



Oregon

Tina Kotek, 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

April 28, 2025

State Land Board

Brownstone Development
Attn: Randy Myers
PO Box 2201
Lake Oswego, OR 97035

Tina Kotek
Governor

Tobias Read
Secretary of State

Elizabeth Steiner
State Treasurer

Re: WD # 2024-0648 **Approved with Revisions**
Wetland Delineation Report for East Golf Club Road,
Marion County; T9S R1W S4B Portion of TLs 200, 800, 900, and
1000; S4C Portion of TL 100; S4DB Portion of TLs 3100 and 3200;
City of Stayton Local Wetlands Inventory, Wetlands M6 and M8

Dear Randy Myers:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates for the site referenced above. Please note that the study area includes only a portion of the tax lots described above (see the attached maps). Based upon the information presented in the report, a site visit on March 18, 2025, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figures 6a-6c of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, four wetlands (Wetland 1 - 4), totaling approximately 7.57 acres, and one ditch, were identified. The wetlands and ditch 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, other state agencies 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 impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state 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 Chris Stevenson, PWS, the Wetland Ecologist for Marion County at (503) 798-7622.

Sincerely,

Daniel Evans, PWS
Wetland Ecology Specialist

Enclosures

ec: Jodi Forgione, Schott & Associates
Juniper Tagliabue, Schott & Associates
City of Stayton Planning Department (map enclosed for updating LWI)
Kirsten Hines, Corps of Engineers
Michael De Blasi, DSL

A complete report and signed report cover form, along with applicable review fee, are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ Under 50MB - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ 50MB or larger - A single unlocked PDF can be uploaded to the [Jurisdiction Box.com](https://jurisdictionbox.com) folder. Email wetland.delineation@dsl.oregon.gov of the new upload.
- ❖ Unbound paper report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound paper report OR attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
Randy Myers (Brownstone Development)
PO Box 2201
Lake Oswego, Oregon 97035

Business phone # 503-358-4460
Mobile phone # (optional)
E-mail: randy@brownstonehomes.net

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

Business phone #
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: Randy Myers Signature: _____

Date: Nov.26, 2024 Special instructions regarding site access: _____

Project and Site Information

Project Name: East Golf Club Road

Latitude: 44.818083 Longitude: -122.8168861
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Residential development

Tax Map # 09 1W 4B
Tax Lot(s) 200 (portion), 800 (portion), 900 (portion), 1000 (portion)

Project Street Address (or other descriptive location):
East of Golf Course Road, South of the Santiam Golf Course

Tax Map # 9 1W 4C, 4DB
Tax Lot(s) Section 4C (100, portion); Section 4DB (3100-3300, portion)

City: Stayton

County: Marion

Township 9S Range 1W Section 4 QQ
Use separate sheet for additional tax and location information

Waterway: _____ River Mile: _____

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Jodi Forgione/Juniper Tagliabue
Schott and Associates
PO Box 589
Aurora, OR 97002

Phone # 503.678.6007
Mobile phone # (if applicable)
E-mail: jodi@schottandassociates.com

