City of West Linn
PLANNING & BUILDING DEPT.
LAND USE ACTION

TO: West Linn Planning Director

FROM: West Linn Planning Staff (Kristi Crowell, Associate Planner)

DATE: January 2, 2001

FILE NO.: MISC-00-10 and LLA-00-10

SUBJECT: Wetland and Riparian Area Permit and Lot Line Adjustment

---

SPECIFIC DATA

APPLICANT: Mark Handris, 2008 Willamette Falls Drive, Suite B, West Linn, OR 97068

OWNER: Mark Handris, 2008 Willamette Falls Drive, Suite B, West Linn, OR 97068
Steven Davis, 1229 9th Street, West Linn, OR 97068

CONSULTANT: AKS Engineering and Forestry, 18961 SW 84th Avenue, Tualatin, OR 97062

SITE LOCATION: 1229 and 1233 9th Street

LEGAL DESCRIPTION: Assessor's Map 3-1E-02AB, Tax Lots 8100 and 8200

ZONING: R-10, Single-Family Residential

SITE SIZE: Approximately 4 acres

COMP PLAN DESIGNATION: Low Density Residential

APPROVAL CRITERIA: CDC Chapters 30 and 85

PUBLIC NOTICE: Public notice was mailed to property owners within 500 feet of the property on November 20, 2000. A sign was posted on the property on December 1, 2000. Therefore, the notice requirements contained in CDC Chapter 99 have been fully satisfied.

120-DAY RULE: This application was deemed complete on November 1, 2000, and the 120 days for the local jurisdiction to exhaust all local review lapses on March 1, 2001.

SPECIFIC PROPOSAL

The applicant requests approval of a wetland and riparian area permit and lot line adjustment to adjust the lot lines of five lots. Two lots will contain existing homes and the remaining three lots are proposed for new construction of single-family homes. Wetland areas would not be developed. The location of the site is shown in Exhibit A.

BACKGROUND

The applicant proposes to adjust the lot lines of five lots of record resulting in two lots containing single-family dwellings, and three additional buildable lots, as shown in the applicant's submittal (Exhibit B).

MAJOR ISSUES

Staff identified two major issues involved with the proposed lot line adjustment. The original plat from 1908 showed five lots in this block, including one lot north of the PGE right-of-way (Lot B of the 1908 plat). The applicant is proposing to make Lot B a part of Lot D. However, the County Surveyor stated to staff that it may be possible for Lot B to become a separate lot from Lot D in the future without going through a land division process. This would result in six lots rather than five lots. Staff discusses this concern in Finding No. 8.

The second issue concerns Lot C, which is shown as 42 feet wide in the applicant's submittal. Non-conforming lots in the R-10 zone need to be a minimum of 45 feet wide. Staff discusses the non-conforming lot issue further in Finding No. 8.

Staff finds no major issues involved with wetlands as the applicant is not proposing to build within any wetland area.

The Engineering Division reviewed the possibility of street improvements as 8th and 9th Streets, and 3rd and 4th Avenues border the site. The Engineering Division found that additional right-of-way is needed along the 9th Street frontage, which is classified as a local residential street. Local residential streets are required to have 56 feet of right-of-way. In addition, half-street improvements on 9th Street, or an in-lieu of fee for street improvements, may be required in the future if a land division proposal is submitted.

PUBLIC COMMENTS

Staff received three letters regarding this application. Two letters were received in support of the lot line adjustment and wetland permit. The third letter included several concerns regarding the proposal. In summary, the letter discussed possible street improvements, and what impact street improvements would have on wetlands in the area. The letter also stated that the entire site flooded in 1995, and that future development should not be allowed to change current storm water flow. Staff addresses the letter's concerns in Findings No. 1 and 5. Copies of the three letters can be found in Exhibit C.

Staff spoke with two additional individuals who expressed concerns about the proposal. Concerns included the possibility of increased traffic on 8th Street as a result of new homes on the site. It was stated to staff that wetlands on the site have already been impacted by fill, and that new homes would add to wetland impacts. Another concern expressed to staff was whether the lots were legal lots of record.

RECOMMENDATION

Based upon the findings attached as an addendum, staff recommends approval of a wetland and riparian area permit and lot line adjustment according to the submitted plans and materials, except as modified by the following recommended conditions of approval. The applicant shall conform to all City codes, policies, and standards unless granted a City Code-permitted waiver, exemption or other modification by the appropriate deciding body. Staff retains the right to address all approval criteria if this decision is appealed.

CONDITIONS OF APPROVAL

Amended on 1-8-01. Changes are shown in [ ].

1. A Willamette River Greenway permit shall be required for any new structures on the site.

2. No development shall occur within Flood Management Area boundaries or within the wetland conservation easement without required permits.

3. Erosion control measures shall be installed as required by CDC Chapter 31, *Erosion Control,* prior to any development on the site, including driveways.

4. A wetland conservation easement shall be shown on the plat, and shall include the wetland and associated 30-foot transition area for the entire site. A note shall be placed on the plat identifying the 15-foot structure setback restriction measured from the wetland conservation easement.

5. The wetland shall not be mowed unless the Tualatin Valley Fire & Rescue designates it as a potential fire hazard.

6. All **[public]** water, stormwater, and sanitary sewer improvements shall be designed and constructed to meet the City of West Linn Public Works standards and CDC Chapter 33.

7. Proposed Lot D located north of the PGE right-of-way shall be a separate lot and not part of the lot containing 1233 9th Street. No more than five lots are permitted within the block without approval of a minor partition or subdivision.

8. The private road shall be built with a minimum 20-foot **[15-foot]** wide paved surface on a minimum 30-foot **[20-foot]** wide private access easement, and end with a turnaround that meets Tualatin Valley Fire and Rescue standards.

9. Right-of-way as required for a 28-foot street half-width shall be dedicated to the City along the site frontage for 9th Street.

10. Plans and profiles shall be prepared by a civil engineer, licensed in the state of Oregon, and submitted to the City for approval prior to construction [**for any public utility**].

11. Lots shall have separate and clearly visible addresses from the abutting streets in order for emergency vehicles to easily identify the address of each home.

12. A five-foot wide public utility easement shall be provided along the front, rear and sides of each buildable lot.

13. The applicant shall prepare and submit a final plat for City approval within one year of the decision date.

14. The applicant shall record the approved plat with Clackamas County.

I/we declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.

1-5-01
DATE

DAN DRENTLAW, Planning Director

1-4-01
DATE

DAVE MONSON, City Engineer

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of date of mailing. Appeal cost is $250 and must include specific grounds or basis for appeal.

Mailed this 5th day of January, 2001

ADDENDUM

APPROVAL CRITERIA AND STAFF FINDINGS

FILE NO. MISC-00-10/LLA-00-10

30.000 WETLAND AND RIPARIAN AREA
30.100 APPROVAL CRITERIA

A. The Planning Director or Planning Commission, as applicable, shall make findings with respect to the following criteria when approving, approving with conditions, or denying an application. The provisions of the following chapters shall be met as applicable:

1. *Chapter 27, Flood Management Area*
2. *Chapter 28, Willamette River Greenway*
3. *Chapter 29, Tualatin River Protection*
4. *Chapter 32, Natural Drainageway Protection*

FINDING NO. 1

A large portion of the site is within the 100-year floodplain. However, the applicant proposes to adjust the lot lines in order to build within areas outside the floodplain and wetlands. Any new homes will need to be built outside of the 100-year floodplain in order to avoid a Flood Management Area permit. However, the site is within Willamette River Greenway boundaries. Therefore, prior to building permit submittal, the applicant will need to submit and receive approval for a Willamette River Greenway permit based on Chapter 28 approval criteria. Staff recommends that the Willamette River Greenway process occurs at such a time as architectural plans for new houses are available. Staff finds that the criteria have been met based on Conditions of Approval No. 1 and 2.

B. Alternatives which avoid all adverse environmental impacts associated with the proposed action shall be considered first. For unavoidable adverse environmental impacts, alternatives which reduce or minimize these impacts shall be selected.

FINDING NO. 2

Development is not proposed to occur within the wetland. Erosion control measures as required by CDC Chapter 31 will need to be installed to protect wetlands from construction impacts, including driveways and utility installation. Staff finds that this criterion can be met through Condition of Approval No. 3.

C. Wetland and Riparian Transition Area. The size of the transition area necessary to protect each site will be identified and staked in the field with temporary wooden stakes clearly marked "Transition Area" and approved by the Planning Director prior to issuance of a permit. Once the location of these temporary stakes has been

approved, markers shall be staked as described in Section 30.100(C)(2) below. A construction fence and/or erosion control silt fabric, as appropriate, shall be established along the perimeter of the transition area during all phases of construction.

Vegetative improvements to areas within the transition and resource areas may be required if the site is found to be in an unhealthy or disturbed state. "Unhealthy or disturbed" includes those sites that are heavily populated by exotic or non-indigenous species, areas overgrown with invasive plants, or areas that lack the proper balance of canopy trees, understory plants, and soil stabilizing ground covers. "Vegetative improvements" consist of submitting a plan which calls for removal of non-indigenous, exotic, or invasive species which will be replaced by plant species in a manner to be approved by the City Parks Director and consistent with the purposes of Chapter 30. Once approved, the applicant is responsible for implementing the plan prior to final inspection.

1. *The minimum width of the transition area will be as prescribed by CDC Section 32.050(4).*
2. *Transition area boundaries shall be permanently staked prior to final approval with City approved markers at all boundary direction changes and at 30- to 50-foot intervals to clearly delineate the extent of the transition area.*
3. *The wetland and transition area shall be dedicated to the public, or public easements established, to assure protection.*
4. *Trimming and removal of shrubs and ground cover from the transition area is prohibited unless it is to re-establish native vegetation in place of non-native or invasive vegetation per Section 30.100(C). Tree removal is prohibited, with limited trimming allowed subject to Planning Director approval. Allowance for roadways, utilities, and boat launch ramps shall be provided if alternative locations are not practicable. The provisions of CDC Section 32.050(4) shall apply.*

FINDING NO. 3

The applicant has delineated the wetland boundaries. The applicant will need to record a wetland conservation easement for wetland protection purposes. The plat will need to include the 30-foot wetland conservation easement boundaries with a note regarding the 15-foot structure setback. Mowing of the wetland is not allowed unless it becomes a fire hazard per Tualatin Valley Fire & Rescue as the wetlands need to be protected, in part, for wildlife habitat purposes. Staff finds that the criteria have been met based on Conditions of Approval No. 4 and 5.

D. Development within transition areas.

1. *Development within the transition area shall not result in significant adverse impacts on the adjacent natural resource area from any change of drainage patterns, erosion, sedimentation, litter, or exterior lighting; and,*

2. *The proposed construction management plan shall be adequate to protect the adjacent natural resource area.*

3. *The provisions of CDC Section 32.050(4) shall apply.*

FINDING NO. 4

No development is proposed within the wetland's transition zone. However, a driveway is proposed to be located within the 15-foot structure setback, which is allowed through CDC Chapter 30. Staff finds that the criteria have been met per Conditions of Approval No. 3 and 6.

E. Development within the Wetland and Riparian Area zone. No development within the Wetland and Riparian Area zone shall be permitted unless the following requirements are met:

1. *The proposal shall avoid or minimize adverse impacts on resource area and values, based on a case by case evaluation of impacts and consideration of the ESEE Analysis for the site;*

2. *Any adverse impacts on the resource area and values shall be compensated for through a mitigation plan; and,*

3. *The proposed construction management plan shall protect remaining natural resource areas during the construction period.*

4. *The provisions of CDC Section 32.050(4) shall apply.*

FINDING NO. 5

Development is not proposed in the wetland area. Stormwater run-off from impervious surfaces from driveways and roofs will need to be treated prior to reaching the wetland. The applicant will need to submit plans for stormwater collection and treatment as part of the plans for the access road. The stormwater plans will need to meet West Linn Public Works standards and the requirements of CDC Chapter 33, *Storm Water Quality and Detention*. Staff finds that the criteria can be met through Condition of Approval No. 6.

F. Mitigation plans development within a natural resource area has the potential of degrading or destroying the natural resource and the values identified in the ESEE Analysis as being of public benefit. If an alternative analysis establishes that development outside of the resource area is not possible, the negative impacts must be eliminated or compensated for through mitigation. These provisions are intended to preserve the natural resource values of the resource while providing flexibility for development within or adjacent to a natural resource area. In

evaluating proposals for mitigation, the following order of locational and resource preference applies:

1. *On the property containing the resource site, with the same kind of resource;*
2. *Off the property containing the site, with the same kind of resource;*
3. *On the property containing the site, with a different kind of resource; and*
4. *Off the property containing the site, with a different kind of resource.*

FINDING NO. 6

Staff finds that this criterion does not apply as development is not proposed within the wetlands, and a stormwater treatment and detention plan will need to be submitted and approved prior to site development.

G. Coordination among regulatory agencies. These regulations require coordination between city, state and federal agencies that are concerned with regulatory programs, especially with wetlands and water bodies.

Other agencies with regulations that may also apply to individual sites include: U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, Oregon Division of State Lands, Oregon Department of Fish and Wildlife, and Oregon Department of Environmental Quality.

FINDING NO. 7

Staff finds that this criterion does not apply as no development is proposed within the wetlands.

85.210 LOT LINE ADJUSTMENTS - APPROVAL STANDARDS

A. The Director shall approve or deny a request for a lot line adjustment based on the criteria stated below:

1. An additional lot or buildable lot shall not be created by the lot line adjustment and the existing parcel shall not be reduced in size by the adjustments below the minimum lot size established by the approved zoning for that district.

FINDING NO. 8

According to a copy of a plat dated July 1908 by Fidelity National Title Company, five lots were originally created in this subdivision. No additional lots can be proposed as part of this lot line adjustment. Lot C is currently unbuildable due to its minimum lot width of 42 feet rather than the required 45 feet. The 1908 plat indicates that the lots had frontage on a public right-of-way and appeared buildable. Eventually, the lots were reconfigured and Lot C became unbuildable due to lot width and had no access to a public right-of-way.

The original plat from 1908 showed five lots in this block, including one lot north of the PGE right-of-way (Lot B of the 1908 plat). The applicant is proposing to make Lot B a part of Lot D. However, the County Surveyor stated to staff that it may be possible for Lot B to eventually become a separate lot from Lot D without going through a land division process. This would result in six lots rather than five lots. Therefore, staff added Condition of Approval No. 7 requiring that the original platted Lot B is not part of another lot, and requiring the applicant to remove a vacant buildable lot from the lot line adjustment proposal. Staff, therefore, finds that the approval criteria can be met.

---

2. ***By reducing the lot size, the lot or structure(s) on the lot shall not be in violation of the site development regulations for that district. For example, the lot line adjustment shall not result in an overall loss of density below 70 percent except as allowed by CDC Section 85.200(J)(7).***

FINDING NO. 9

According to the applicant's plans, the two existing homes will maintain R-10 zoning requirements, including setbacks and maximum lot coverage. The vacant lots will also meet the lot dimensions of the R-10 zone. Staff finds that this criterion has been met based on the applicant's plans.

---

3. ***The lot line adjustment is intended to allow minor lot line deviations, or to consolidate undersized or irregular shaped lots. It can also be used to change a limited number of property lines up to the point that the County Surveyor would determine a re-plat of the subdivision is in order. A replat is the complete reconfiguration and realignment of a subdivision's lot lines.***

FINDING NO. 10

Staff forwarded the proposed lot line adjustment to the County Surveyor. The County Surveyor has concerns regarding Lot D and the extent of the requested lot line adjustment. Staff finds that by removing a lot from the lot line adjustment proposal, the County Surveyor concerns are substantially addressed. Staff finds that the criterion can be met through Condition of Approval No. 7.

