed four-lot subdivision with associated site improvements. The application includes:

- 1) A Subdivision Tentative Plan to divide the approximate 1.71-acre property into four lots ranging in size from approximately 5,311 square feet to 47,701 square feet;
- 2) A Conditional Use Permit to allow two of the lots in the subdivision (Lots 2 and 3) which are partially zoned IC (Industrial Commercial) to be developed with single family dwellings;
- 3) A Class 2 Adjustment to:
 - a) Increase the number of flag lots allowed within the subdivision from a maximum of one to two (SRC 800.025(e));
 - b) Designate the south property line of Lot 1 abutting the flag lot accessway as the front lot line rather than the property line abutting Mildred Lane SE (SRC 800.020(a)(1));
 - c) Allow single family dwellings constructed as part of a subdivision to take access onto a minor arterial street (SRC 804.035(c)(4)); and
 - d) Reduce the minimum required 370-foot driveway spacing between Marstone Court SE and the proposed flag lot accessway serving Lots 1, 2, & 3 (SRC 804.035(d)); and
- 4) A Class 2 Driveway Approach permit for the proposed flag lot accessway onto Mildred Lane SE.

The subject property is zoned RA (Residential Agriculture) and IC (Industrial Commercial), approximately 1.71 acres in size, and located in the 1300 Block of Mildred Lane SE (Marion County Assessor Map and Tax Lot Number: 083W14CB02401).

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

22-111309-LD_LWI Map.pdf	12.31MB
22-111309-LD_Tax Lot Map.pdf	340.85KB
22-111309-LD_Plan.pdf	1.25MB

Additional Attachments**Date**

11/29/2022

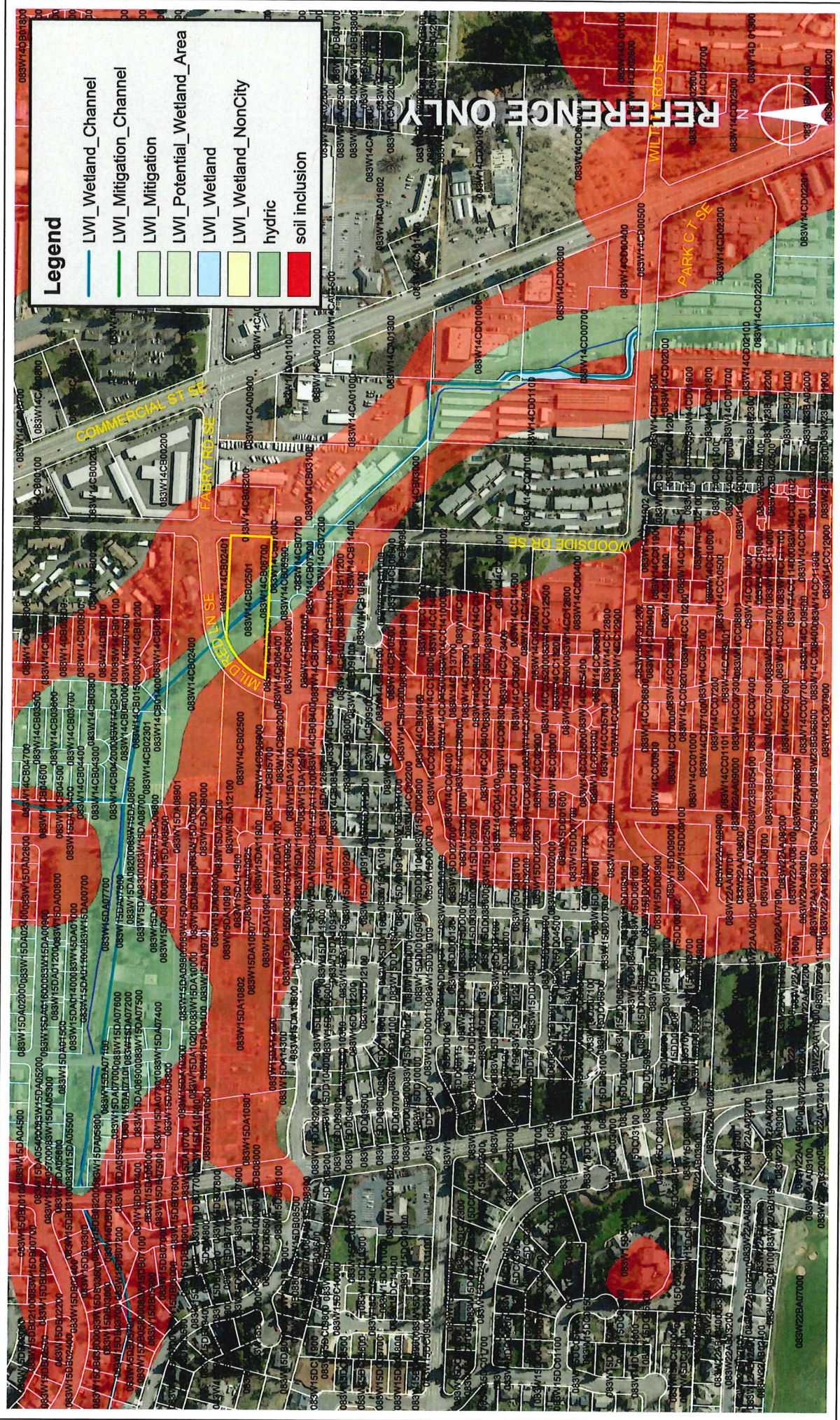
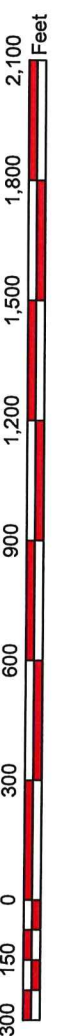
Legend

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

REFERENCE ONLY

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.

1 inch = 300 feet



08 3W 14CB

08 3W 14CB
SALEM



MARION COUNTY, OREGON
NW1/4 SW1/4 SEC14 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 Bndry
 - Waterline - Taxlot Bndry
 - Waterline - Non Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
- CORNER TYPES**
- + 1/16TH Section Cor
 - ⊙ D/C Corner
 - ⊕ 1/4 Section Cor
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22 Section Corner

NUMBERS

Tax Code Number

00 00 0

Acreage

0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROW's

NOTES

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

CANCELLED NUMBERS

400

401

402

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404

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DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 3/16/2022

SALEM

08 3W 14CB