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: Nov.26, 2024

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

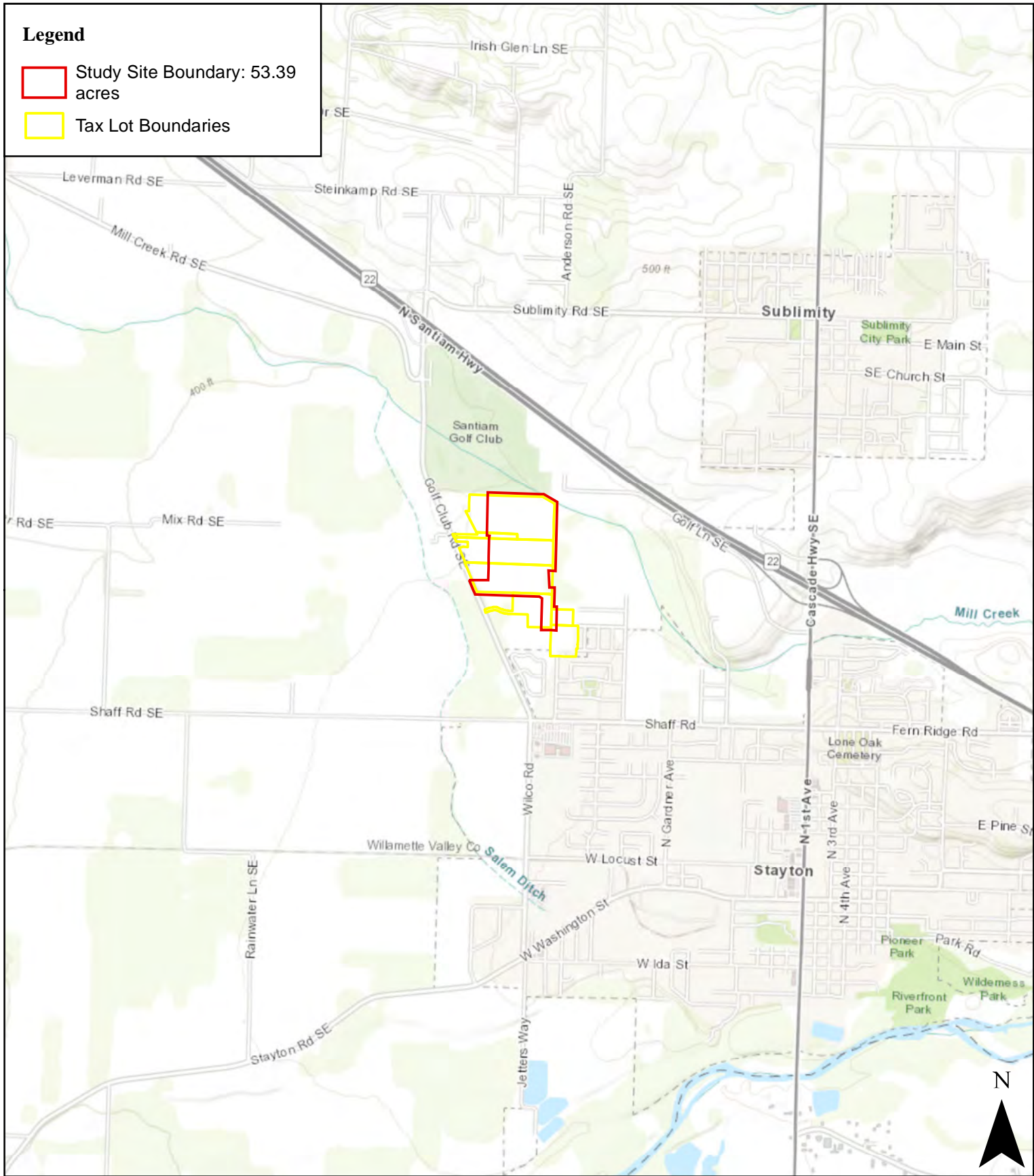
Wetland/Waters Present? ☒ Yes ☐ No Study Area size: 53.39 Total Wetland Acreage: ~~7.38~~ 7.57 acres

Check Applicable Boxes Below

- | | |
|---|---|
| <input type="checkbox"/> R-F permit application submitted | <input type="checkbox"/> Fee payment submitted \$ _____ |
| <input type="checkbox"/> Mitigation bank site | <input type="checkbox"/> Resubmittal of rejected report (\$100) |
| <input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____ | <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) |
| <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) | DSL # _____ Expiration date _____ |
| <input checked="" type="checkbox"/> Previous delineation/application on parcel | <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel |
| If known, previous DSL # <u>WD2005-0335, WD2016-0230</u> | Wetland ID code <u>M8, M6</u> |