---

4. ***New lot lines shall be generally straight with only a few deviations. Lot lines shall not gerrymander or excessively zig zag along to accommodate tool sheds, accessory structures, other buildings, etc.***

FINDING NO. 11

According to the applicant's plans, the lot lines are straight. Staff, therefore, finds that the approval criterion has been met.

---

5. ***The lot line adjustment will not affect existing public utility easements nor existing utilities unless an easement vacation is obtained and any required utility relocations are paid for by the applicant.***

FINDING NO. 12

No public utility easements were identified on this property. Staff, therefore, finds that the criterion has been met.

EXHIBIT A

SITE MAP

N

W E

S

Vicinity Map
File No. MISC-00-10
Lot Line Adjustment and
Wetland permit

Site
Tax Lots

TAXLOT BASE SOURCE: CLACKAMAS COUNTY GIS

90 0 90 180 Feet

West Linn GIS
GEOGRAPHIC INFORMATION SYSTEMS

This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

pubnotice2000/misc/reiner/11-13-00

EXHIBIT B

APPLICANT'S SUBMITTAL

ENGINEERING PLANNING SURVEYING FORESTRY

P.O. BOX 1730
TUALATIN, OR 97062

AKS ENGINEERING & FORESTRY

TELEPHONE (503) 692-5887
FAX (503) 692-6431
E-mail: aks@aks-eng.com

October 31, 2000

Kristi Crowell
City of West Linn
Planning & Building
22500 Salamo Road #1000
West Linn, Oregon 97068

Ms. Crowell:

Please find the following as the supplemental information needed to complete the application for the wetland permit/property lot-line adjustment (File No. MISC-00-10 & LLA-00-10). This attached document addresses the first three items you outlined in your October 20, 2000 letter to the applicant, Mark Handris. The last item will be addressed by Kerry Steinmetz with Fidelity Title Company. I anticipate that this will fulfill the City of West Linn's requirements. If you have any questions, please call.

Sincerely,
AKS Engineering & Forestry, LLC

Montgomery B. Hurley – EIT, LSIT

CITY OF WEST LINN APPROVAL CRITERIA NARRATIVE

CDC 30.100

A.

1. Chapter 27, Flood Hazard Construction – NOT APPLICABLE
This item will be addressed prior to issuance of building permits. The application is only for a replat of existing lots of record. No construction is being proposed as a part of this application. Construction will not occur until building permits are issued.

2. Chapter 28, Willamette River Greenway
If applicable, compliance shall be addressed prior to issuance of building permits.

3. Chapter 29, Tualatin River Bank Control – NOT APPLICABLE

4. Chapter 32, Natural Drainageway Protection – NOT APPLICABLE

B. No proposed development will occur within the 30-foot wetland transition area or the wetland itself. No wetland impact will occur.

C. The boundary of the transition area will be staked in the field. A construction erosion control silt fence shall be placed along the perimeter of the transition area prior to building on any of the lots.

1. The width of the transition area is 30 feet.

2. The boundary of the transition area will be staked in the field with City approved methods.

3. A Public Easement is placed over the entire wetland and transition area to assure protection.

4. There shall be no trimming and removal of shrubs from the transition area unless it is to reestablish native vegetation.

D. NOT APPLICABLE - There will be no development within the transition area.

E. NOT APPLICABLE - There will be no development within the Wetland or Riparian Area.

F. NOT APPLICABLE - There will be no Mitigation Plan because there will be no development within the wetland of transition area.

G. The U.S. Army Corps of Engineers and the Oregon Division of State are the final authority concerning wetlands. Each agency has been forwarded a copy of the Wetland report concerning the property for 1233 SW 9th Street in West Linn, Oregon.

CDC 30.110

NOT APPLICABLE - There will be no Mitigation Plan because there will be no development or adverse impact on the Wetland or transition area.

CDC 30.130

NOT APPLICABLE - There is no Construction Management Plan because there will be no construction work in the wetland or transition area.

Fidelity National Title
Company of Oregon

Kerry Steinmetz
Senior Project Coordinator

31 October 2000

Kristi Crowell
City of West Linn
22500 Salamo Road
West Linn, OR 97068

Re: Block 18, Willamette and Tualatin Tracts

Ms. Crowell:

I have reviewed the concerns of the City of West Linn involving this property-line-adjustment as addressed by Gordon Howard in his March 31, 1999 memorandum involving separate case.

This particular site varies quite differently from the case addressed in the memo. Willamette and Tualatin Tracts was platted back in the early 1900's. Block 18 of the plat contained five platted lots.

Mr. Gordon's memorandum indicated that the City should verify that the lots to be adjusted reference a lot created by a prior subdivision. I have enclosed the abstract plat of Willamette and Tualatin Tracts to illustrate this point.

Please telephone me with any additional questions or concerns.

Sincerely,

Fidelity National Title

Kerry Steinmetz

401 SW Fourth Avenue, Portland, OR 97204
Phone: (503) 223-8338 x437 • Fax: (503) 796-6631 • email: ksteinmetz@fnf.com

WETLAND DETERMINATION AND DELINEATION REPORT

WEST LINN REPLAT
1233 S.W. 9th Street
West Linn, Oregon 97068

Prepared by: AKS Engineering & Forestry
18961 S.W. 84th Avenue
Tualatin, Oregon 97062
503-692-5887

Prepared for: Handris Realty
2008 Willamette Falls Drive
West Linn, Oregon 97068
503-657-1094

TABLE OF CONTENTS

INTRODUCTION

Mr. Mark Handris of Handris Realty contracted AKS Engineering & Forestry's services to determine and locate the absence/presence of wetlands on or near the subject property located at 1233 S.W. 9th Street. The site is located in West Linn, Oregon (Clackamas County, T.3S., R1E. NE ¼ Section 2, Tax Lot 8100) Figure 1. The property is located in a Residential (R) zoned area. Private property, public streets, unimproved right-of-ways and a Portland General Electric Power Line Right-of-Way form the boundaries around this site.

Two areas were the focus of analysis. One area lies along the northwest edge of the subject property where it borders the P.G.E. right-of-way. This recessed area proceeds from S.W. 9th Street in the northeast direction to beyond the east property line (unimproved 8th St). This area is most likely a drainage pathway for rainwater runoff during wetter portions of the year, being at the toe of a steep slope. This area is substantially vegetated with gentle contours.

The other area of focus lies to the south and east of tax lot 8100. Beginning near the southwest corner of tax lot 8200 and proceeding northeast to beyond the eastern property line (unimproved 8th St). This area is a low-lying pasture with vegetation limited to herbs, grasses, sedges, and rushes.

WETLAND DEFINITION AND AUTHORITY

The United States Army Corps of Engineers (USACE) regulates the discharge of dredged or fill materials into waters and adjacent wetlands of the United States under the authority of Section 404 of the Clean Water Act (*Federal Register, 1986*). For purposes of the Section 404 permitting program, the USACE and other federal agencies define wetlands as follows (*Federal Register, 1986)*:

Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

In Oregon, The Division of State Lands (DSL) regulates removal/fill permitting in wetlands under ORS 196.800 to 196.990 and rules OAR 141-85-005 to OAR 141-85-090. DSL recognizes the same definition.

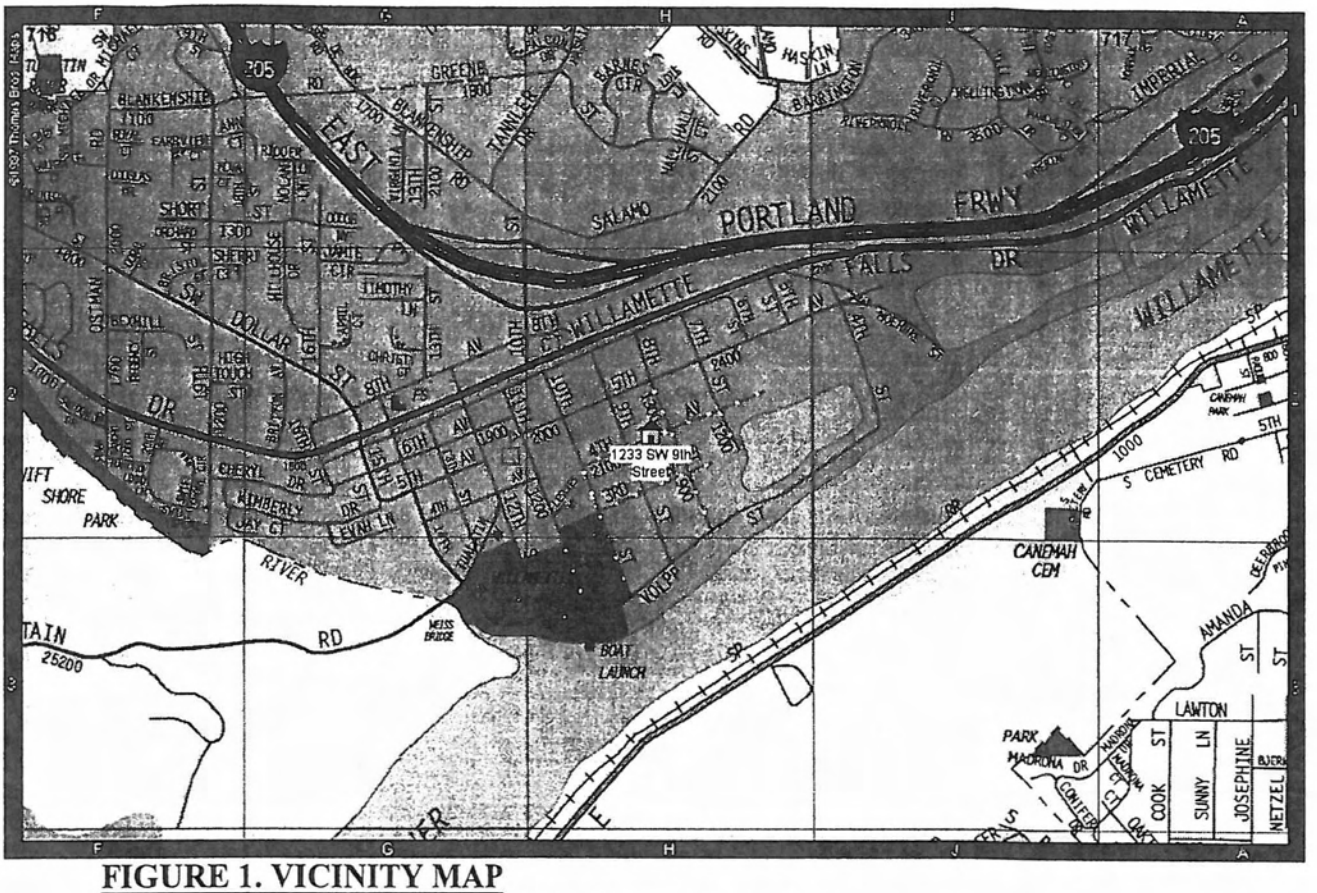


FIGURE 1. VICINITY MAP

2000 Thomas Bros. Maps
Page & Grid: 716, H2

METHODS AND MATERIALS

In January 1987, the USACE published the *Corps of Engineers Wetland Delineation Manual* (1987 manual), which outlines the methods for determining the extent of jurisdictional wetlands (non-agricultural). It is required that three parameters be examined: vegetation, soils, and hydrology. According to the 1987 manual, independent evidence of hydrophytic vegetation, hydric soils, and wetland hydrology must be present in an area for it to be declared a wetland. An analysis of the property was performed by reviewing the site-specific literature, and conducting a field investigation based on the methods outlined in the USACE 1987 manual.

The Routine Onsite Determination Method (1987 manual) was used to establish the absence/presence of wetland areas on or near the site of 1233 S.W. 9th Street. Areas of interest were identified for sampling vegetation types and examining hydrological and soil characteristics. Data Points (DP) were established in order to accurately represent the various plant communities on the site. For each Data Point, data on hydrology, soil characteristics, and vegetation were collected. That data was recorded in the field and then transferred to USACE Data Forms (Appendix E).

VEGETATION

Due to the fact that saturated soils lack pore spaces where oxygen and other gases can be present within soils, anaerobic conditions persist. Certain plants have adapted and often thrive under these conditions. They are most commonly referred to as hydrophytic vegetation. The U.S. Fish and Wildlife Service (USFWS) along with the National and Regional Interagency Review Panels publish regional lists of plant species' occurrences in particular habitats. Plant Species are given an *Indicator Status* that estimates the likelihood that it will be found in a wetland or upland habitat. Indicator Statuses are broken into varying categories based on the degree of probability in which it is to be most likely found. The categories are defined in Table 1. Plants that have a status of Obligate (OBL), Facultative Wet (FACW), or Facultative (FAC) are generally accepted as species that have adapted to anaerobic soil conditions.

PLANT INDICATOR STATUS CATEGORIES

Indicator Category	Indicator Symbol	Definition
OBLIGATE WETLAND PLANTS	**OBL**	Plants that occur almost always (>99%) in wetlands under natural conditions, but which may also rarely (<1%) in non-wetlands
FACULTATIVE WETLAND PLANTS	**FACW**	Plants that occur usually (>67%-99%) in wetlands, but also occur (<1%-33%) in non-wetlands
FACULTATIVE PLANTS	**FAC**	Plants with a similar likelihood (33%-67%) of occurring in both wetlands and non-wetlands
FACULTATIVE UPLAND PLANTS	**FACU**	Plants that occur sometimes (<1%-33%) in wetlands, but more often (>67%-99%) in non-wetlands
OBLIGATE UPLAND PLANTS	**UPL**	Plants that rarely occur (<1%) in wetlands, but occur most always (>99%) in non-wetlands under natural conditions

Source: USFWS, National Wetlands Inventory, and the National Plant List Panel

TABLE 1

SOILS

Saturated, flooded, or inundated soils that support anaerobic conditions are often referred to as hydric soils and are capable of supporting hydrophytic vegetation. During field inspections, soils are examined for prominent characteristics and hydric indicators. Soil Test Pits are dug so that soil properties at various depths may be investigated. Soil moisture content, the presence of mottles, and the soil value, hue, and chroma are identified and recorded. A tile spade and a soil auger are used to achieve acceptable

sampling depths. The MUNSELL SOIL COLOR CHART provides a guide for classifying the three attributes of color: value, hue, and chroma.

HYDROLOGY

Wetland hydrology is the force in which wetland habitats are created. They are characterized as having permanent or periodic inundation, or soil saturation during a significant portion of the growing season. Ponding and soil saturation for more than 5% of the growing season is direct evidence of wetland hydrology. Bare soil, dried algae, watermarks, and drift lines are evidence of periodic inundation. When some of these common positive indicators are present, wetland hydrology is assumed.

