



# Oregon

Tina Kotek, Governor

April 28, 2025

**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](http://www.oregon.gov/dsl)

**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](mailto:wetland.delineation@dsl.oregon.gov).
- ❖ 50MB or larger - A single unlocked PDF can be uploaded to the [Jurisdiction Box.com](http://JurisdictionBox.com) folder. Email [wetland.delineation@dsl.oregon.gov](mailto: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.

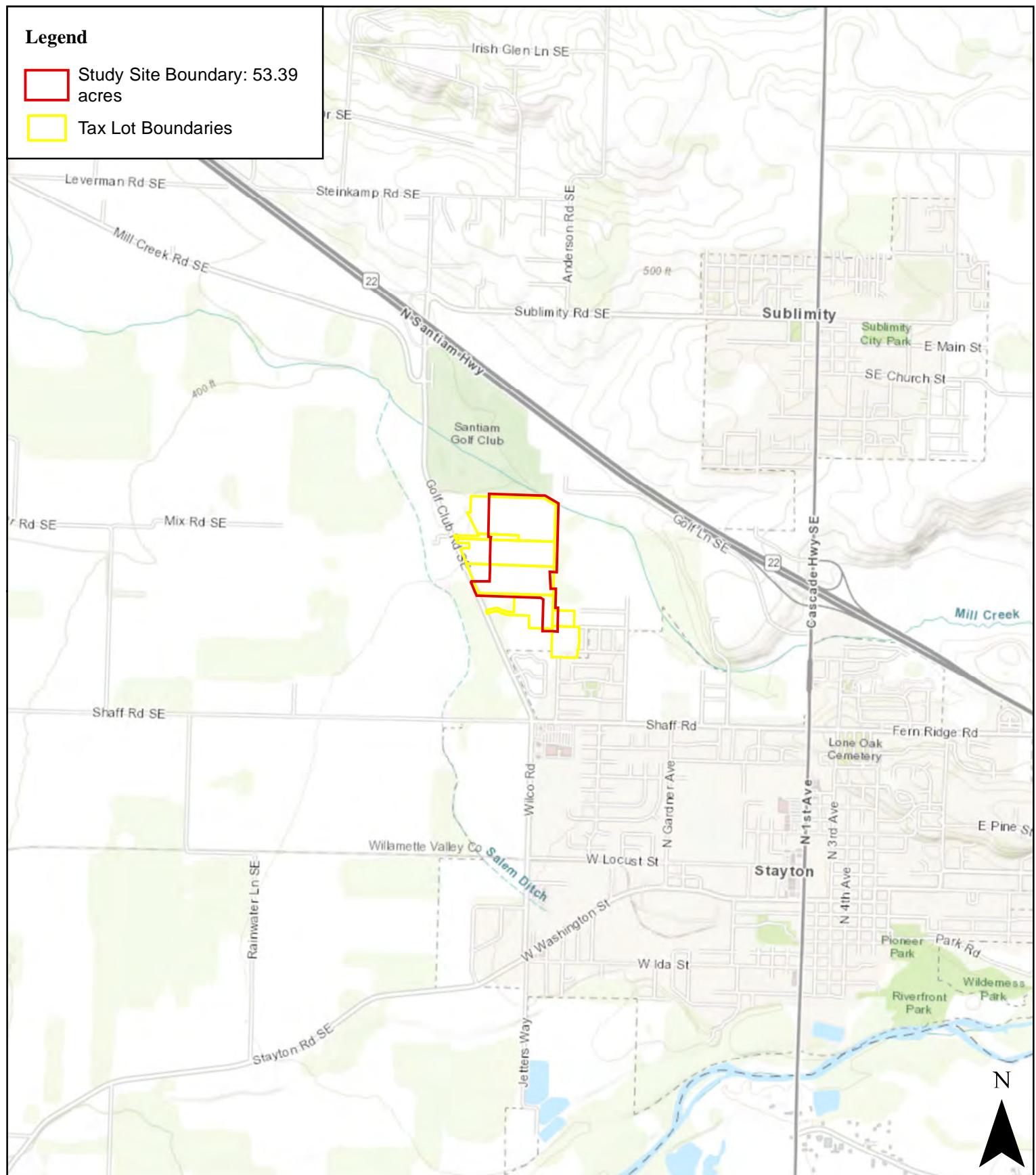
Ways to pay review fee:

- ❖ 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		
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> 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: <a href="mailto:randy@brownstonehomes.net">randy@brownstonehomes.net</a>
<input type="checkbox"/> 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: <u>Randy Myers</u> Signature: _____ Date: Nov.26, 2024		Special Instructions regarding site access: _____
Project and Site Information		
Project Name: East Golf Club Road		Latitude: <u>44.818083</u> Longitude: <u>-122.8168861</u> 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) Township 9S Range 1W Section 4 QQ Use separate sheet for additional tax and location information
City: Stayton	County: Marion	Waterway: River Mile:
Wetland Delineation Information		
Wetland Consultant Name, Firm and Address: Jodi Forggione/Juniper Tagliabue Schott and Associates PO Box 589 Aurora, OR 97002		Phone # 503.678.6007 Mobile phone # (if applicable) E-mail: <a href="mailto:jodi@schottandassociates.com">jodi@schottandassociates.com</a>
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: <u>Jodi Forggione</u> Date: Nov.26, 2024		
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent		
Wetland/Waters Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Study Area size: 53.39 Total Wetland Acreage: <u>7.56</u> <u>7.57 acres</u>
Check Applicable Boxes Below		
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr: <input type="text"/> <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input checked="" type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <u>WD2005-0335, WD2016-0230</u>		<input type="checkbox"/> Fee payment submitted \$ _____ <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code <u>M8, M6</u>
For Office Use Only		
DSL Reviewer: <u>DE</u>	Fee Paid Date: <u>11/11/2024</u>	DSL WD # <u>2024-0648</u>
Date Delineation Received: <u>11/26/2024</u>		DSL App.# _____

### Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries



Date: 10/22/2024

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

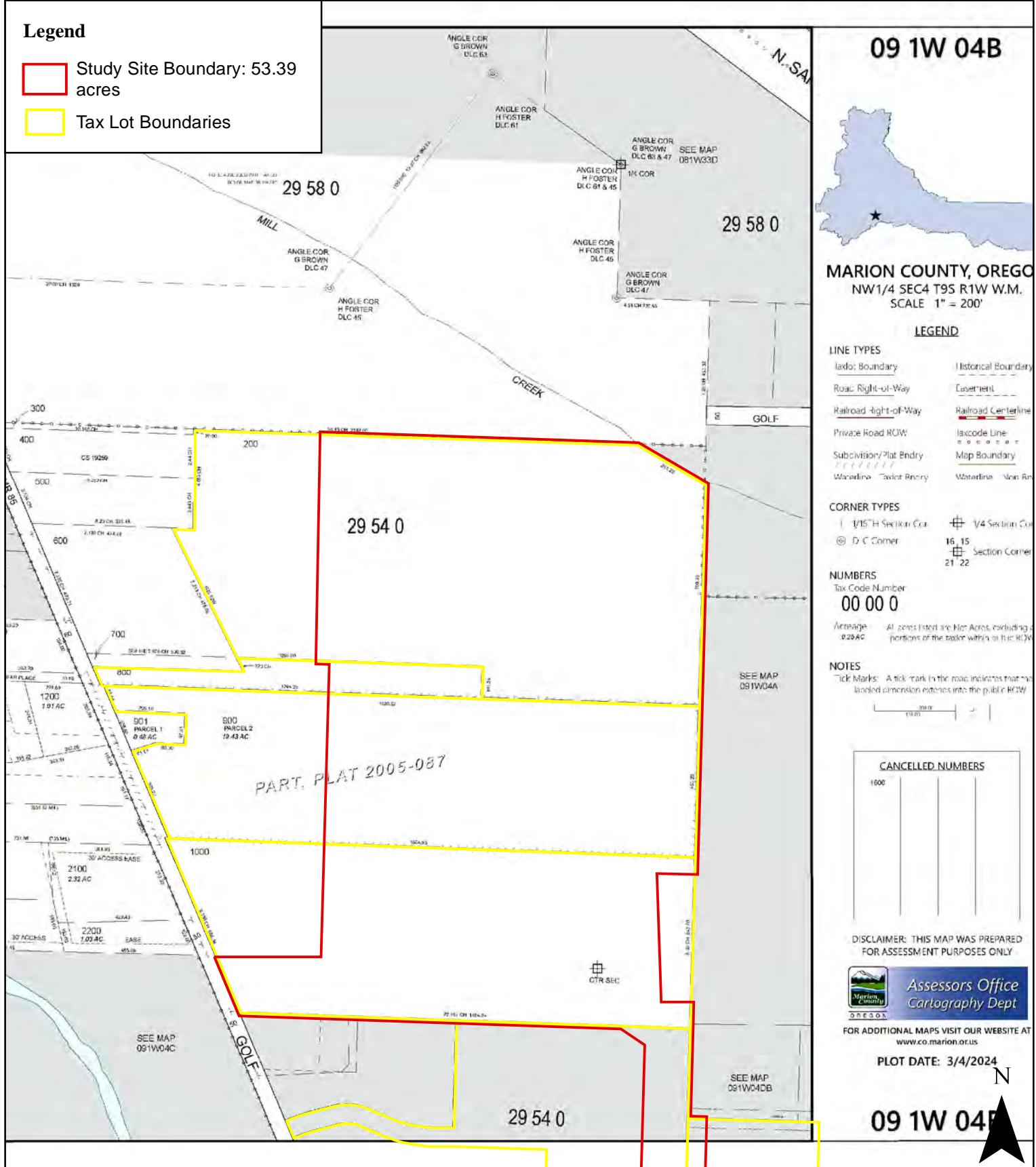
Figure 1. Location Map

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

