

CITY OF *Salem*
AT YOUR SERVICE
Public Works Department
APWA ACCREDITED AGENCY

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

January 5, 2024

Comfort Properties NW, LLC
PO Box 5607
Salem OR 97304

**SUBJECT: Wetland Land Use Notification: 2148 Turner Road SE
Permit # 23-122978-PLN**

Tax lot 083W01A000500 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

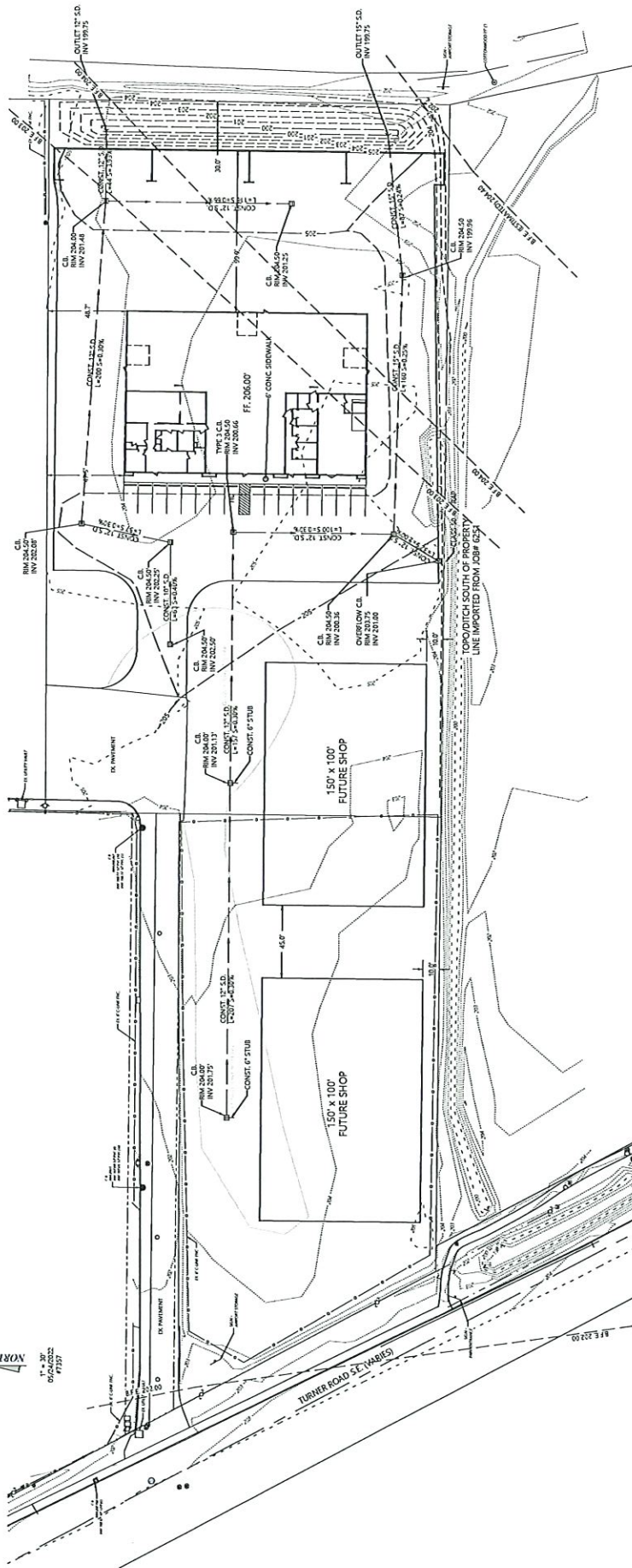
Enclosures: GIS Map, Site map, Wetland Land Use Notification Form
cc: Zachary Diehl, Natural Resource Program Coordinator
F:\Common\PAC\DevSvcsLandUse\23-122978-PLN_2148 Turner Rd SE\WLUN
File

Transportation Operations, Utility Operations, and Engineering
1457 23rd St SE, Salem, OR
Mailing Address: PO Box 14300, Salem, OR 97309-1457
Phone 503-588-6270 • Fax 503-588-6480

Willow Lake Water Pollution Control Facility
5915 Windsor Island Road N, Keizer, OR
Mailing Address: PO Box 14300, Salem, OR 97309-5915
Phone 503-588-6380 • Fax 503-588-6387

PROPOSED FLOOD PLAIN DEVELOPMENT SITE PLAN

Turner Rd. - Tax Lot 500
 BY:
 MELTERT ENGINEERING SERVICES, INC.
 1145 L. E. BUREAU ST.
 SALINA, OREGON 97362
 (503) 362-9227