RESULTS

Data Point #1 is located 20 from the edge of pavement on SW 9th St. in the PGE Right-of-Way. In this area, reed canary grass dominates in thick mats. Also present is Douglas spirea and Scouler willow. The soil test pit in the soft, moist Wapato silty clay loam revealed a layer in the A horizon of 7.5 YR $^{2.5}/_{1}$. Then from 12-24 inches, the soil transitions to a Gley 1 $^{4}/_{N}$ with orange mottles (5YR $^{5}/_{8}$). No hydrology was observed at this time, however soil characteristics indicate that there is saturated and/or inundated soil for prolonged periods. This stop supports evidence of a wetland. (Figure 2)

Data Point #2 is located 37 feet to the east of DP #1. There too, reed canary grass dominates in thick mats. Himalayan blackberry, velvet grass, Pacific willow, and slough sedge were also in this area. This stop had 10YR $^{3}/_{1}$ soil to a depth of 18 inches and then transitioned to 5Y $^{4}/_{1}$ with 5Y $^{6}/_{4}$ mottles. No hydrology was observed at this stop but the reduced state of the soil indicates prolonged saturation and/or inundation. These findings are consistent with the presence of a wetland. (Figure 3)

Data Point #3 is located 45 feet to the northeast of DP #2. Reed canary grass dominates. Also present are Nootka rose and Douglas spirea. There, the soils have low chroma values and some mottling. At 12 inches of depth, the soil is 2.5 YR $^{3}/_{1}$; and at 30 inches of depth, it is a 5Y $^{4}/_{1}$ with 5% mottles. This stop is also absent of hydrology due to the dryer portion of the year. This stop supports evidence of a wetland.

Data Point #4 is located 90 feet to the northeast of DP #3. Reed canary grass again dominates with Himalayan blackberry. The soft, moist Wapato silty clay loam has a matrix color of 10YR $^{3}/_{1}$ at 12 inches of depth. At a depth of 30 inches, the color transitions to a Gley 1 $^{4}/_{10Y}$. Additionally, a small dry creek channel is observed beneath the vegetation. The channel has bare soil free from leaf litter and drift lines. This stop supports evidence of a wetland. (Figure 4)

Data Point #5 is located 20 feet east of the eastern property corner of Tax Lot 8100. Reed canary grass dominates. Also present are Himalayan blackberry and small-fruited

bulrush. The soft wet soil had a distinct sulfidic odor. The depth to free water within the test pit was 24 inches. These findings are consistent with the presence of a wetland.

Data Point #6 is located 60 feet to the northeast of DP #5. Here reed canary grass dominates with Himalayan blackberry. The depth to saturated soil was 18 inches. The soil's color was 10 YR $^{3}/_{1}$. At a depth of 18 inches some dark concretions were found. Most likely these are traces of manganese oxide. This stop supports existence of a wetland.

Data Point #7 is located 40 feet to the north of DP #6. This site is vegetated almost entirely by reed canary grass in thick mats and some Himalayan blackberry. The organic horizon of the soil, (depth 8 inches) was a silty loam 5YR $^{3}/_{3}$. At a depth of 18 inches, orange concretions (iron oxide) appeared in the 2.5 YR $^{4}/_{3}$. The soil transitioned to a sandy loam, Gley 1 $^{5}/_{5GY}$ at the depth of 30 inches. No hydrology was observed and the soil conditions are not conclusive for evidence of a wetland. The chroma values were greater than 2 with the presence of mottles. Not all of the criteria were met. This stop is an upland habitat. (Figure 5)

Data Point #8 is located 75 feet northeast of DP#7. This stop is vegetated with reed canary grass, small-fruited bulrush, Himalayan blackberry, and red alder. The moist, sandy loam soil stayed consistent through a depth of 18 inches, 10 YR $^{3}/_{1}$. At a depth of 30 inches, the soil transitioned to a 2.5 Y $^{4}/_{1}$ with some slight gleying. No hydrology was observed but the reduced state of the soil indicates prolonged saturation. This stop indicates the presence of a wetland.

Data Point #9 is located 43 feet northeast of DP #8. There, vegetation consisted of a visible transition of reed canary grass to Himalayan blackberry, and giant horsetail. The dry, sandy loam was extremely hard and difficult to penetrate. The soil was consistent to a depth of 18 inches with color of 10 YR $^{3}/_{3}$ and some tiny granules of iron oxide concretion (>2%). The ground surface under the blackberry vines was clean and absent of leaf litter. Not all criteria were met. This stop is an upland habitat.

Data Point #10 is located 47 feet northeast of DP #9. There, reed canary grass dominates. Also present were Himalayan blackberry, skunk cabbage, and giant horsetail. At a depth of 12 inches, just below the organic horizon, some gleying was present (2.5 Y $^{3}/_{1}$). At a depth of 24 inches, the saturated soil transitioned to a Gley 2 $^{3}/_{5BG}$ with some iron oxide concretions. Groundwater began to leach into the test pit at a depth of 18 inches. This stop supports evidence of a wetland. (Figure 6)

Data Point #11 is located 77 feet northeast of DP #4. Here the canopy cover is greater than 50% with red Alder and red currant. Also found was Himalayan blackberry. The soil was a dry, sandy loam with color 10YR $^{3}/_{2}$. This stop is an upland habitat.

Data Point #12 is located 80 feet northeast of DP #11. This stop is dominated by Himalayan blackberry. Also found were giant horsetail, reed canary grass, and a few

sparse tufts of soft rush. The dry, hard soil was consistent through a depth of 24 inches. The color was a 10 YR 3/2. This stop is an upland habitat. (Figure 7)

CONCLUSIONS

On August 11, 2000, Matt Johnson (AKS) examined vegetation, soils, and hydrology on and near the property of 1233 S.W. 9th Street (Tax Lot 8100). It was determined that areas of wetland do exist along the northern boundary of this site as well as the and in the southeastern portion of Tax Lot 8200. At the time of the site inspection, some of these areas were absent of hydrology. However, soil characteristics indicate saturation and/or inundation during a significant portion of the growing season. The United States Army Corps of Engineers and the Oregon Division of State Lands are the final authority of concerning wetlands. This determination is subject to their confirmation.

Matt Johnson
AKS Engineering & Forestry

Figure 2. Data Point #1
Facing east

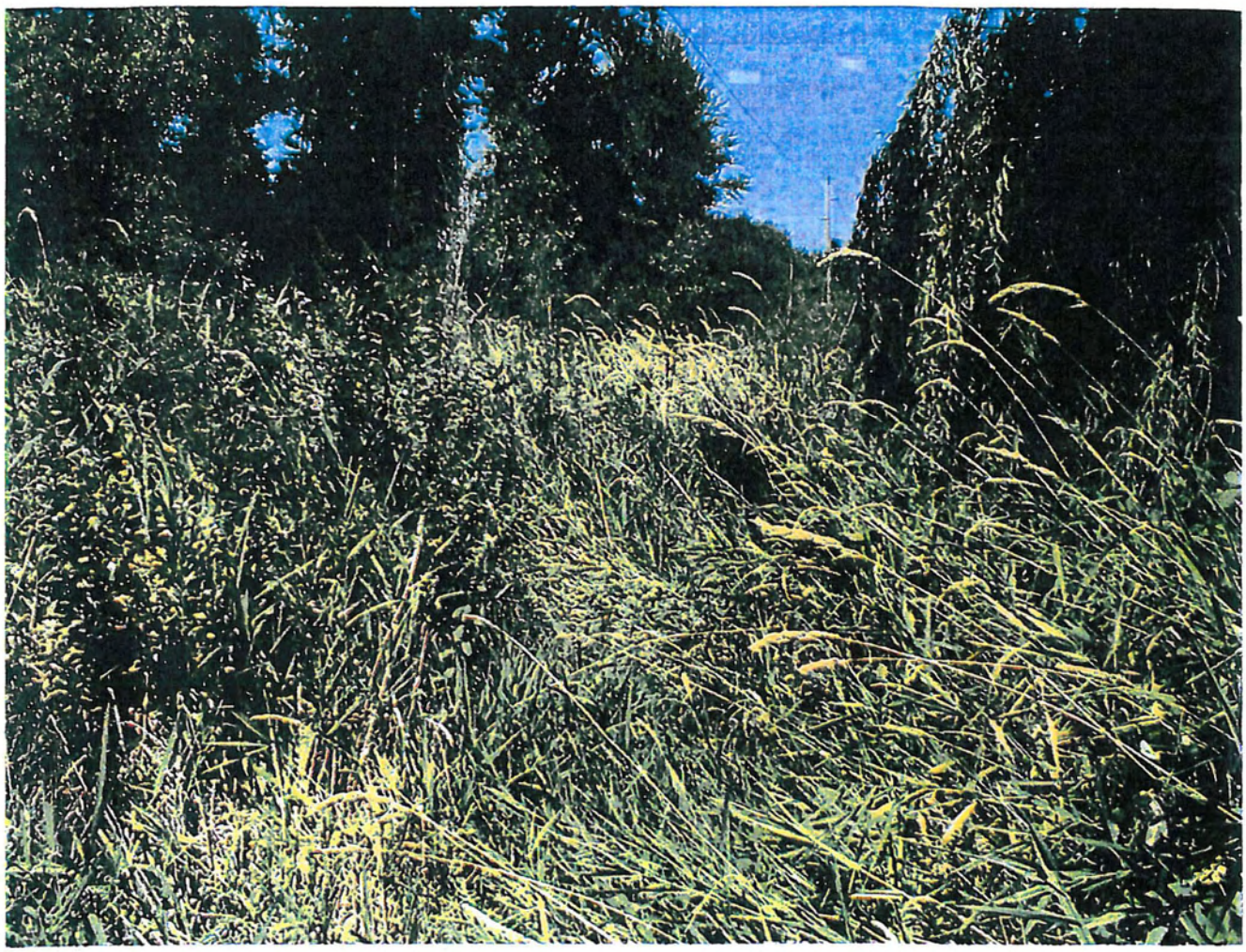


Figure 3. Data Point #2
Facing northeast

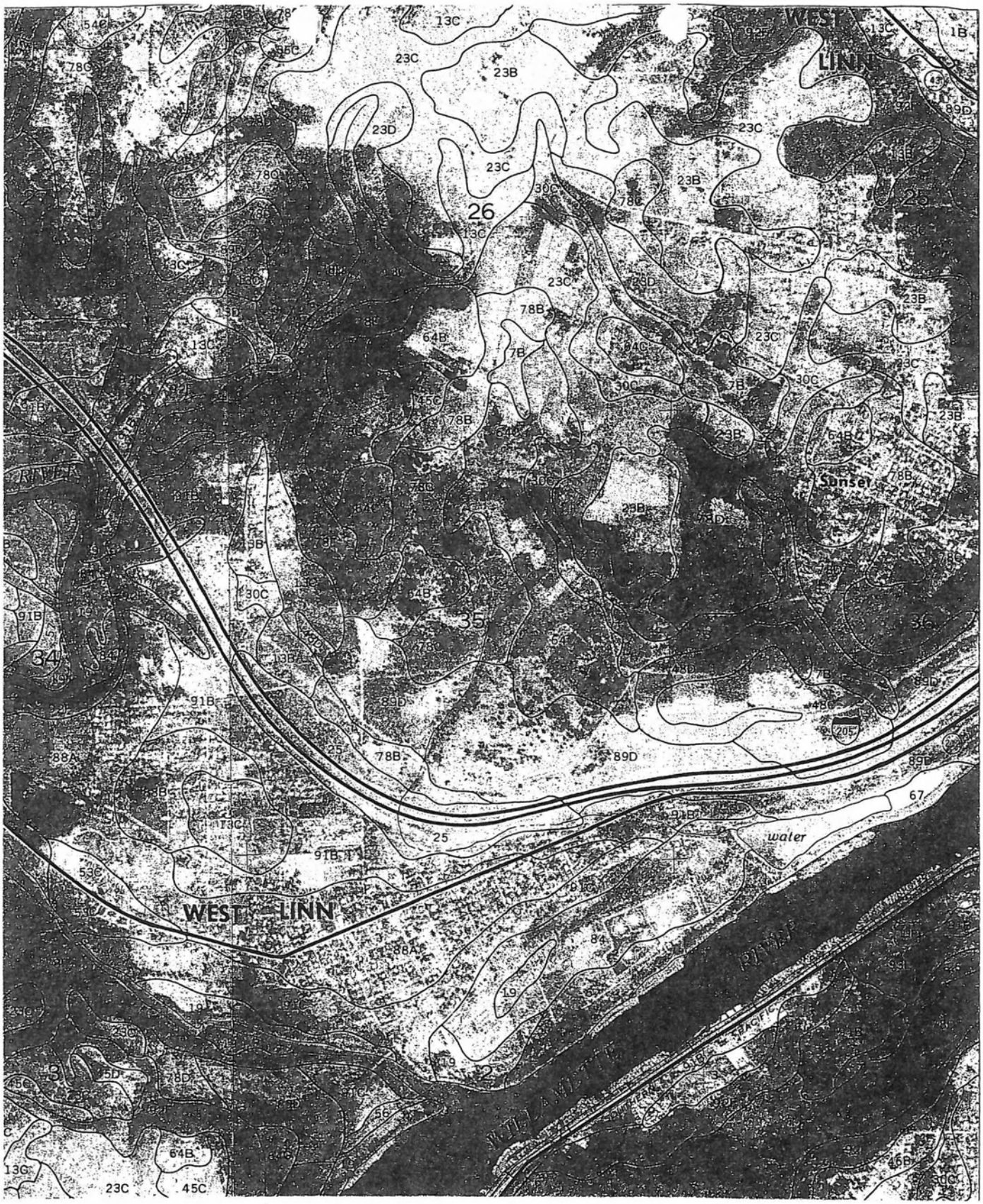
Figure 4. Data Point #4
Facing northeast

Figure 5. Data Point #7
Facing southeast

Figure 6. Data Point #10
Facing northeast

Figure 7. Data Point #12
Facing north

APPENDIX



Appendix A

AKS Engineering and Forestry	Soil Survey of Clackamas County	West Linn Replat
18961 SW 84th Ave.	U.S. Department of Agriculture	1233 SW 9th St
Tualatin, OR 97062	Soil Conservation Service	West Linn, OR 97068
503-692-5887	1982	

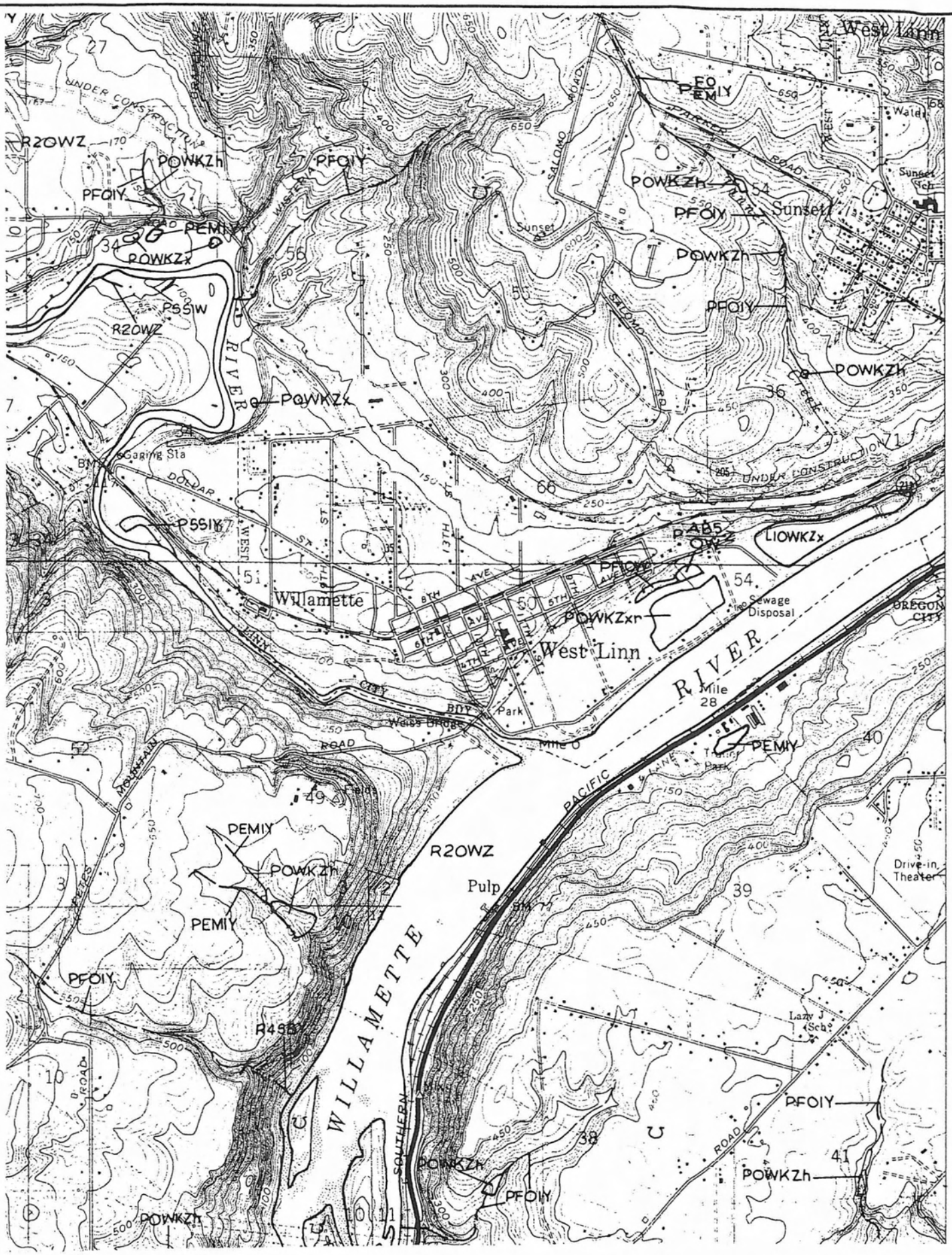
SOIL LEGEND

Arabic numerals in the symbols indicate a soil, miscellaneous area, or a phase of a soil, other than slope, that affects the use and management. The capital letters A, B, C, D, E, or F, following the numeral or numerals, indicates the slope class. Most of the symbols without a slope class are for nearly level soils but some are for miscellaneous areas with a fair to considerable range in slope.