0 1,000 2,000 4,000 Feet

## Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries



Date: 10/22/2024

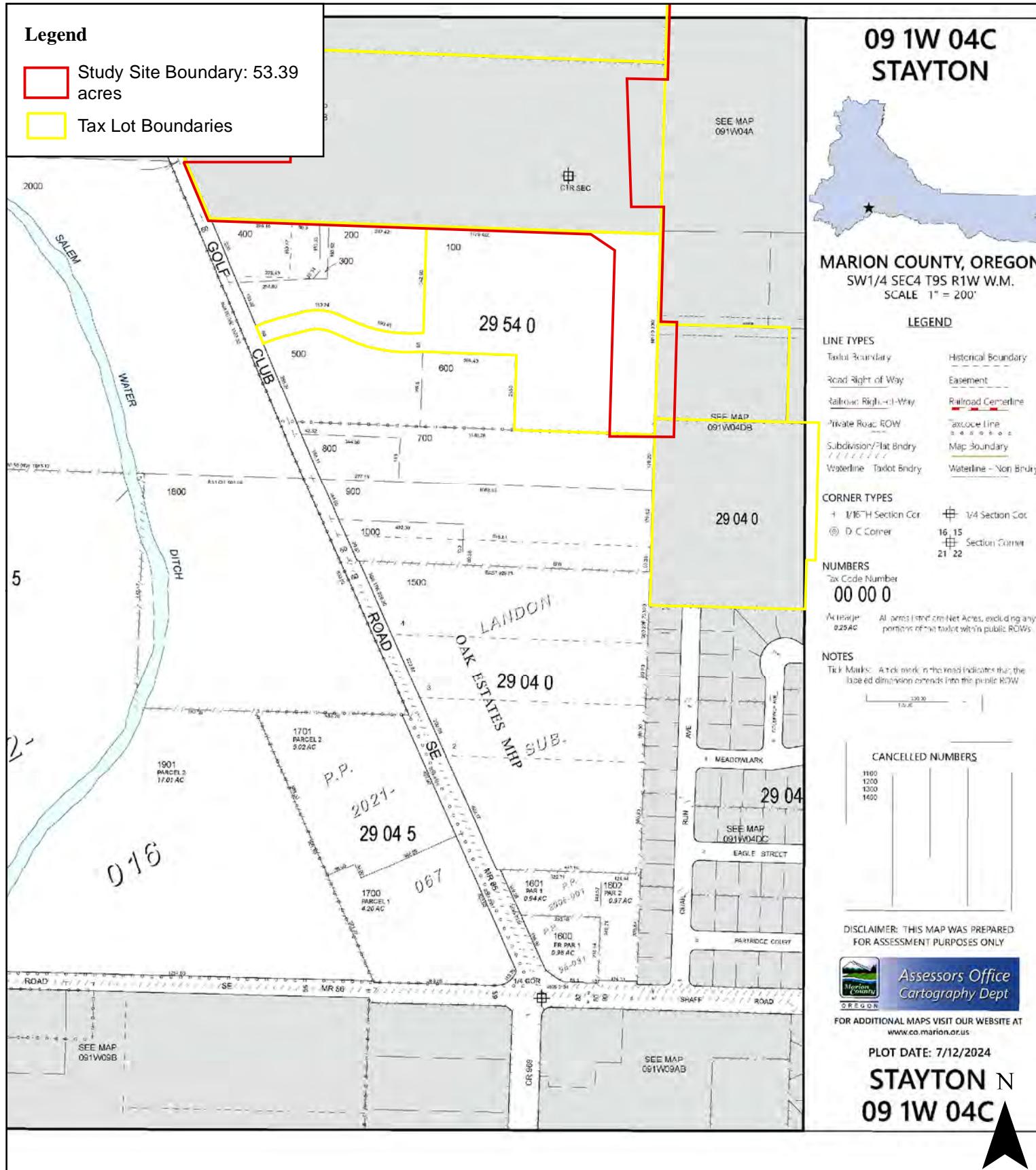
Data Source: ESRI, 2024; Marion County GIS Dept, 2024