FLOOD PLAN INFORMATION
 FIRM MAP 41047C0361H
 EFFECTIVE DATE 1-2-2023
 ZONE AE

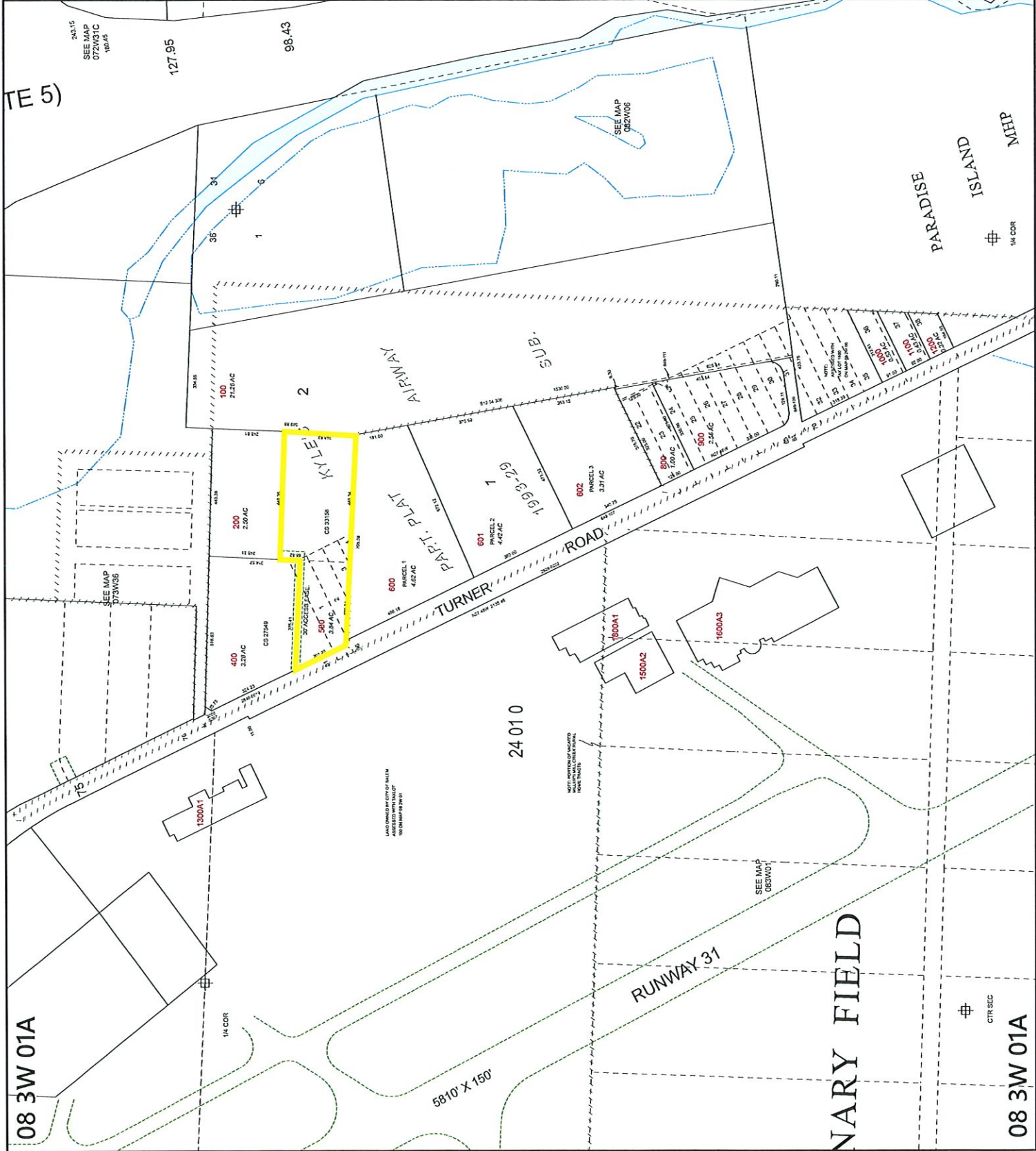
08 3W 01A

08 3W 01A

SALEM

08 3W 01A

08 3W 01A



MARION COUNTY, OREGON
NE1/4 SEC1 T8S R3W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Historical Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Boundary
 - Waterline - Treated
 - Waterline - Non Treated
- CORNER TYPES**
- 1/16th Section Cor.
 - 1/4 Section Cor.
 - DIC Corner
 - Section Corner
- NUMBERS**
- Tax Code Number
 - 00 00 0
- NOTES**
- All acre listed are Net Acres, including any portions of the land within public ROWs.
- Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

200
201
1400A1
1700A1

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 10/24/2022



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 *
☒ City of ☐ County of	Salem	1/4/2024

Staff Contact

First Name *	Last Name *
Jason	Valyou
Phone * (?)	Email *
503-991-4581	jvalyou@cityofsalem.net

Applicant

First Name *	Last Name *
Comfort	Properties NW, LLC

Applicant Organization Name
(if applicable)

Mailing Address *

Street Address	
PO Box 5607	
Address Line 2	
City	State
Salem	OR
Postal / Zip Code	Country
97304	USA
Phone (?)	Email (?)

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

☐ No ☒ Yes

Activity Location

Township* (?)

08S

Range* (?)

03W

Section* (?)

01

Quarter-quarter Section (?)

A0

Tax Lot(s)*

00500

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

2148 Turner Road SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Hydric Soils

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 #* (?)

23-122978-PLN

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 Class 3 Site Plan Review for the development of a new office and storage warehouse building for a new building and grounds services and construction contracting use. The subject property is 3.83 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Rd SE (Marion County Assessors Map and Tax Lot Number 083W01A / 500).

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

23-122978-PLN_Plans.pdf

741.92KB

23-122978-PLN_LWI Map.pdf

4.6MB

23-122978-PLN_Tax Lot Map.pdf

246.36KB

Additional Attachments

Date

1/4/2024