SYMBOL	NAME
1A	Aloha silt loam, 0 to 3 percent slopes
1B	Aloha silt loam, 3 to 6 percent slopes
2B	Alspaugh clay loam, 2 to 8 percent slopes
2C	Alspaugh clay loam, 8 to 15 percent slopes
2D	Alspaugh clay loam, 15 to 30 percent slopes
2E	Alspaugh clay loam, 30 to 50 percent slopes
3	Amity silt loam
4E	Andic Cryaquepts, moderately steep
4F	Andic Cryaquepts, steep
5D	Aschoff cobbly loam, 5 to 30 percent slopes
5E	Aschoff cobbly loam, 30 to 60 percent slopes
6F	Aschoff-Brightwood complex, 60 to 90 percent slopes
7B	Borges silty clay loam, 0 to 8 percent slopes
8B	Bornstedt silt loam, 0 to 8 percent slopes
8C	Bornstedt silt loam, 8 to 15 percent slopes
8D	Bornstedt silt loam, 15 to 30 percent slopes
9B	Bull Run silt loam, 3 to 8 percent slopes
9D	Bull Run silt loam, 8 to 30 percent slopes
9E	Bull Run silt loam, 30 to 60 percent slopes
10C	Bull Run Variant silt loam, 0 to 12 percent slopes
11	Camas gravelly sandy loam
12A	Canderly sandy loam, 0 to 3 percent slopes
12B	Canderly sandy loam, 3 to 8 percent slopes
13B	Cascade silt loam, 3 to 8 percent slopes
13C	Cascade silt loam, 8 to 15 percent slopes
13D	Cascade silt loam, 15 to 30 percent slopes
13E	Cascade silt loam, 30 to 60 percent slopes
14C	Cascade silt loam, stony substratum, 3 to 15 percent slopes
14D	Cascade silt loam, stony substratum, 15 to 30 percent slopes
14E	Cascade silt loam, stony substratum, 30 to 60 percent slopes
15B	Cazadero silty clay loam, 0 to 7 percent slopes
15C	Cazadero silty clay loam, 7 to 12 percent slopes
15D	Cazadero silty clay loam, 12 to 20 percent slopes
16	Chehalis silt loam
17	Clackamas silt loam
18	Clackamas gravelly loam
19	Cloquato silt loam
20	Coburg silty clay loam
21	Concord silt loam
22	Conser silty clay loam
23B	Cornelius silt loam, 3 to 8 percent slopes
23C	Cornelius silt loam, 8 to 15 percent slopes
23D	Cornelius silt loam, 15 to 30 percent slopes
24B	Cottrell silty clay loam, 2 to 8 percent slopes
24C	Cottrell silty clay loam, 8 to 15 percent slopes
24D	Cottrell silty clay loam, 15 to 30 percent slopes
25	Cove silty clay loam
26B	Crutch cobbly loamy coarse sand, 0 to 5 percent slopes
27	Crutch Variant loamy coarse sand, 0 to 3 percent slopes
28	Dabney loamy sand
29	Dayton silt loam
30C	Delena silt loam, 3 to 12 percent slopes
31F	Dystrochrepts, very steep
32D	Fernwood very gravelly loam, 5 to 30 percent slopes
32E	Fernwood very gravelly loam, 30 to 60 percent slopes
33F	Fernwood-Rock outcrop complex, 50 to 90 percent slopes
34D	Fernwood-Wilhoit complex, 5 to 30 percent slopes
35D	Gapcot gravelly loam, 3 to 30 percent slopes
35E	Gapcot gravelly loam, 30 to 60 percent slopes
36B	Hardscrabble silt loam, 2 to 7 percent slopes
36C	Hardscrabble silt loam, 7 to 20 percent slopes
37B	Helvetia silt loam, 3 to 8 percent slopes
37C	Helvetia silt loam, 8 to 15 percent slopes
37D	Helvetia silt loam, 15 to 30 percent slopes
38E	Highcamp very gravelly loam, 30 to 60 percent slopes
39F	Highcamp-Rock outcrop complex, 50 to 90 percent slopes
40D	Highcamp-Soosap complex, 5 to 30 percent slopes
41	Huberly silt loam
42	Humaquepts, ponded
43D	Humaquepts, 2 to 20 percent slopes
44B	Jimbo loam, cool, 0 to 5 percent slopes
45B	Jory silty clay loam, 2 to 8 percent slopes
45C	Jory silty clay loam, 8 to 15 percent slopes
45D	Jory silty clay loam, 15 to 30 percent slopes
45E	Jory silty clay loam, 30 to 60 percent slopes
46B	Jory stony silt loam, 3 to 8 percent slopes
46C	Jory stony silt loam, 8 to 15 percent slopes
46D	Jory stony silt loam, 15 to 30 percent slopes
47C	Kinney cobbly loam, 3 to 20 percent slopes
47E	Kinney cobbly loam, 20 to 50 percent slopes
48B	Kinton silt loam, 3 to 8 percent slopes
48C	Kinton silt loam, 8 to 15 percent slopes
48D	Kinton silt loam, 15 to 30 percent slopes
49D	Kinzel-Divers complex, 5 to 30 percent slopes
49E	Kinzel-Divers complex, 30 to 60 percent slopes
49F	Kinzel-Divers complex, 60 to 90 percent slopes
51E	Klickitat stony loam, 30 to 60 percent slopes
52D	Klickitat-Kinney complex, 5 to 30 percent slopes

SYMBOL	NAME
53A	Latourell loam, 0 to 3 percent slopes
53B	Latourell loam, 3 to 8 percent slopes
53C	Latourell loam, 8 to 15 percent slopes
53D	Latourell loam, 15 to 30 percent slopes
54B	Laurelwood silt loam, 3 to 8 percent slopes
54C	Laurelwood silt loam, 8 to 15 percent slopes
54D	Laurelwood silt loam, 15 to 30 percent slopes
54E	Laurelwood silt loam, 30 to 60 percent slopes
55	Malabon silty clay loam
56	McBee silty clay loam
57	McBee Variant loam
58C	McCully gravelly loam, 2 to 15 percent slopes
58D	McCully gravelly loam, 15 to 30 percent slopes
58E	McCully gravelly loam, 30 to 50 percent slopes
59D	Memaloose loam, 5 to 30 percent slopes
60B	Molalla cobbly loam, 2 to 8 percent slopes
60C	Molalla cobbly loam, 8 to 15 percent slopes
60D	Molalla cobbly loam, 15 to 30 percent slopes
61A	Multnomah silt loam, 0 to 3 percent slopes
62B	Multnomah cobbly silt loam, 0 to 7 percent slopes
63B	Multorpor very cobbly loamy sand, 0 to 8 percent slopes
64B	Nekia silty clay loam, 2 to 8 percent slopes
64C	Nekia silty clay loam, 8 to 15 percent slopes
64D	Nekia silty clay loam, 15 to 30 percent slopes
65F	Newanna-Rock outcrop complex, 60 to 90 percent slopes
66D	Newanna-Thader complex, 5 to 30 percent slopes
66E	Newanna-Thader complex, 30 to 60 percent slopes
67	Newberg fine sandy loam
68	Newberg loam
69	Pits
70B	Powell silt loam, 0 to 8 percent slopes
70C	Powell silt loam, 8 to 15 percent slopes
70D	Powell silt loam, 15 to 30 percent slopes
71A	Quatama loam, 0 to 3 percent slopes
71B	Quatama loam, 3 to 8 percent slopes
71C	Quatama loam, 8 to 15 percent slopes
72D	Ritner cobbly silty clay loam, 5 to 30 percent slopes
72E	Ritner cobbly silty clay loam, 30 to 60 percent slopes
73	Riverwash
74F	Rock outcrop-Cryochrepts complex, very steep
75	Rubble land
76B	Salem silt loam, 0 to 7 percent slopes
76C	Salem silt loam, 7 to 12 percent slopes
77B	Salem gravelly silt loam, 0 to 7 percent slopes
78B	Saum silt loam, 3 to 8 percent slopes
78C	Saum silt loam, 8 to 15 percent slopes
78D	Saum silt loam, 15 to 30 percent slopes
78E	Saum silt loam, 30 to 60 percent slopes
79B	Sawtell silt loam, 0 to 8 percent slopes
79C	Sawtell silt loam, 8 to 15 percent slopes
80B	Springwater loam, 2 to 8 percent slopes
80C	Springwater loam, 8 to 15 percent slopes
80D	Springwater loam, 15 to 30 percent slopes
80E	Springwater loam, 30 to 60 percent slopes
81D	Talapus-Lastance complex, 5 to 30 percent slopes
81E	Talapus-Lastance complex, 30 to 60 percent slopes
82	Urban land
83	Wapato silt loam
84	Wapato silty clay loam
85D	Wilhoit-Zygore gravelly loams, 5 to 30 percent slopes
86A	Willamette silt loam, 0 to 3 percent slopes
86B	Willamette silt loam, 3 to 8 percent slopes
86C	Willamette silt loam, 8 to 15 percent slopes
87A	Willamette silt loam, gravelly substratum, 0 to 3 percent slopes
88A	Willamette silt loam, wet, 0 to 3 percent slopes
88B	Willamette silt loam, wet, 3 to 7 percent slopes
89D	Witzel very stony silt loam, 3 to 40 percent slopes
90F	Witzel-Rock outcrop complex, 50 to 75 percent slopes
91A	Woodburn silt loam, 0 to 3 percent slopes
91B	Woodburn silt loam, 3 to 8 percent slopes
91C	Woodburn silt loam, 8 to 15 percent slopes
92F	Xerochrepts and Haploxerolls, very steep
93E	Xerochrepts-Rock outcrop complex, moderately steep
94D	Zygore gravelly loam, 5 to 30 percent slopes
94E	Zygore gravelly loam, 30 to 60 percent slopes
94F	Zygore gravelly loam, 60 to 90 percent slopes
95E	Zygore-Wilhoit gravelly loams, 30 to 60 percent slopes

Appendix B



Appendix C

AKS Engineering and Forestry	National Wetland Inventory	West Linn Replat
18961 SW 84th Ave.	U.S. Department of Interior	1233 SW 9th St
Tualatin, OR 97062	US Fish & Wildlife Service	West Linn, OR 97068
503-692-5887	1994	

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: Handris Realty Investigator: Matt Johnson	Date: 8-11-00 County: Clackamas State: OREGON
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: DATA POINT 1

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Spiraea douglasii	S	FACW
3. Salix scouleriana	T	FAC
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks: This area was covered with thick mats of reed canary grass.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

X No Recorded Data Available

Field Observations:

Depth of Surface Water:	none	(in.)
Depth to Free Water in Pit:	none	(in.)
Depth to Saturated Soil:	none	(in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- X Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: There was no visible hydrology other than the appearance of a drainage pattern.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Taxonomy (Subgroup): _____

Field Observations Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
10"		7.5 YR 2.5/1		none	silty loam
12"-24"		Gley1 4/N	5YR 5/8	3%	very fine, silty
30"		Gley1 4/10Y		none	silty.

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Gleyed soils in the mineral horizons with some orangeish mottles.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? (Yes) No

(Circle)
Is this Sampling Point Within a Wetland? (Yes) No

Remarks: No hydrology was visible at the time of the site visit (8-11-00). There has been no measurable precipitation in more than 30 days.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St)
Applicant/Owner: Handris Realty
Investigator: Matt Johnson

Date: 8-11-00
County: Clackamas
State: OR

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: _____
Transect ID: _____
Plot ID: Data Pt 2

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Rubus procerus	S	FACU
2. Phalaris arundinacea	H	FACW
3. Salix lucida	T	FACW
4. Holcus lanatus	H	FAC
5. Carex obnupta	H	OBL
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 80%

Remarks: This area is dominated with thick mats of reed canary grass.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
X Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks:

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations

Taxonomy (Subgroup): _____

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		10 YR 3/2			clay, loam
18"		10 YR 3/1			clay, loam
24"-30"		5 Y 4/1	5 Y 6/4	3%	clay loam

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: The soil at this stop had mottles & low chroma values.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes) No (Circle)	(Circle)
Wetland Hydrology Present?	Yes (No)	Is this Sampling Point Within a Wetland? (Yes) No
Hydric Soils Present?	(Yes) No	

Remarks:

Vegetation and soil characteristics confirm presence of a wetland. Evidence of inundation and soil saturation were not observed due lack of precipitation (dry conditions).

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: Haydris Realty Investigator: Matt Johnson	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 3

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Spiraea douglassii	S	FACW
3. Rosa nutkana	S	FAC
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks: Reed canary grass dominates this area.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
X Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks:

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Taxonomy (Subgroup): _____

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		2.5 YR 3/1			
30"		5Y 4/1	5Y 7/4	5%	clay, loam

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: The soil at this stop had mottles and low chroma values.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? (Yes) No

(Circle)
Is this Sampling Point Within a Wetland? (Yes) No

Remarks: Vegetative and soil criteria was met. No hydrology was observed but soil characteristics indicate significant saturation during a major portion of the growing season.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St)
Applicant/Owner: HANDRIS REALTY
Investigator: MATT JOHNSON

Date: 8-11-00
County: Clackamas
State: OR

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: _____
Transect ID: _____
Plot ID: Data Pt 4

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FACU
3.		
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 50%

Remarks: Still, thick mats of Reed canary grass dominate.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:
Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
X Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: A dry creek channel emerged from the vegetation NE from this test pit.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations

Taxonomy (Subgroup): _____

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		10 YR 3/1		-	clay silty loam
30"		Gley 1 4/10Y		-	clay loam

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: The soil has a gleyed color and low chroma values.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes) No (Circle)	(Circle)
Wetland Hydrology Present?	Yes (No)	
Hydric Soils Present?	(Yes) No	Is this Sampling Point Within a Wetland? (Yes) No

Remarks: No surface hydrology was observed on 8-11-00. However, a dry creek channel supports evidence of a drainage pattern.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St)
Applicant/Owner: Handris Realty
Investigator: Matt Johnson

Date: 8-11-00
County: Clackamas
State: OR

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: _____
Transect ID: _____
Plot ID: Data Pt 5

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FACU
3. Scirpus microcarpus	H	OBL
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 67%

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:
Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: 24" (in.)