Figure 2a. Tax Map - 091W04B

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

### Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries



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

## Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries

SEE MAP  
091W04A

09 1W 04DB  
STAYTON



MARION COUNTY, OREGON  
NW1/4 SE1/4 SEC4 T9S R1W W.  
SCALE 1" = 100'

### LEGEND

LINE TYPES	Historical Boundary
Road Right-of-Way	Residential
Railroad Right-of-Way	Railroad
Private Road ROW	Taxcode Line
Subdivision/Plot Boundary	Subdivision
Waterline - Taxlot Boundary	Waterline
Waterline - Non-R	Waterline

CORNER TYPES	1/4 Section Cut
J.C. Corner	1/4 Section Cut
16, 15, 21, 22	Section Corners

NUMBERS  
Tax Code Number  
00 00 0

PERCENTAGE  
A line with a dot is Net Acres excluding  
portion of the tax lot with a plus (+)

NOTES  
Link Marker: A mark on the road indicates that the  
street dimension extends into the public ROW

CANCELLED NUMBERS

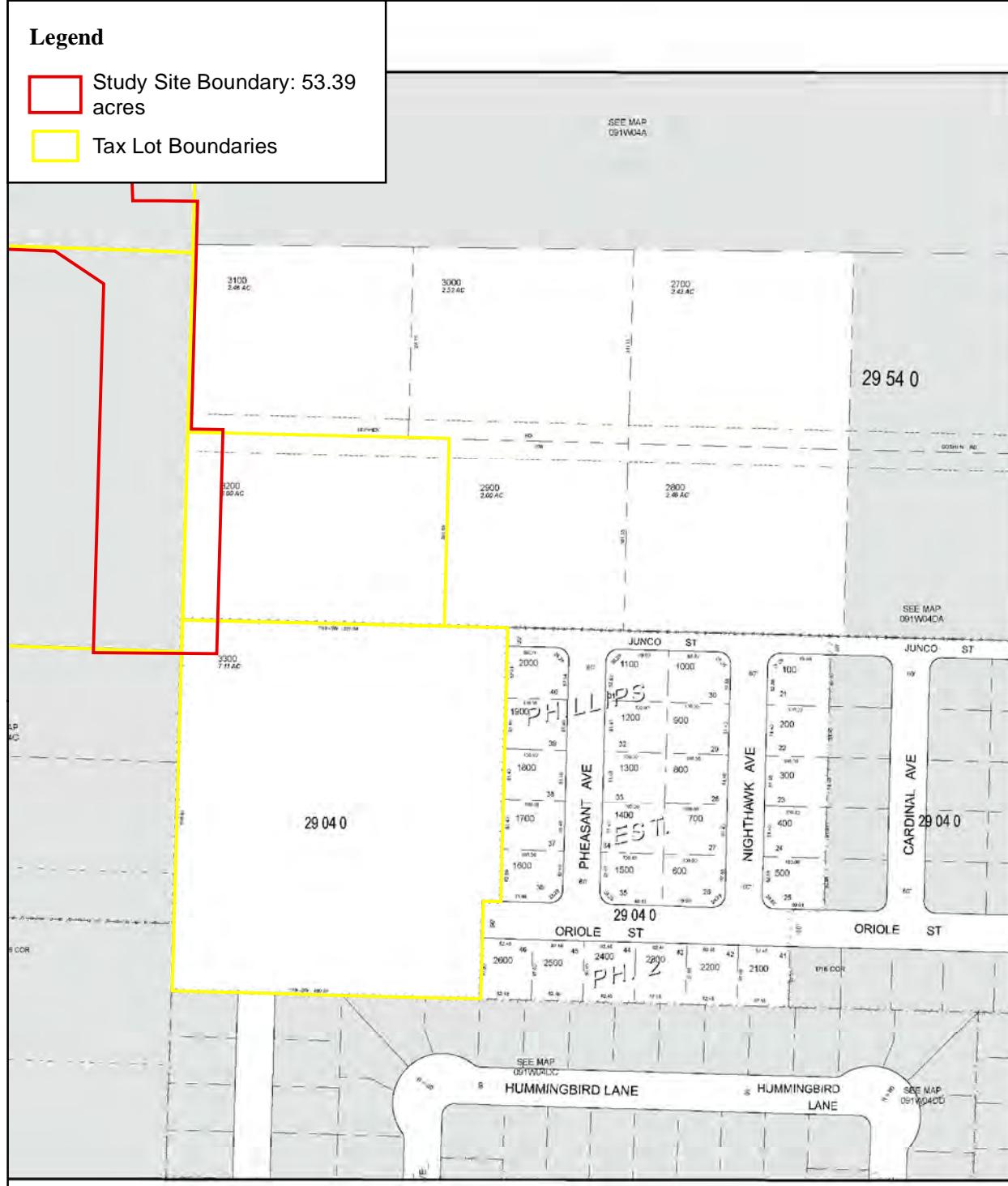
DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 10/17/2020