For Office Use Only

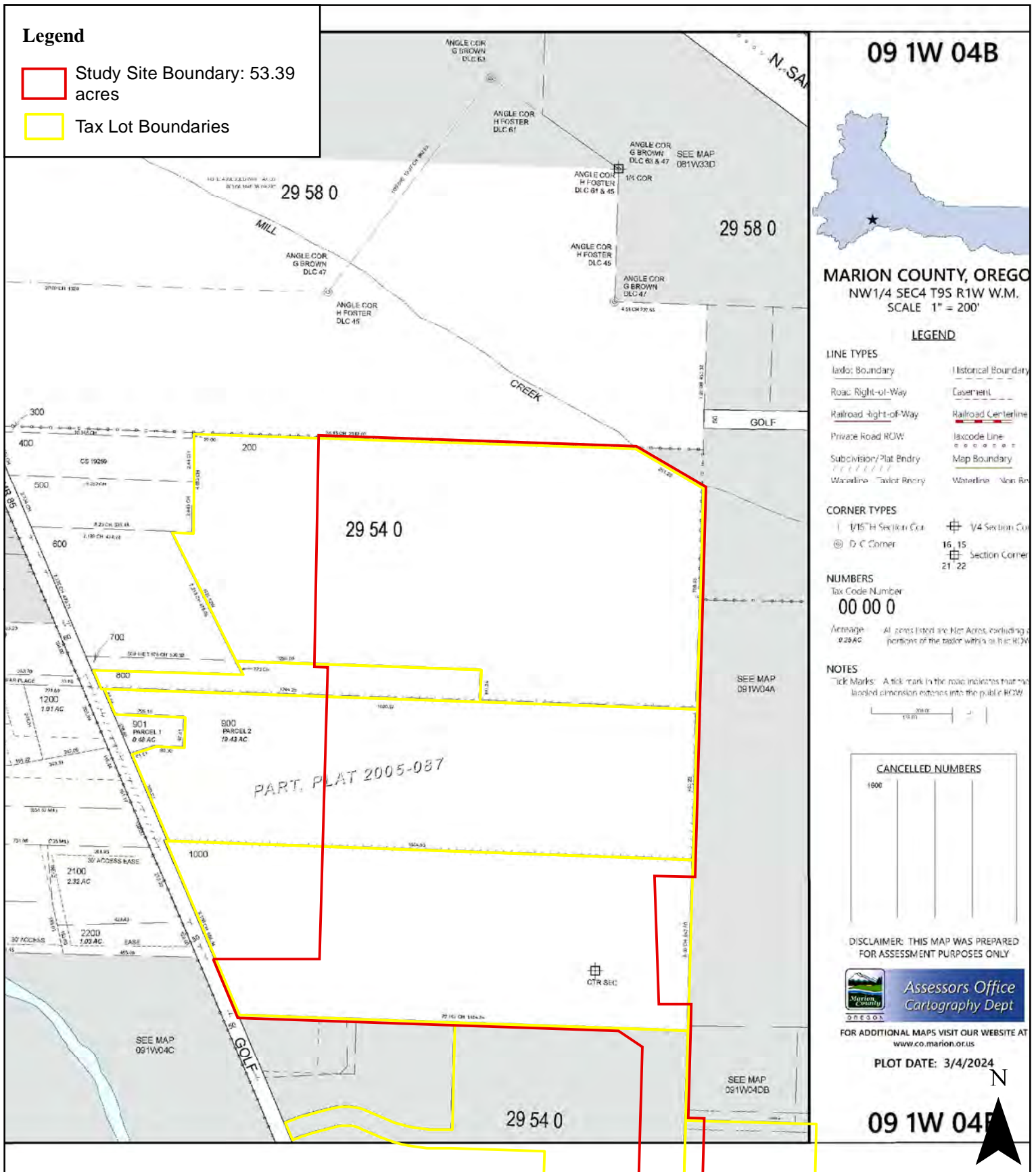
DSL Reviewer: DE Fee Paid Date: ____ / ____ / ____ DSL WD # 2024-0648
Date Delineation Received: 11 / 26 / 2024 DSL App.# _____