Wetland Hydrology Indicators:
Primary Indicators:
X Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
___ Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: Standing water was observed just a few feet to the east.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations

Taxonomy (Subgroup): _____

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
8"		10YR 3/1		–	silty loam
18"		Gley1 3/N		–	clay loam
30"		Gley1 3/10Y		–	clay loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- X Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Strong Sulfidic ordor, and gleyed colors were obvious.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes) No (Circle)	(Circle)
Wetland Hydrology Present?	(Yes) No	
Hydric Soils Present?	(Yes) No	Is this Sampling Point Within a Wetland? (Yes) No

Remarks: All three criteria were met.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat Applicant/Owner: HANDRIS REALTY Investigator: Matt Johnson	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 6

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FAC U
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 50%

Remarks: This area was mostly dominated by reed canary grass.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: 18 (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
___ Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: No surface hydrology was observed on 8-11-00. Some surface water was seen in the vicinity.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Taxonomy (Subgroup): _____

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
8"		10 YR 3/1			silty loam
18"		10YR 2/1	blk concretions	> 2%	silty loam
30"		10YR 4/1			sandy loam

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- X Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: At the depth of 18", some dark, black concretions were found; Most likely manganese oxide. Grain size - very fine / Proportion - >2% A slight hint of gleying was also observed in the soil.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? (Yes) No

(Circle)
Is this Sampling Point Within a Wetland? (Yes) No

Remarks: There was no visible hydrology was observed on 8-11-00. Soil characteristics indicate that this area has prolonged inundation during the growing season.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: HANDRIS REALTY Investigator: MATT JOHNSON	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 7

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FACU
3.		
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 50%

Remarks: This area is dominated by reed canary grass and Himalayan blackberry.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)

Depth to Free Water in Pit: none (in.)

Depth to Saturated Soil: none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
___ Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: No hydrology observed on 8-11-00.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Taxonomy (Subgroup): _____

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
8"		5 YR 3/3			silty loam
18"		2.5 YR 4/3	orange concretions		silty loam
30"		Gley 1 5/5GY			sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- X Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- X Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Some gleying was present at a depth of 30" however, the upper regions had chroma values greater than 2. Orange particles we found at a depth of 18"; Likely iron oxide concretions.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes) No (Circle)	(Circle)
Wetland Hydrology Present?	Yes (No)	
Hydric Soils Present?	Yes (No)	Is this Sampling Point Within a Wetland? Yes (No)

Remarks: Not all the criteria was met. Soil conditions are not conclusive for evidence of a wetland. There was no hydrology present.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St)
Applicant/Owner: HANDRIS REALTY
Investigator: MATT JOHNSON

Date: 8-11-00
County: Clackamas
State: OR

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: _____
Transect ID: _____
Plot ID: Data Pt 8

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FACU
3. Alnus rubra	T	FAC
4. Scirpus microcarpus	H	OBL
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 75%

Remarks: This area is dominated by reed canary grass but also has a significant population of small fruited bulrush.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
X Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: No hydrology observed on 8-11-00.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations

Taxonomy (Subgroup): _____

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		10YR 3/1			sandy loam
18"		10YR 3/1			sandy loam
30"		2.5 Y 4/1			sandy loam

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: At the depth of 30", the soil displayed slight gleying. All chroma values were one(1).

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)

Wetland Hydrology Present? Yes (No)

Hydric Soils Present? (Yes) No

(Circle)

Is this Sampling Point Within a Wetland? (Yes) No

Remarks: Vegetative and soil indicators point to existance of wetland. Absence of hydrology is most likely due to the dry conditions.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: HANDRIS REALTY Investigator: MATT JOHNSON	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 9

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Rubus procerus	S	FACU
2. Phalaris arundinacea	H	FACW
3. Equisetum telmateia	H	FACW
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 67%

Remarks: This area has a distinct transition from reed canary grass to thick vines of Himalayan blackberry.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
X Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: There appears to be a 4' dry channel absent of leaf litter.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations Confirm Mapped Type? Yes No

Taxonomy (Subgroup): _____

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		10YR 3/3	orange concretions	> 2%	Sandy loam
18"		10YR 3/3			Sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- X Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: The soil was extremely hard and difficult to penetrate. The soil was also very dry and dusty even at depth.

WETLAND DETERMINATION

		(Circle)
Hydrophytic Vegetation Present?	(Yes) No	
Wetland Hydrology Present?	Yes (No)	
Hydric Soils Present?	Yes (No)	
Is this Sampling Point Within a Wetland?	Yes (No)	

Remarks:

Not all of the criteria was met.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: HANDRIS REALTY Investigator: MATT JOHNSON	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 10

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FACU
3. Equisetum telmateia	H	FACW
4. Lysichiton americanum	H	OBL
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 75%

Remarks: This area was dominated by reed canary grass

HYDROLOGY

___ Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
___ Aerial Photographs
___ Other
X No Recorded Data Available

Field Observations:

Depth of Surface Water: none (in.)
Depth to Free Water in Pit: none (in.)
Depth to Saturated Soil: 18" (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
X Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: The ground surface was absent of leaf litter.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations

Taxonomy (Subgroup): _____

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		2.5 Y 3/1			clay loam
24"		Gley 2 3/5BG	5YR 4/6 Concretion color	2%	orange concretions

Hydric Soil Indicators:

- ___ Histosol
- X Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- X Reducing Conditions
- X Gleyed or Low-Chroma Colors
- X Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: This site had some gleyed soils and iron oxide concretions.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)

Wetland Hydrology Present? (Yes) No

Hydric Soils Present? (Yes) No

(Circle)

Is this Sampling Point Within a Wetland? (Yes) No

Remarks: There was no visible hydrology on the day of the site visit. The soil characteristics indicate prolonged inundation and saturation.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: HANDRIS REALTY Investigator: MATT JOHNSON	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 11

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Alnus rubra	T	FAC
2. Ribes sanguineum	S	UPL
3. Rubus procerus	S	FACU
4.		
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 33%

Remarks: More than 50% of the canopy is greater than 20 feet.

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

X No Recorded Data Available

Field Observations:

Depth of Surface Water:	none	(in.)
Depth to Free Water in Pit:	none	(in.)
Depth to Saturated Soil:	none	(in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: No hydrology observed on 8-11-00.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations

Taxonomy (Subgroup): _____

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		10 YR 3/2		—	sandy loam
24"		10 YR 3/2		—	sandy loam

Hydric Soil Indicators:

___ Histosol
___ Histic Epipedon
___ Sulfidic Odor
___ Aquic Moisture Regime
___ Reducing Conditions
___ Gleyed or Low-Chroma Colors
___ Concretions
___ High Organic Content in Surface Layer in Sandy Soils
___ Organic Streaking in Sandy Soils
___ Listed on Local Hydric Soils List
___ Listed on National Hydric Soils List
___ Other (Explain in Remarks)

Remarks: The soil was very dry and difficult to penetrate.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes (No) (Circle)	(Circle)
Wetland Hydrology Present?	Yes (No)	
Hydric Soils Present?	Yes (No)	Is this Sampling Point Within a Wetland? Yes (No)

Remarks: None of the criteria were met.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: West Linn Replat (9th St) Applicant/Owner: HANDRIS REALTY Investigator: MATT JOHNSON	Date: 8-11-00 County: Clackamas State: OR
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? Yes (No) Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: Data Pt 12

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Phalaris arundinacea	H	FACW
2. Rubus procerus	S	FACU
3. Equisetum telmateia	H	FACW
4. Juncus effusus	H	FACW
5.		
6.		
7.		
8.		

Dominant Plant Species	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 75%

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

X No Recorded Data Available

Field Observations:

Depth of Surface Water:	none (in.)
Depth to Free Water in Pit:	none (in.)
Depth to Saturated Soil:	none (in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: No hydrology found.

SOILS

Map Unit Name (Series and Phase): Wapato

Drainage Class: _____

Field Observations
Confirm Mapped Type? Yes No

Taxonomy (Subgroup): _____

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Size/Contrast	Texture, Concretions, Structure, etc.
12"		10 YR 3/2		—	dry sandy loam
24"		10 YR 3/2		—	dry sandy loam

Hydric Soil Indicators:

___ Histosol
___ Histic Epipedon
___ Sulfidic Odor
___ Aquic Moisture Regime
___ Reducing Conditions
___ Gleyed or Low-Chroma Colors
___ Concretions
___ High Organic Content in Surface Layer in Sandy Soils
___ Organic Streaking in Sandy Soils
___ Listed on Local Hydric Soils List
___ Listed on National Hydric Soils List
___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes (No)	(Circle)
Wetland Hydrology Present?	Yes (No)	
Hydric Soils Present?	Yes (No)	
Is this Sampling Point Within a Wetland?	Yes (No)	(Circle)

Remarks:

Not all the criteria was met.

Approved by HQUSACE 3/92

REFERENCES

- Environmental Laboratory, ***U.S. Army Corps of Engineers Wetlands Delineation Manual***, Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, MS., 1987

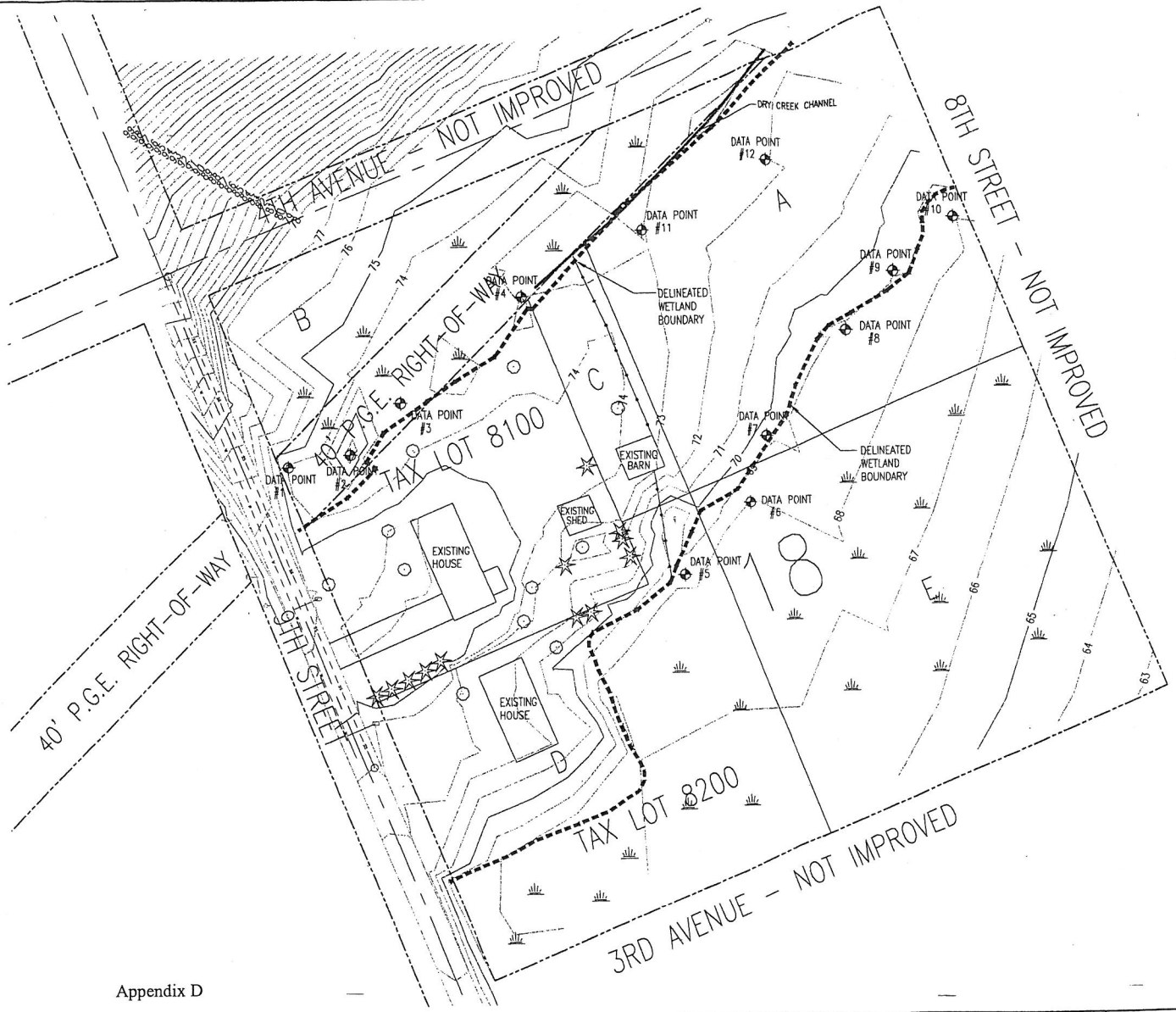
- U.S. Department of the Interior, ***National List of Plants that Occur in Wetlands: (Region 9)***, U.S. Fish and Wildlife Service, Biological Report, 1988.

- U.S. Department of the Interior, ***National Wetlands Inventory Map (Beaverton, OR)***, U.S. Fish and Wildlife Service, 1994.

- U.S. Department of Agriculture, Soil Conservation Service, 1982. ***Soil Survey of Washington County, Oregon***. U.S.D.A. Soil Conservation Service, Washington, D.C. sheet 47.

- GretagMacbeth, 2000. ***Munsell Soil Color Charts***. New Windsor, NY.

- Spear Cooke, S., ***Wetland Plants of Western Washington & Northwest Oregon***, Seattle Audubon Society, 1997.