STAYTON  
09 1W 04DB



Date: 10/22/2024

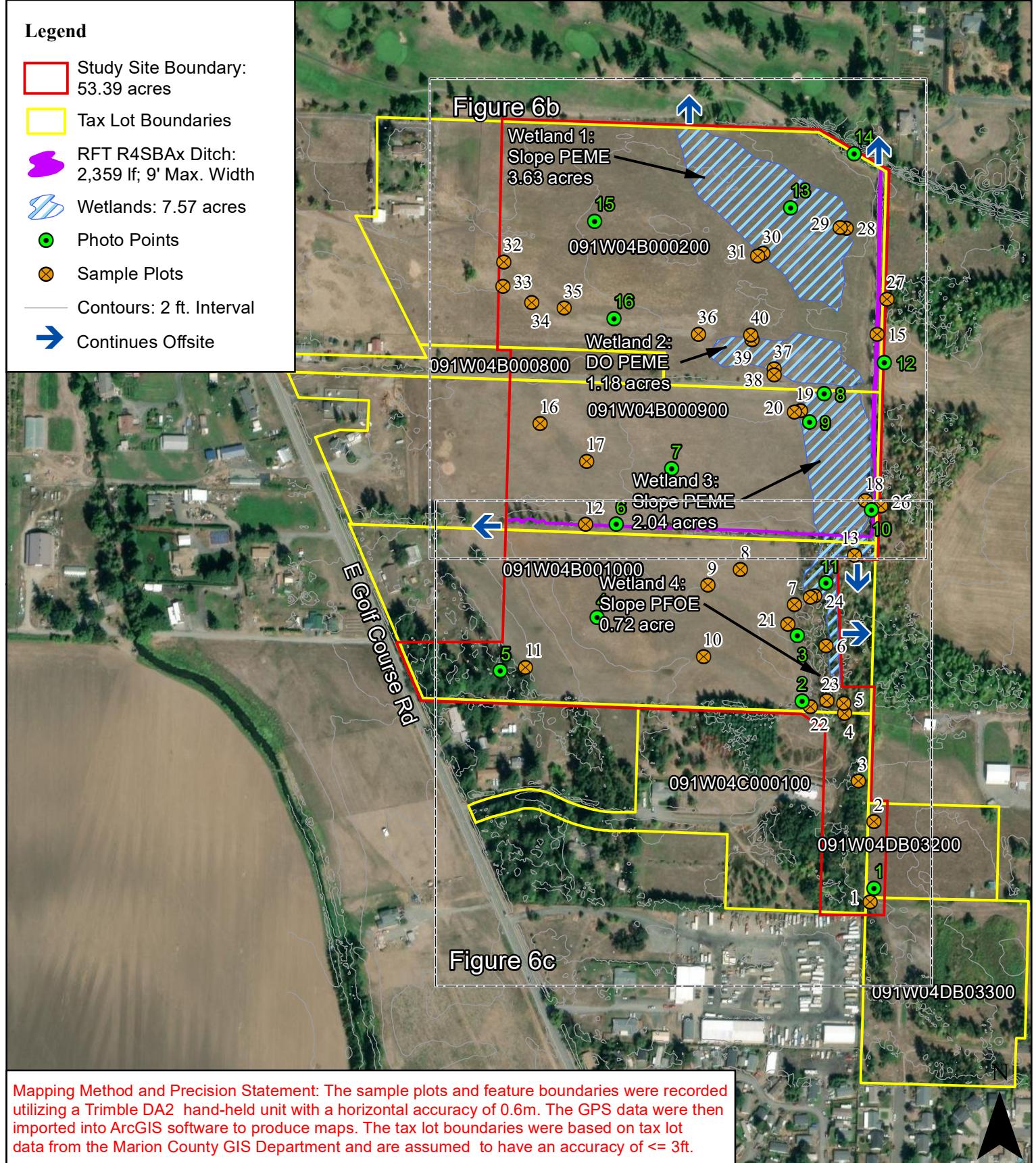
Data Source: ESRI, 2024; Marion  
County GIS Dept, 2024

Figure 2c. Tax Map - 091W04DB

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

### Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries
- RFT R4SBAx Ditch: 2,359 lf; 9' Max. Width
- Wetlands: 7.57 acres
- Photo Points
- Sample Plots
- Contours: 2 ft. Interval
- Continues Offsite



**Mapping Method and Precision Statement:** The sample plots and feature boundaries were recorded utilizing a Trimble DA2 hand-held unit with a horizontal accuracy of 0.6m. The GPS data were then imported into ArcGIS software to produce maps. The tax lot boundaries were based on tax lot data from the Marion County GIS Department and are assumed to have an accuracy of <= 3ft.