Date: 10/22/2024

Data Source: ESRI, 2024; Marion County GIS Dept, 2024

Figure 1. Location Map

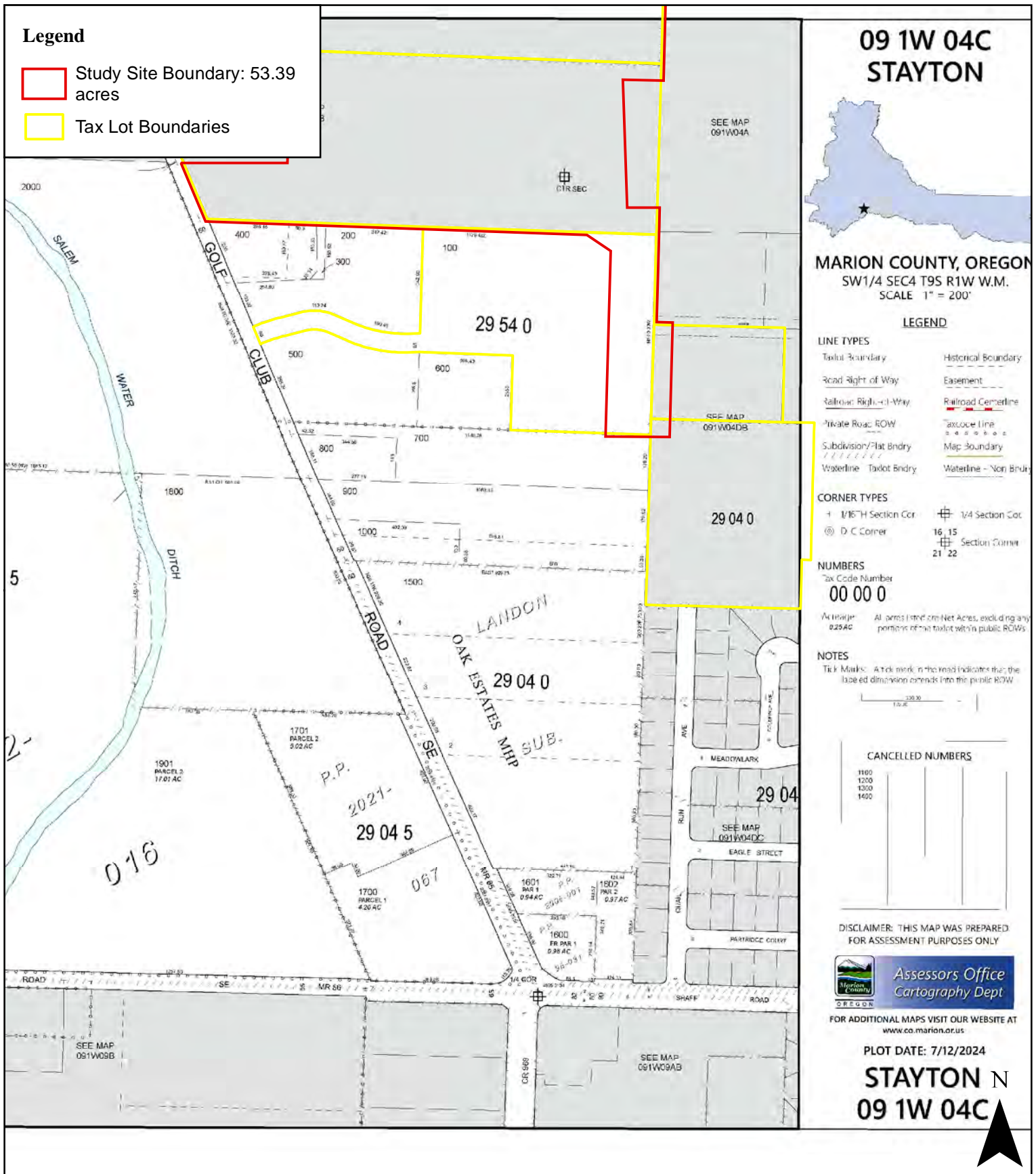


Date: 10/22/2024