SYMBOL LEGEND

	EXISTING
DECIDUOUS TREE	
CONIFEROUS TREE	
WETLAND AREA	
MONUMENT	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
SANITARY MANHOLE	
STORM CATCH BASIN	
STORM MANHOLE	
GAS METER	
GAS VALVE	
GUY WIRE	
POWER POLE	
TELEPHONE VAULT	
TELEPHONE POLE	
STREET LIGHT	

Appendix D

REVISIONS:

WETLAND DETERMINATION AND DELINEATION

AKS ENGINEERING & FORESTRY
ENGINEERING · PLANNING · SURVEYING · FORESTRY
LICENSED IN OR, WA & AK
18961 SW 64TH AVENUE
TUALATIN, OR. 97062
PHONE: (503) 692-5887 FAX: (503) 692-8431

DESIGNED BY:
DRAWN BY: MDJ
CHECKED BY:
DRAWING NO: 647wetlnd
SCALE: AS NOTED
DRAWING GENERATED BY LD2

PREPARED FOR:
HANDRIS REALTY
2008 WILLAMETTE FALLS DRIVE
WEST LINN, OR 97068
503-657-1094

WEST LINN REPLAT

WEST LINN
T3S-R1E, NE 1/4 SECTION 2, W.M.
OREGON
TAX LOT 8100

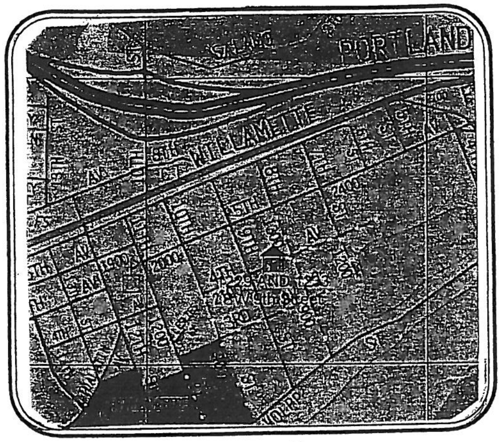
SUBMITTAL DATE:

JOB NUMBER 647

SHEET 1 OF 1

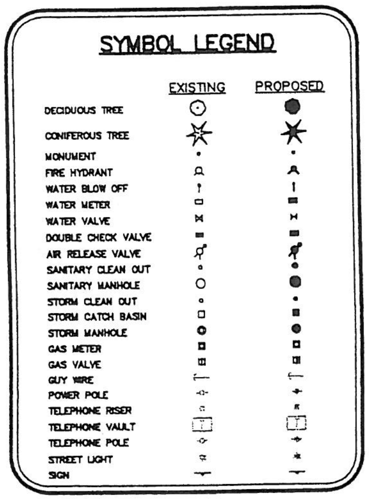
9TH STREET PROPERTY LINE ADJUSTMENTMENT

LOTS A, B, C, D, AND E, TRACT 18, WILLAMETTE AND TUALATIN TRACTS, WEST LINN, CLACKAMAS COUNTY, OREGON
TAX LOTS R31E02AB 8100 AND 8200*
* CLACKAMAS COUNTY TAX ASSESSOR IS IN THE PROCESS OF ASSIGNING SEPARATE TAX ACCOUNT NUMBERS TO LOTS A, B, C/D, AND E, TRACT 18, WILLAMETTE AND TUALATIN TRACTS



VICINITY MAP
NO SCALE

2001 THOMAS GUIDE MAP PAGE & GRID 716, H2



OWNERS

MARK HANDRIS
2008 WILLAMETTE FALLS DR. SUITE B
WEST LINN, OR 97068
PH: 503-657-1094
FAX: 503-655-6026

STEVEN DAVIS
1229 9TH ST.
WEST LINN, OR 97068
PH: 503-656-0995
FAX: 503-655-6026

APPLICANT

MARK HANDRIS
2008 WILLAMETTE FALLS DR. SUITE B
WEST LINN, OR 97068
PH: 503-657-1094
FAX: 503-655-6026

PLANNING / ENGINEERING / SURVEYING FIRM

AKS ENGINEERING & FORESTRY
18961 SW 84TH AVENUE
TUALATIN, OR 97062
PH: 503-692-5887
FAX: 503-692-6431

ENGINEERING CONTACT: MONTGOMERY HURLEY

PROJECT PURPOSE: SERIES OF PROPERTY LINE ADJUSTMENTS (REPLAT)
TOTAL SITE AREA: 4.0± ACRES
ZONING: R10 (SINGLE-FAMILY RESIDENTIAL DETACHED)
MINIMUM LOT AREA: 10,000 SF
MINIMUM AVERAGE LOT WIDTH: 50 FT
FRONT YARD SETBACK: 20 FT
REAR YARD SETBACK: 20 FT
INTERIOR SIDE YARD SETBACK: 7.5 FT

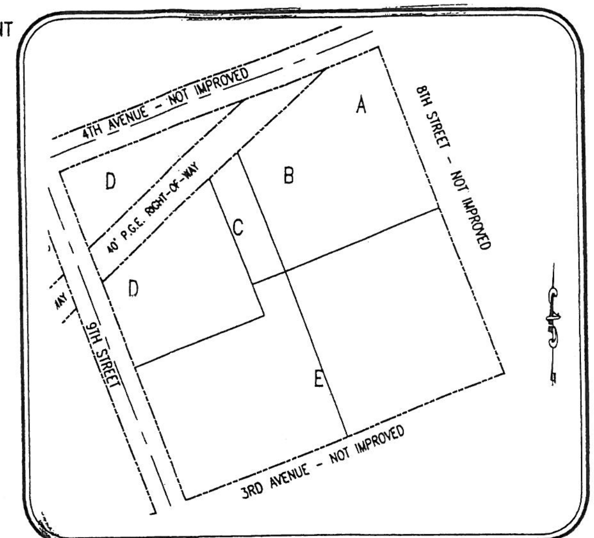
EXISTING LAND USE: SINGLE-FAMILY DETACHED HOMES

PROPERTY ADDRESS: 1233 9TH ST., WEST LINN, OR 97068 (HANDRIS)
1229 9TH ST., WEST LINN, OR 97068 (DAVIS)

SECTION INFORMATION: NW 1/4 NE 1/4 SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, W.M.

DATUM: BENCH MARK (BM): BASIS OF ALL ELEVATIONS IS THE BENCH MARK LABELED ON FLOOD INSURANCE RATE MAP I-01 AS RM8. IT HAS AN ELEVATION = 68.88.

BASIS OF ELEVATIONS: BENCH MARK (BM): BASIS OF ALL ELEVATIONS IS THE BENCH MARK



SITE MAP
NO SCALE

NOTE: INFORMATION SHOWN ON THESE MAPS IS BASED ON A TOPOGRAPHIC SURVEY, FIELD RECONNAISSANCE, TAX MAPS, AND BOUNDARY SURVEY INFORMATION. THESE MAPS SHOULD NOT SERVE AS THE FINAL RECORDED PROPERTY LINE ADJUSTMENT (REPLAT) SURVEY. INFORMATION SHOWN IS APPROXIMATE.

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS PLAN
3 PRESENT LOT LINES (EXISTING PLAT)
4 PROPOSED LOT LINES (FINISHED PLAT)

REVISIONS:

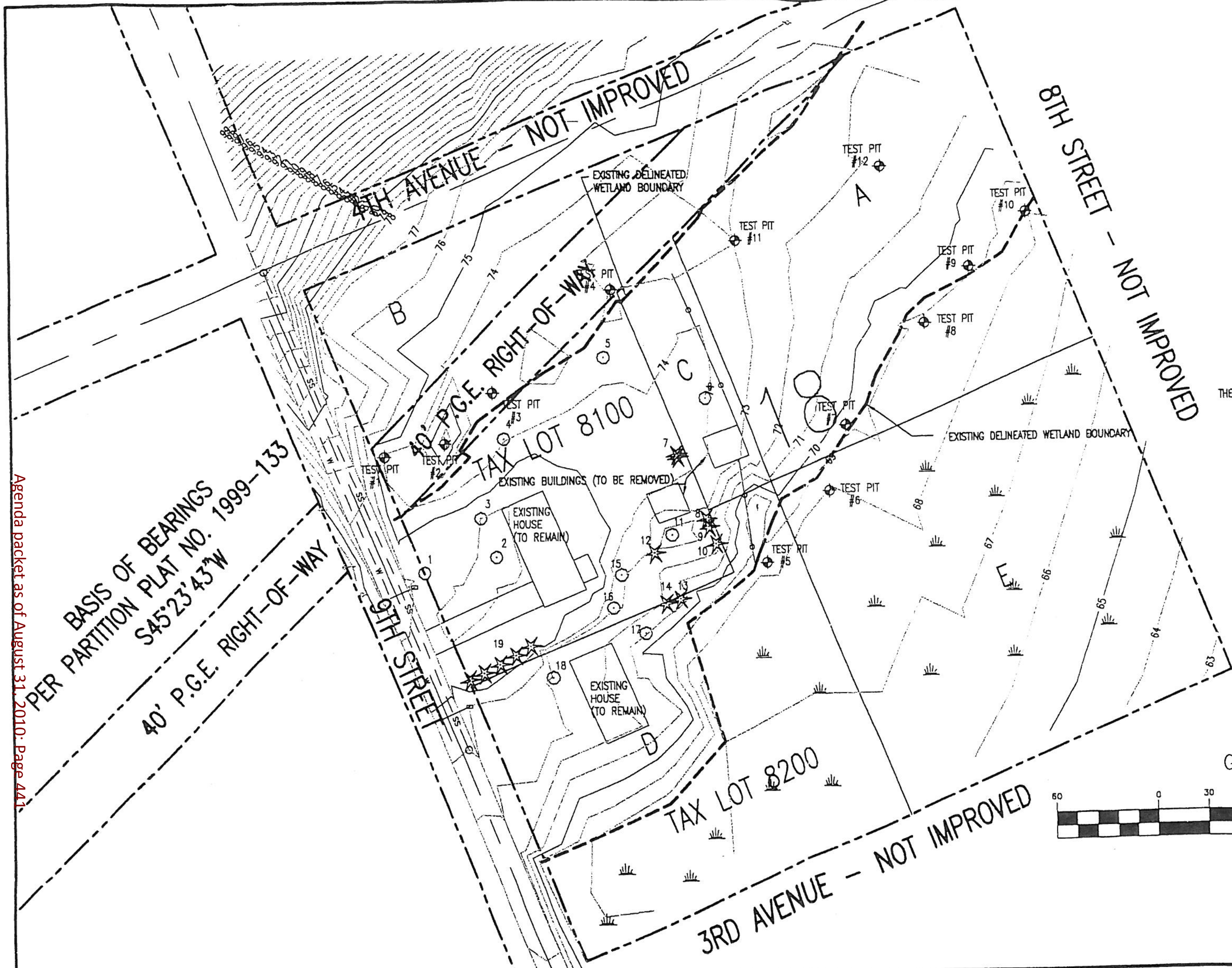
COVER SHEET

AKS ENGINEERING & FORESTRY
ENGINEERING · PLANNING · SURVEYING · FORESTRY
LICENSED IN OR, WA & AK
18961 SW 84TH AVENUE
TUALATIN, OR. 97062
PHONE: (503) 692-5887 FAX: (503) 692-6431

PREPARED FOR: MARK HANDRIS
2008 WILLAMETTE FALLS DR. SUITE B
WEST LINN, OR 97068
PH: 503-657-1094

9TH STREET PROPERTY LINE ADJUSTMENT
WEST LINN OREGON
TRACT 18, WILLAMETTE AND TUALATIN TRACTS, CLACKAMAS COUNTY

JOB NUMBER 647
SHEET 1 OF 4



TREE TABLE

TREE NUMBER	TREE SPECIES	DBH (INCHES)
1	APPLE	7
2	WILLOW	22
3	COTTONWOOD	18
4	WILLOW	25
5	APPLE	6
6	APPLE	14
7	REDWOOD (2)	14, 14
8	PINE (DEAD)	10
9	PINE (DEAD)	10
10	PINE (DEAD)	10
11	HOLLY	10
12	SPRUCE	11
13	FIR	15
14	FIR	15
15	UNKNOWN DECIDUOUS	20
16	UNKNOWN DECIDUOUS	13
17	WILLOW	14
18	WILLOW	20
19	CEDAR (ROW 5±)	8-10

THE 100-YEAR FLOOD PLAIN ELEVATION IS BETWEEN ELEVATION 71 AND 72.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISIONS:

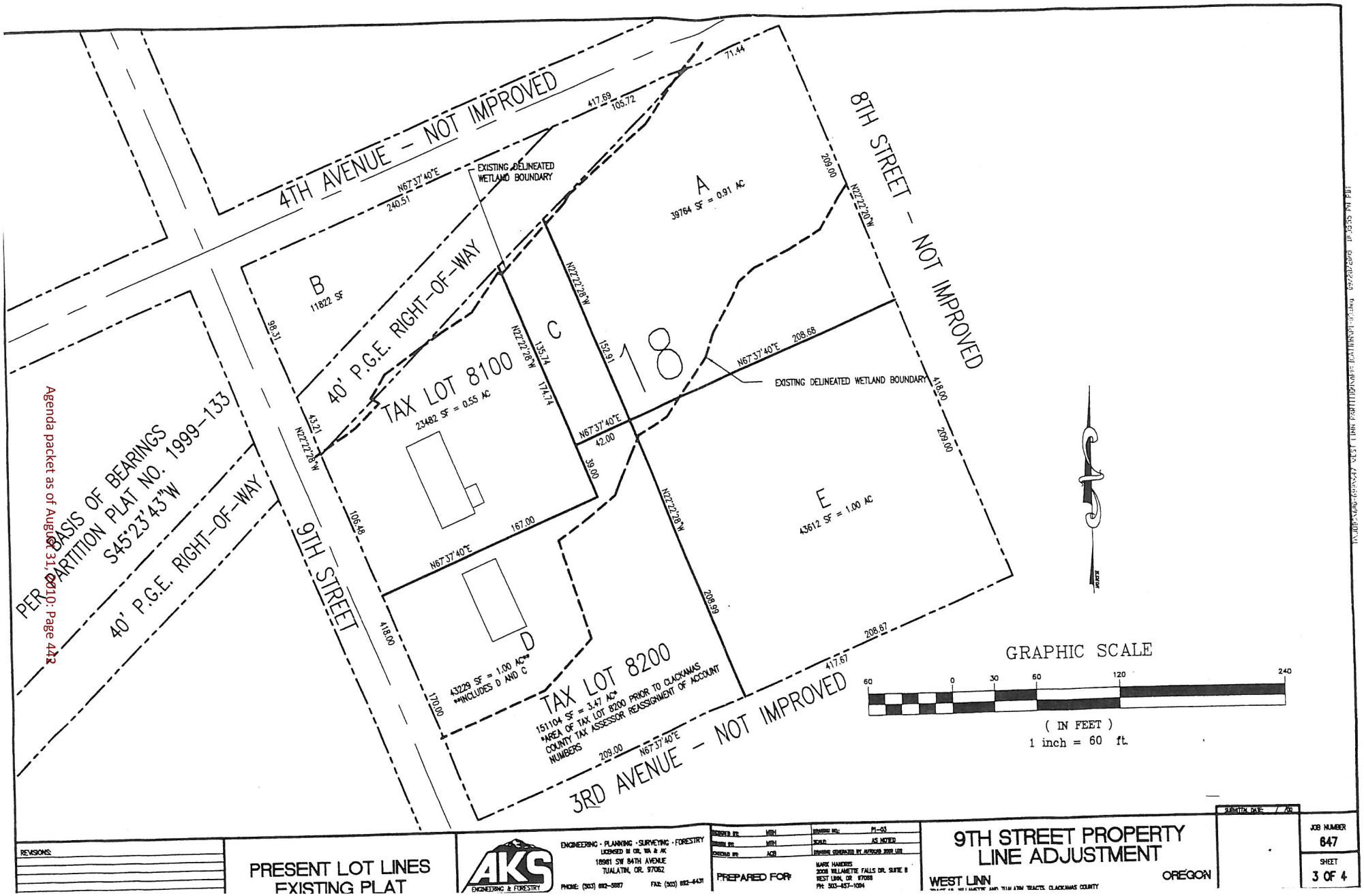
EXISTING CONDITIONS PLAN

AKS ENGINEERING & FORESTRY
ENGINEERING · PLANNING · SURVEYING · FORESTRY
LICENSED IN OR, WA & AK
18961 SW 84TH AVENUE
TUALATIN, OR 97062
PHONE: (503) 692-5007 FAX: (503) 692-6431

PREPARED FOR:
MARK HANDRIS
2008 WILLAMETTE FALLS DR. SUITE B
WEST LINN, OR 97068
PH: 503-657-1094

9TH STREET PROPERTY LINE ADJUSTMENT
WEST LINN OREGON
TRACT 18, WILLAMETTE AND TUALATIN TRACTS, CLACKAMAS COUNTY

JOB NUMBER 647
SHEET 2 OF 4



REVISIONS:

PRESENT LOT LINES
EXISTING PLAT

AKS ENGINEERING & FORESTRY

ENGINEERING · PLANNING · SURVEYING · FORESTRY
LICENSED IN OR, WA & AK
18981 SW 84TH AVENUE
TUALATIN, OR. 97062
PHONE: (503) 692-5887 FAX: (503) 692-6431

DESIGNED BY: MSH
DRAWN BY: MSH
CHECKED BY: ACB

DRAWING NO.: P1-03
SCALE: AS NOTED
DRAWING GENERATED BY AUTOCAD 2008 LDT

PREPARED FOR:
MARK HANDRIS
2008 WILLAMETTE FALLS DR. SUITE B
WEST LINN, OR 97068
PH: 503-457-1094

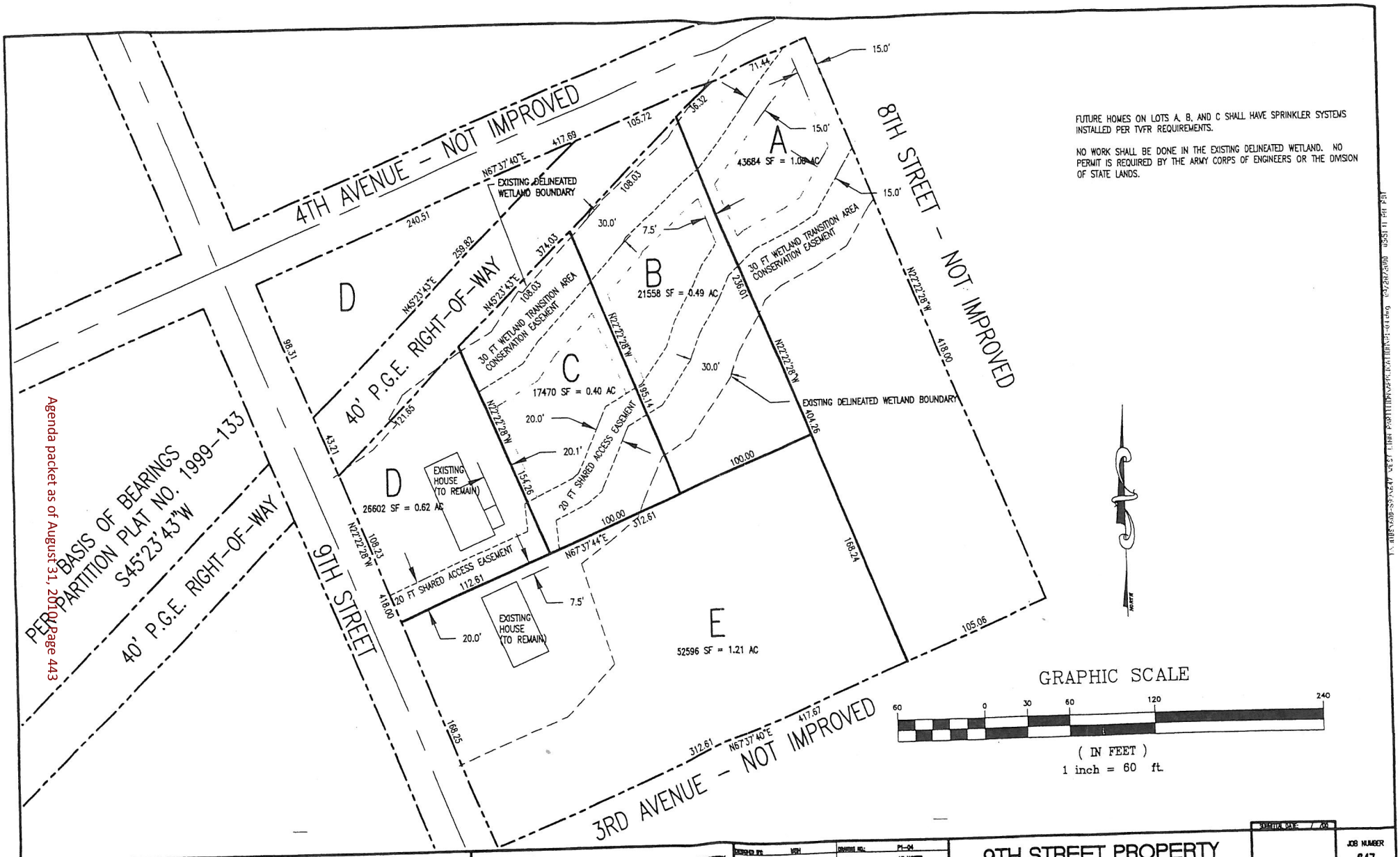
9TH STREET PROPERTY LINE ADJUSTMENT

WEST LINN OREGON

SUBMITTAL DATE: / /20

JOB NUMBER
647

SHEET
3 OF 4



FUTURE HOMES ON LOTS A, B, AND C SHALL HAVE SPRINKLER SYSTEMS INSTALLED PER TVFR REQUIREMENTS.

NO WORK SHALL BE DONE IN THE EXISTING DELINEATED WETLAND. NO PERMIT IS REQUIRED BY THE ARMY CORPS OF ENGINEERS OR THE DMSION OF STATE LANDS.

REVISIONS:

PROPOSED LOT LINES
FINISHED PLAT

AKS ENGINEERING & FORESTRY
ENGINEERING · PLANNING · SURVEYING · FORESTRY
LICENSED IN OR, WA & AK
18961 SW 84TH AVENUE
TUALATIN, OR. 97062
PHONE: (503) 692-5867 FAX: (503) 692-8431

DESIGNED BY: MSH
DRAWN BY: MSH
CHECKED BY: ACB
DRAWING NO.: P1-04
SCALE: AS NOTED
DRAWING GENERATED BY AUTOCAD 2000 LDT

PREPARED FOR:
MARK HANDRIS
20011 WILLAMETTE FALLS DR, SUITE B
WEST LINN, OR 97068
PH: 503-657-1084

9TH STREET PROPERTY LINE ADJUSTMENT

WEST LINN, OREGON

SUBMITTAL DATE: 7/09

JOB NUMBER 647

SHEET 4 OF 4

EXHIBIT C

LETTERS RECEIVED

BOTTOM LINE
FINANCIAL SERVICES

PO Box 1268 Sherwood, OR 97140 (503)936-2264

November 22, 2000

Peter Spir
City of West Linn
22500 Salamo Road #1000
West Linn, OR 97068

Dear Mr. Spir,

Regarding File No. MISC-00-10 & LLA 00-10, I am in reciept of your notification that tax lots 8100 & 8200 of Clackamas County Assessor's Map 3-1E-2AB.

I know you do not often get letters encouraging this sort of development, however, I think these small developments, with careful regard to the wetlands actually enhance our community. My view of the lots in question will change, but there is still plenty of natural beauty remaining.

The ability of small developers to carve out these niche's and add a few houses will greatly enhance the economic viability of Willamette. The creation of these lots will add family's to our community, and will create more business for the local business people.

It would be my request that you send this proposal through as quickly as possible.

Best regards,

W. Howard Goodman, CPA

November 22, 2000

Tracy Knutson
1355 8th Street
West Linn, OR 97068

Peter Spir
City of West Linn
22500 Salamo Road #1000
West Linn, OR 97068

Regarding File No. MISC-00-10 & LLA 00-10, I am in reciept of your notification that tax lots 8100 & 8200 of Clackamas County Assessor's Map 3-1E-2AB.

Dear Mr. Spir,

The town of Willamette is one of the most beautiful places I have ever lived in. The community is still very "small town", however, it has all of the ammenity's of a larger city. The area closest to the river is largely undeveloped, and I think that small responsible development is a wonderful idea. I think that by adding a few lots here and there that more people will be able to enjoy our wonderful town.

A few more people in our town will not affect the "small town" town feel of Willamette, however every additional person residing here will make a huge difference to the local service businesses.

If my say counts, I would be in favor of the additional lots.

Sincerely,

Tracy Knutson

November 29, 2000

Attention: Kristi Crowell
City of West Linn
Assistant Planning Director

This letter is in response to a proposed adjustment of lot lines and wetland areas . The principal addresses on this piece of property is 1229 and 1233, 9th street, West Linn. The proposed developers are Mark Handris and Steven Davis.

We currently own property at 1250 9th street, and have just done a minor partition on a piece of property which faces 10th street. This piece of property has just been deeded to Ted and Jodi Iverson.

We wish to have this reply serve for both of these pieces of property.

1. We see that according to the map that this piece of property borders 4 streets. What will be the requirements for street improvements. We were told that if our property bordered 2 or more streets, that all streets must be fully improved streets, with curbs and sidewalks. This would greatly impact the wetlands which involves 9th street, 3rd avenue, 4th avenue, and also 8th street.

2. This property which has the proposed developement falls within the 100 year flood plain. We were living here during the flooding of about 1995, and this property was fully flooded. The water was completely across the road towards the river from us and completely impassable.

3. According to the wetland surveys that we were required to have for our minor partition, the same wetland area extends across 9th street from our property and from the address of 1220 9th street. We are very concerned that the natural slope of the property and the natural flow of water not be changed, and thereby impacting our property. Currently there are culverts under 9th street for this drainage. With the proposed changes, how is this water going to be handled.

Because of the developement on Leslies way there was a great effect on the wetland areas for both our property and at 1220 9th street. Our propertes were greatly impacted. The land became so wet that we were loosing our side yard, and had to put up a rock retaining wall to secure our property from further sliding away. This was a large expense that we had due to the impact on the drainage caused by this developement. We feel that

further disturbing of the wetlands across 9th street, would again endanger our properties. This impact would not only be on our property, but on the property just toward the river from our property.

4. We were given no variances or considerations regarding the proposed dwelling facing 10th street in regards to the wetlands setbacks. We were given the setbacks that had to be observed and we understand that the setbacks and buffer zones have been increased since that time. We had to develope a special houseplan to accomodate the proper set backs because of wetlands.

5. When our log house was built, you made us modify our entrances due to what you felt was too close to wetland areas and to comply with the counties regulations.

6. While we understand that by joining these 2 properties, it makes the owner have the use of a full block area, we wonder why rules can be modified for certain developers, and not for the general public. We would certainly hope that the county holds the same rules for everyone.

7. Will the same criteria apply should we apply to re-distribute our wetlands to make 2 more buildable lots for our property.

Respectfully Submitted
Gerald and Sharon Paulsen
Ted and Jodi Iverson

Gerald L Paulsen
Sharon D. Paulsen
Ted Iverson
Jodi Iverson

CLACKAMAS COUNTY

Office of the County Surveyor

R. CHARLES PEARSON
COUNTY SURVEYOR

December 19, 2000

Kristi Crowell
City of West Linn
22500 Salamo Road
West Linn, OR 97068

Re: **Proposed Property Line Adjustment – 9th Street**

Dear Kristi:

You have asked my opinion whether the proposed property line adjustment of Lots A-E, Block 18, "Willamette and Tualatin Tracts" Subdivision is proper.

Based on my review of Oregon Law and Attorney General Opinion OP-6350 dated January 25, 1990, I would have to advise you that this proposal is not proper and should not be approved. My conclusions are based on the following:

1. Currently, the property is under two ownerships being Tax Lots 8100 and 8200. According to you, the applicant has argued that the original plat was five lots and that they should be allowed to reconfigure those five lots by the property line adjustment procedure as long as they do not exceed the original number of platted lots. This argument is not persuasive because after the proposed adjustment, the property lying north of the 40-foot right of way (original lot B) would become part of proposed Tract "D" which would also include property lying south of the right of way. Using the argument originally proposed to justify the five parcels, one could argue in the future that since original Lot B was a discrete lot, that it should be allowed to be one in the future. This would, in effect, provide for 6 tracts without the benefit of compliance with the subdividing and partitioning laws.
2. Secondly, my recommendation is based on the afore cited Attorney General opinion which states in part ". . . we conclude that lot line adjustments may not be used to redraw a previously platted subdivision when the result would be a reconfiguration of the subdivision."

Obviously, the proper method to achieve the desired results would be either to subdivide the property or to partition it over a period of two years. If I can be of any further assistance, please feel free to call.

Yours truly,

R. Charles Pearson, PLS
Clackamas County Surveyor

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. MISC-00-10/LLA-00-10 Applicant's Name Mark Handris

Development Name 1229 and 1233 9th ST.

Scheduled Meeting/Decision Date 12-11-00

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting or decision date as per Section 99.080 of the Community Development Code. **(check one below)**

Type A _____

A. The applicant (date) _____ (signed) _____

B. Affected property owners (date) _____ (signed) _____

C. School District/Board (date) _____ (signed) _____

D. Other affected gov't. agencies (date) _____ (signed) _____

E. Affected neighborhood associations (date) _____ (signed) _____

F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published in the newspaper.

Tidings (published date) _____ (signed) _____

Type B ✓

✓ A. The applicant (date) 11/20/00 (signed) [signature]

✓ B. Affected property owners (date) 11/20/00 (signed) [signature]

C. School District/Board (date) _____ (signed) _____

✓ D. Other affected gov't. agencies (date) 11/20/00 (signed) [signature]
Div. of State Lands; US Army Corp of Engineers

✓ E. Affected neighborhood associations (date) 11/20/00 (signed) [signature]
(Willamette)

Type C _____

A. The applicant (date) _____ (signed) _____

B. Affected neighborhood associations (date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 12/1/00 (signed) K. Crowell

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

Copy of relevant minutes placed in file (date) _____ (signed) _____

p:\users\...\forms\affidvt

CITY OF WEST LINN
PLANNING DIRECTOR
DECISION

FILE NO. MISC-00-10 & LLA-00-10

The West Linn Planning Director is considering the request of Mark Handris and Steven Davis for approval of a wetland and riparian area permit and a lot line adjustment to adjust lot lines for five lots of record. The lots are located between 3rd and 4th Avenues and 8th and 9th Streets, including 1229 and 1233 9th Street. Wetlands exist on the property, and the applicant proposes to adjust the lot lines and create conservation easements to remove the areas containing wetlands from buildable areas. The decision will be based on the approval criteria contained in Sections 30.100 and 85.210 of the Community Development Code. A summary of the specific approval criteria is enclosed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site (Tax Lots 8100 and 8200 of Clackamas County Assessor's Map 3-1E-2AB).