Date: 3/19/2025

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

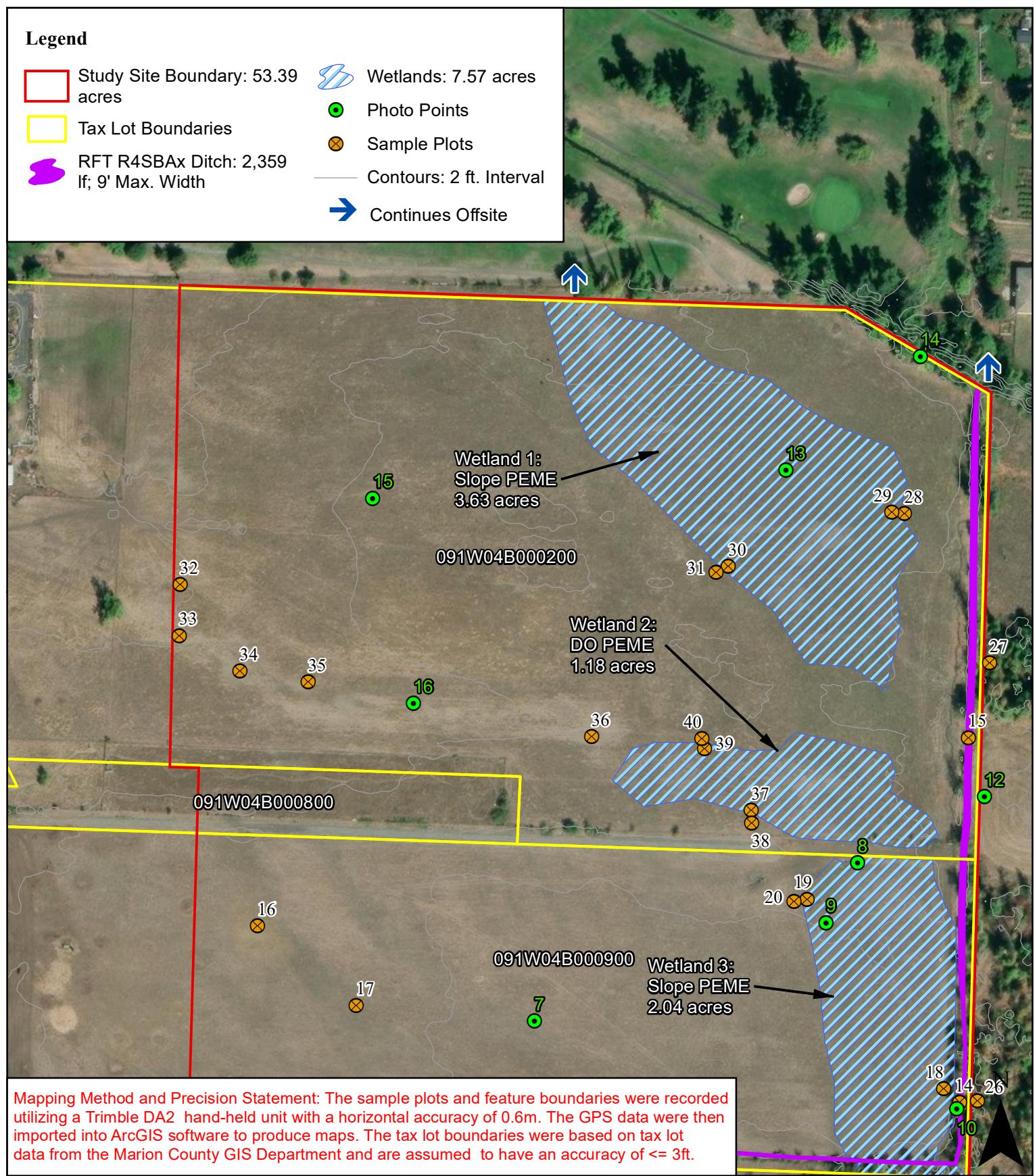
DSL WD# 2024-0648  
Approval Issued: 4/28/2025  
Approval Expires: 4/28/2030

**Figure 6a. Wetland Delineation Map - Overview**

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

## Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries
- RFT R4SBAx Ditch: 2,359 lf; 9' Max. Width
- Wetlands: 7.57 acres
- Photo Points
- Sample Plots
- Contours: 2 ft. Interval
- Continues Offsite