Data Source: ESRI, 2024; Marion County GIS Dept, 2024

Figure 2a. Tax Map - 091W04B

East Golf Course Road Project Site: S&A # 3173

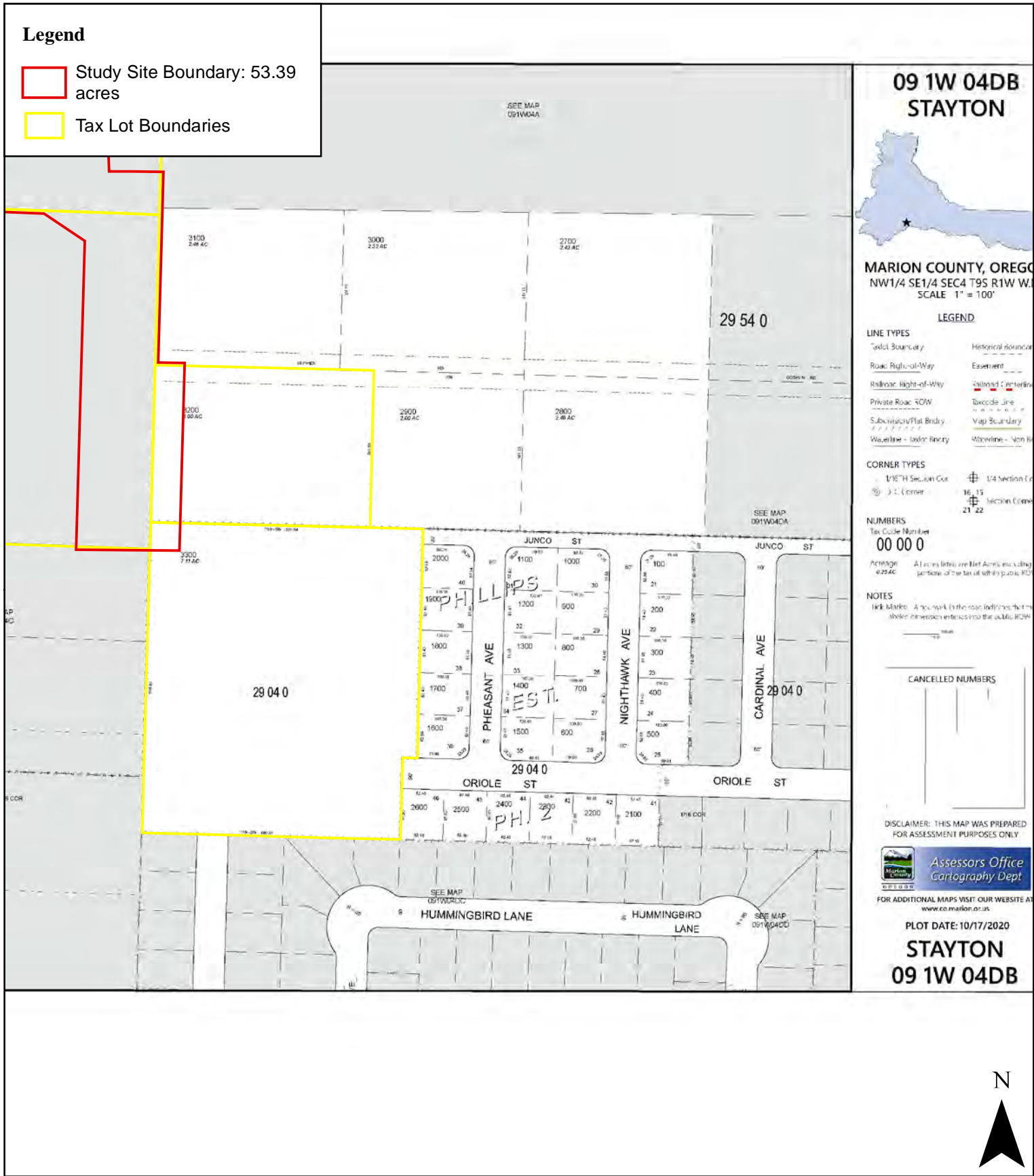


Date: 10/22/2024

Data Source: ESRI, 2024; Marion County GIS Dept, 2024

Figure 2b. Tax Map - 091W04C

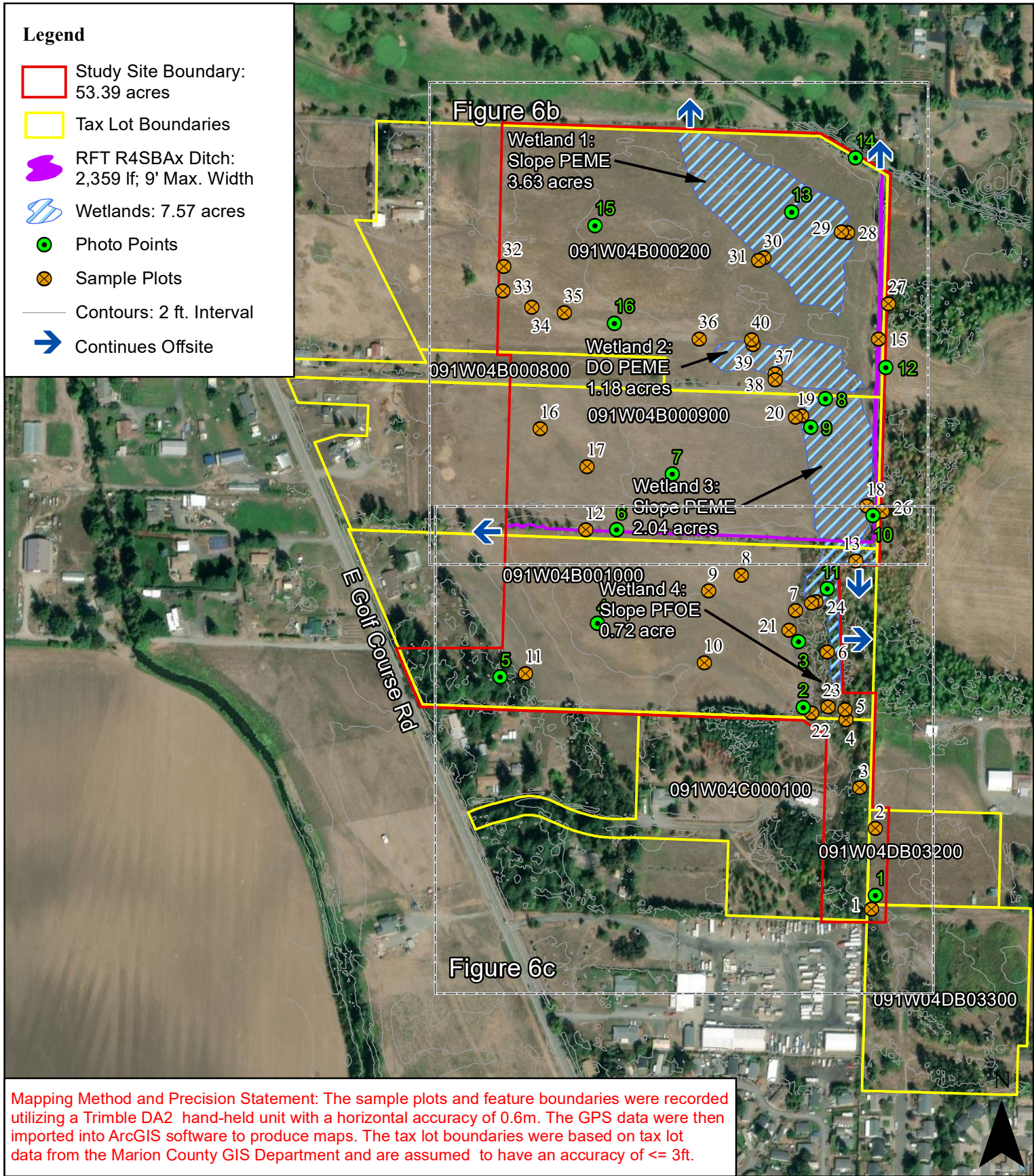
East Golf Course Road Project Site: S&A # 3173