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

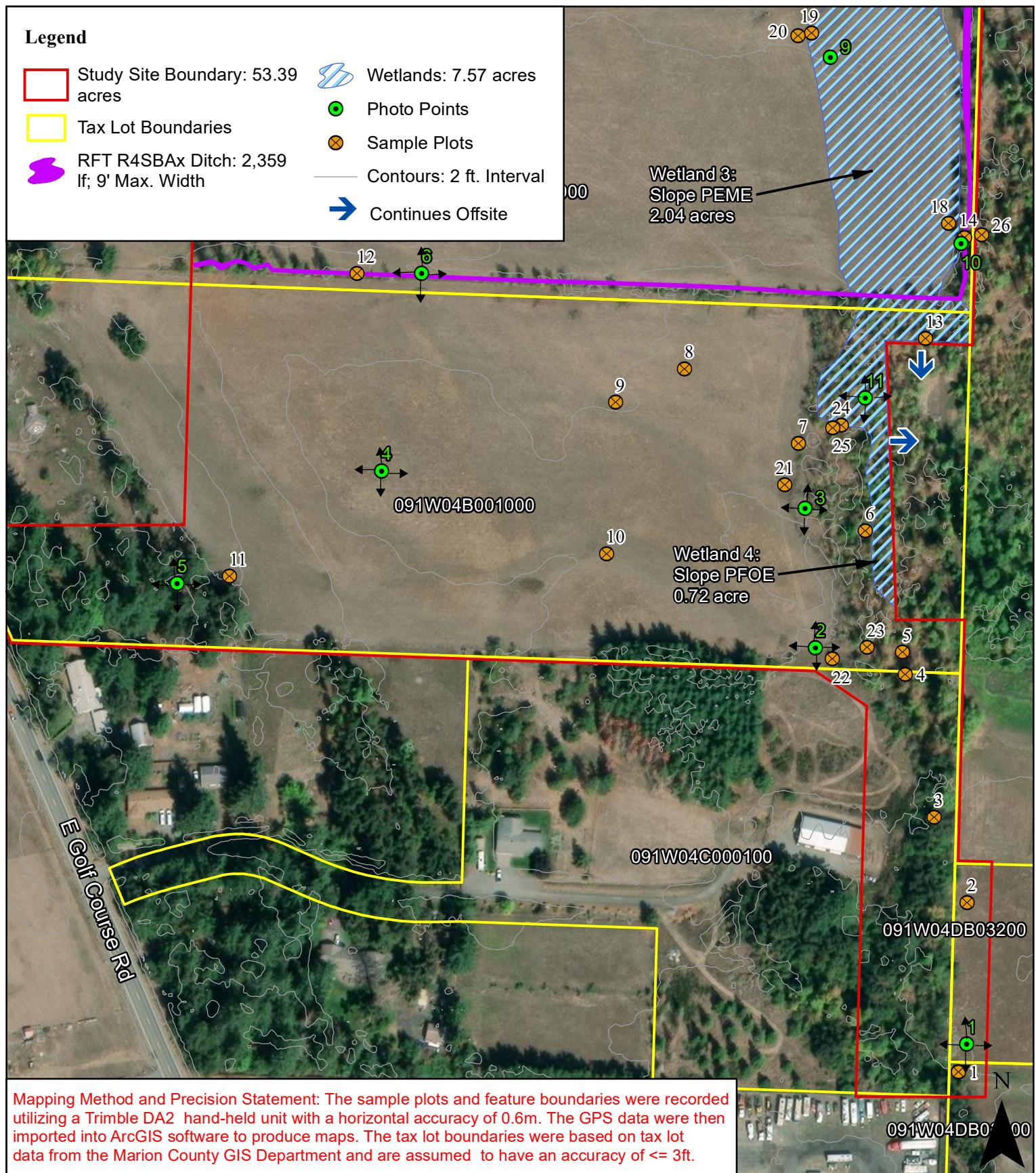
Figure 6b. Wetland Delineation Map - North Detail

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

### Legend

- Study Site Boundary: 53.39 acres
- Tax Lot Boundaries
- RFT R4SBAx Ditch: 2,359 lf; 9' Max. Width

- Wetlands: 7.57 acres
- Photo Points
- Sample Plots
- Contours: 2 ft. Interval
- Continues Offsite



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 6c. Wetland Delineation Map - South Detail

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