Date: 10/22/2024

Data Source: ESRI, 2024; Marion County GIS Dept, 2024

Figure 2c. Tax Map - 091W04DB



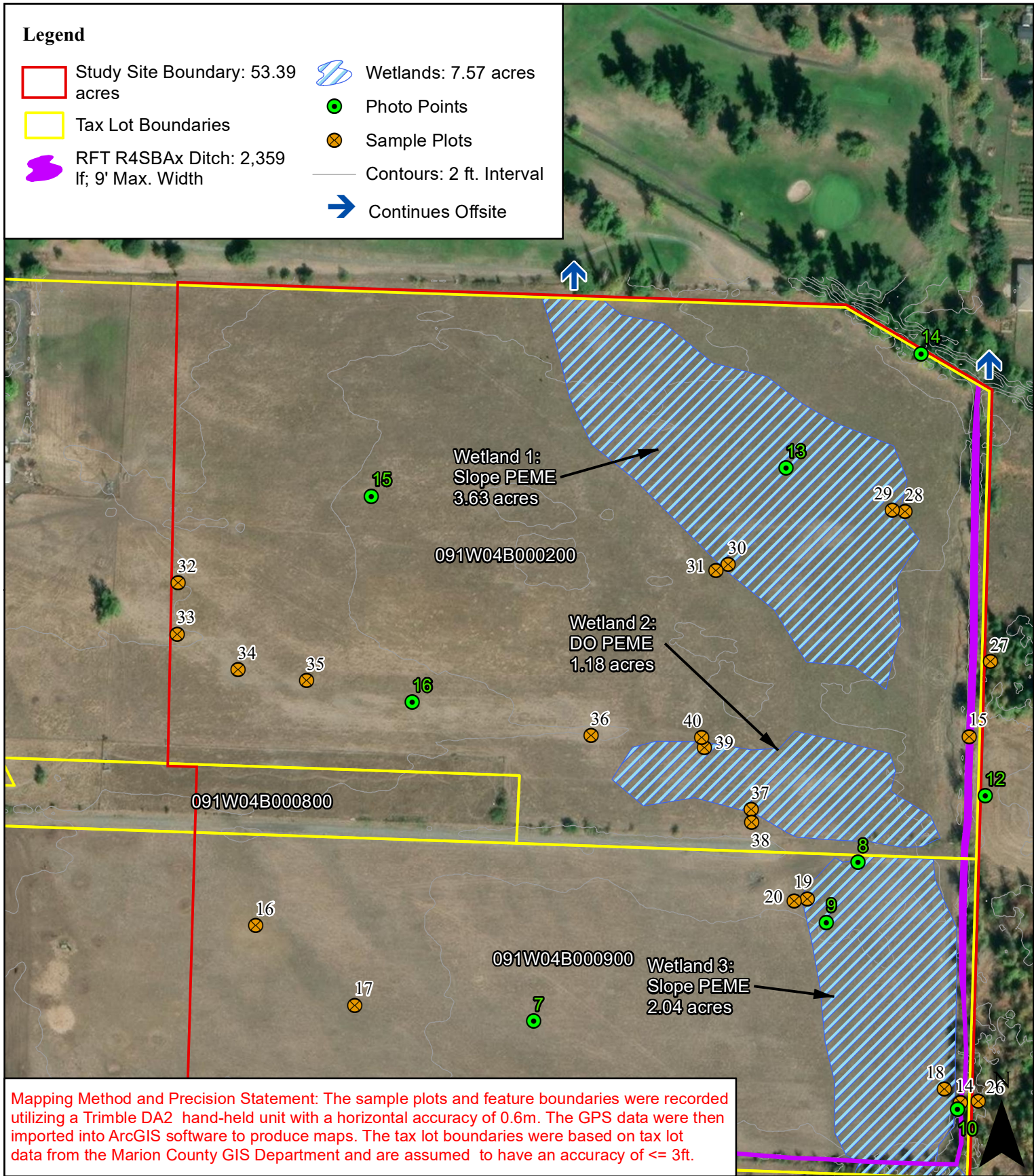
Date: 3/19/2025

Data Source: ESRI, 2024; Marion County GIS Dept, 2024; DOGAMI, 2009

DSL WD# 2024-0648
Approval Issued: 4/28/2025
Approval Expires: 4/28/2030

Figure 6a. Wetland Delineation Map - Overview

East Golf Course Road Project Site: S&A # 3173



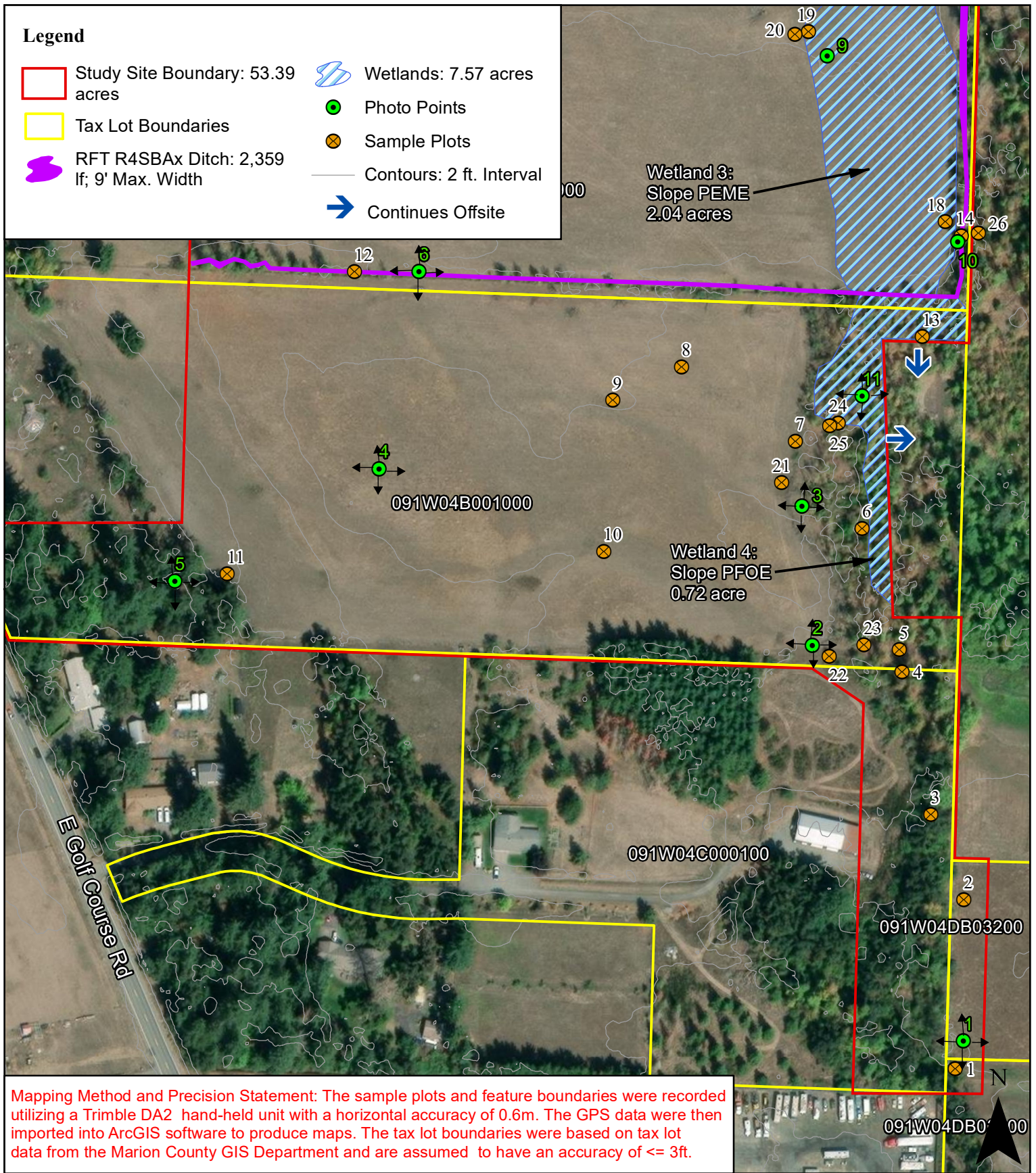
Date: 3/19/2025

Data Source: ESRI, 2024; Marion County GIS Dept, 2024; DOGAMI, 2009

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Figure 6b. Wetland Delineation Map - North Detail

East Golf Course Road Project Site: S&A # 3173



Date: 3/19/2025

Data Source: ESRI, 2024; Marion County GIS Dept, 2024; DOGAMI, 2009

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Figure 6c. Wetland Delineation Map - South Detail

East Golf Course Road Project Site: S&A # 3173



0 100 200 400 Feet