All relevant materials may be freely obtained and reviewed at City Hall, 22500 Salamo Road #1000, West Linn, OR 97068 (telephone: 656-4211, Kristi Crowell, Assistant Planner). Although there is no public hearing, your comments and ideas can influence or change the project layout, design, or the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. The final decision is scheduled to be made no earlier than December 11, 2000, so please get in touch with us prior to this date.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning and Development Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of appeals.

p:\devrvw\notices\notc.mis0010

N

W E

S

Vicinity Map
File No. MISC-00-10
Lot Line Adjustment and
Wetland permit

Site
Tax Lots

TAXLOT BASE SOURCE: CLACKAMAS COUNTY GIS

90 0 90 180 Feet

West Linn GIS
GEOGRAPHIC INFORMATION SYSTEMS

This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

pubnotice2000/misc/reiner/11-13-00

AKS ENGINEERING & FORESTRY
18961 SW 84TH AVE
TUALATIN OR 97062

ARNOLD LAURIE M
6 FOREST LN
SAN RAFAEL CA 94903

BASTING IVY L
2212 5TH AVE
WEST LINN OR 97068

BERGSTROM DEAN W & LAURA K
1333 10TH ST
WEST LINN OR 97068

BIETSCHEK KENNETH W
2310 VOLPP ST
WEST LINN OR 97068

BLESS YVONNE
2383 5TH AVE
WEST LINN OR 97068

BRADFORD JON R & ELLEN V
2280 VOLPP ST
WEST LINN OR 97068

CASEY GENE F & JESSIE M
2117 5TH AVE
WEST LINN OR 97068

CHURILLA KEVIN B & MELANIE J
1590 NW PERIMETER
TROUTDALE OR 97060

DAVIS STEVEN KARLI
PO BOX 255
WEST LINN OR 97068

ESTES JACK E & COLLEEN C
OCALLAGHAN
17702 OVERLOOK CIR
LAKE OSWEGO OR 97034

FARWELL THOMAS C
1220 9TH ST
WEST LINN OR 97068

FERRIS PHILLIP G & PATRICIA
2180 VOLPP ST
WEST LINN OR 97068

FREER PAUL & KATHLEEN
1375 9TH ST
WEST LINN OR 97068

GILBERT JEFFREY & LAURA
2265 5TH AVE
WEST LINN OR 97068

GOODMAN W HOWARD
PO BOX 1268
SHERWOOD OR 97140

HANDRIS MARK
2008 WILLAMETTE FALLS DR #B
WEST LINN OR 97068

HEGRENES CRAIG A
2325 5TH AVE
WEST LINN OR 97068

HOPKINS SUSAN J
2266 5TH AVE
WEST LINN OR 97068

JENKINS LOREN E & HEATHER M
2160 VOLPP ST
WEST LINN OR 97068

KELLY SHARON E TRUSTEE
1340 9TH ST
WEST LINN OR 97068

LAPEYRE ROBERTA L
2315 5TH AVE
WEST LINN OR 97068

LEE KENNETH V & DEBRA A
1350 9TH ST
WEST LINN OR 97068

METRO
BOB KNIGHT
600 NE GRAND AVE
PORTLAND OR 97232

MILLER ANN D
1009 9TH ST
WEST LINN OR 97068

MURPHY TIM P & AMY E MAHER
2155 5TH AVE
WEST LINN OR 97068

MURR MICHAEL S & LINDA L
1312 7TH ST
WEST LINN OR 97068

NELKE DONALD R & JENNIFER J
1275 10TH ST
WEST LINN OR 97068

OREG DIVISION OF STATE LANDS
TAMI HUBERT
775 SUMMER ST, N.E.
SALEM OR 97301

PALMER SALLY
PO BOX 672
WEST LINN OR 97068

MIS 00 - 10

PAULSEN GERALD L & SHARON D
1250 9TH ST
WEST LINN OR 97068

PERRY WILLIAM D
2137 5TH AVE
WEST LINN OR 97068

PORTLAND GEN ELEC CO
121 SW SALMON ST
PORTLAND OR 97204

SHADBEH ALI
PO BOX 203
BEAVERTON OR 97075

SMURFIT NEWSPRINT CORP
419 MAIN ST
OREGON CITY OR 97045

STODDART STEPHANIE J
2260 VOLPP ST
WEST LINN OR 97068

STONE CASTLE HOMES INC
2008-B WILLAMETTE FALLS DR
WEST LINN OR 97068

STRAWN NOEL A & LYDIA E
2363 5TH AVE
WEST LINN OR 97068

STREIKER SCOTT M & PHYLLIS L KOESSLER
1351 10TH ST
WEST LINN OR 97068

STROH ANTON R
2175 5TH AVE
WEST LINN OR 97068

TIEDEMAN EMERSON L & ROSEMARY
2247 5TH AVE
WEST LINN OR 97068

US ARMY CORP ENGINEER
ATTN: BILL DAVIS
PO BOX 2946 (CENWP-CO-GP)
PORTLAND OR 97208

WEBB VALERIE A
1380 7TH ST
WEST LINN OR 97068

WHITNEY ROGER H & ERMA L
2195 5TH AVE
WEST LINN OR 97068

ZORICH FRANCESCO R
1343 9TH ST
WEST LINN OR 97068

WILLAMETTE NEIGHBORHOOD ASSOCIATION
WENDIE CONLEY, PRES
1031 SNIDOW DR
WEST LINN OR 97068

M1500-10

OWNER	MAILADDR	MAILCITY	MAILSTATE	MAILZIP
ARNOLD LAURIE M	6 FOREST LN	SAN RAFAEL	CA	94903
ESTES JACK E & COLLEEN C OCALLAGHAN	17702 OVERLOOK CIR	LAKE OSWEGO	OR	97034
SMURFIT NEWSPRINT CORP	419 MAIN ST	OREGON CITY	OR	97045
CHURILLA KEVIN B & MELANIE J	1590 NW PERIMETER	TROUTDALE	OR	97060
HOPKINS SUSAN J	2266 5TH AVE	WEST LINN	OR	97068
BLESS YVONNE	2383 5TH AVE	WEST LINN	OR	97068
PALMER SALLY	PO BOX 672	WEST LINN	OR	97068
STRAWN NOEL A & LYDIA E	2363 5TH AVE	WEST LINN	OR	97068
HEGRENES CRAIG A	2325 5TH AVE	WEST LINN	OR	97068
WEBB VALERIE A	1380 7TH ST	WEST LINN	OR	97068
STONE CASTLE HOMES INC	2008-B WILLAMETTE FALLS DR	WEST LINN	OR	97068
LAPEYRE ROBERTA L	2315 5TH AVE	WEST LINN	OR	97068
BASTING IVY L	2212 5TH AVE	WEST LINN	OR	97068
MURR MICHAEL S & LINDA L	1312 7TH ST	WEST LINN	OR	97068
GILBERT JEFFREY C & LAURA A	2265 5TH AVE	WEST LINN	OR	97068
TIEDEMAN EMERSON L & ROSEMARY	2247 5TH AVE	WEST LINN	OR	97068
MURR MICHAEL S & LINDA L	1312 7TH ST	WEST LINN	OR	97068
WHITNEY ROGER H & ERMA L	2195 5TH AVE	WEST LINN	OR	97068
ZORICH FRANCESCO R	1343 9TH ST	WEST LINN	OR	97068
STROH ANTON R	2175 5TH AVE	WEST LINN	OR	97068
MURR MICHAEL S & LINDA L	1312 7TH ST	WEST LINN	OR	97068
FREER PAUL F & KATHLEEN A	1375 9TH ST	WEST LINN	OR	97068
MURPHY TIM P & AMY E MAHER	2155 5TH AVE	WEST LINN	OR	97068
BIETSCHEK KENNETH W	2310 VOLPP ST	WEST LINN	OR	97068
ZORICH FRANCO R	1343 9TH ST	WEST LINN	OR	97068
PERRY WILLIAM D	2137 5TH AVE	WEST LINN	OR	97068
CASEY GENE F & JESSIE M	2117 5TH AVE	WEST LINN	OR	97068
LEE KENNETH VARD & DEBRA A	1350 9TH ST	WEST LINN	OR	97068
ZORICH FRANCESCO R	1343 9TH ST	WEST LINN	OR	97068
KELLY SHARON E TRUSTEE	1340 9TH ST	WEST LINN	OR	97068
BERGSTROM DEAN W & LAURA K	1333 10TH ST	WEST LINN	OR	97068
ZORICH FRANCO	1343 9TH ST	WEST LINN	OR	97068
DAVIS STEVEN KARLI	PO BOX 255	WEST LINN	OR	97068
STREIKER SCOTT M & PHYLLIS L KOESSLER	1351 10TH ST	WEST LINN	OR	97068
KELLY SHARON E TRUSTEE	1340 9TH ST	WEST LINN	OR	97068
DAVIS STEVEN KARLI	PO BOX 255	WEST LINN	OR	97068

HANDRIS MARK	2008 WILLAMETTE FALLS DR #B	WEST LINN	OR	97068
PAULSEN GERALD L & SHARON D	1250 9TH ST	WEST LINN	OR	97068
NELKE DONALD R & JENNIFER J	1275 10TH ST	WEST LINN	OR	97068
BIETSCHEK KENNETH W	2310 VOLPP ST	WEST LINN	OR	97068
BIETSCHEK KENNETH W	2310 VOLPP ST	WEST LINN	OR	97068
FARWELL THOMAS C	1220 9TH ST	WEST LINN	OR	97068
PAULSEN GERALD L & SHARON D	1250 9TH ST	WEST LINN	OR	97068
MILLER ANN D	1009 9TH ST	WEST LINN	OR	97068
BIETSCHEK KENNETH W	2310 VOLPP ST	WEST LINN	OR	97068
BIETSCHEK KENNETH W	2310 VOLPP ST	WEST LINN	OR	97068
STODDART STEPHANIE J	2260 VOLPP ST	WEST LINN	OR	97068
FARWELL THOMAS C	1220 9TH ST	WEST LINN	OR	97068
BRADFORD JON R & ELLEN V	2280 VOLPP ST	WEST LINN	OR	97068
FERRIS PHILLIP G & PATRICIA	2180 VOLPP ST	WEST LINN	OR	97068
JENKINS LOREN E & HEATHER M	2160 VOLPP ST	WEST LINN	OR	97068
SHADBEH ALI	PO BOX 203	BEAVERTON	OR	97075
GOODMAN W HOWARD	PO BOX 1268	SHERWOOD	OR	97140
PORTLAND GEN ELEC CO	121 SW SALMON ST	PORTLAND	OR	97204
PORTLAND GEN ELEC CO	121 SW SALMON ST	PORTLAND	OR	97204
PORTLAND GEN ELEC CO	121 SW SALMON ST	PORTLAND	OR	97204
PORTLAND GEN ELEC CO	121 SW SALMON ST	PORTLAND	OR	97204

Handris Lot Line Adjustment

Engineering Conditions of Approval:

1) 9th Street is classified as a local residential street. Local residential streets are required to have 56 feet of right-of-way. Right-of-way as required for a 28 foot half-width shall be dedicated to the City along the site frontage for 9th Street.

2) Local residential streets are required to have 32 foot wide paved surfaces with curbs and gutters, 6 foot wide planters, and 6 foot wide sidewalks. 9th Street shall be improved to a minimum 16 foot half-width paved section with a curb and gutter, 6 foot wide planter and 6 foot wide sidewalks along the site frontage.

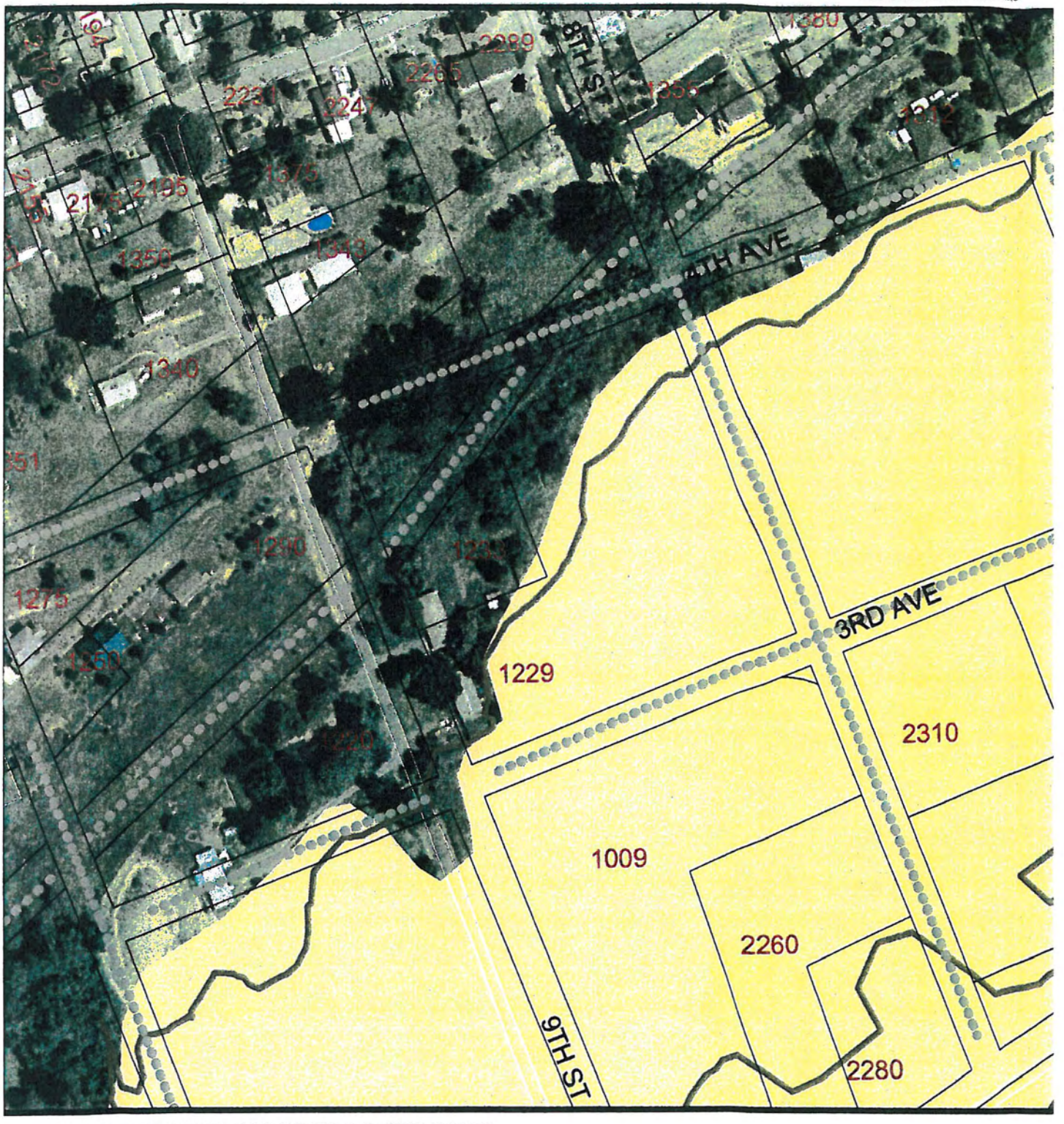
3) The private road shall be built with a minimum 20 foot wide paved surface on a minimum 30 foot wide private access easement, and end with a 45 foot radius paved turnaround on a 50 foot radius easement bulb.

4) Plans and profiles shall be prepared by a civil engineer, licensed in the State of Oregon, and submitted to the City for approval prior to construction.

5) All water, stormwater and sanitary sewer improvements shall be designed and constructed to meet the City of West Linn Public Works Standards.

Utility Map

West Linn GIS
GEOGRAPHIC INFORMATION SYSTEMS



IF TAXLOTS APPEAR ON THIS MAP, TAXLOT BASE SOURCE: CLACKAMAS COUNTY GIS
IF CONTOURS APPEAR ON THIS MAP, INTERVAL IS 4 FOOT

0 100 200 Feet

APPROXIMATE 1996 FLOOD LINE AS DESIGNATED FROM CONTOUR LINES
APPROXIMATE FEMA 100 YEAR FLOODPLAIN

This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

UTILITY_DESKTOPAPP.APR / 09-00

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES*
September 7, 2000

RE: Lot line adjustment and wetland permit (between 8th and 9th Streets, South of 4th Avenue)

ATTENDEES: Mark Handris, Monty Hurley and Tony Benthin (applicants), Gordon Howard and Kristi Meyer (Planning), and Bruce McCollum (Engineering)

The following is a summary of the meeting discussion, provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Engineering Department with any questions regarding utilities, street improvements, grading or other engineering-related items. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements or any other planning-related items. Please note disclaimer statement below. Applications must be complete and provide all submittal material unless waived. Include full responses to approval criteria. "N/A" is not acceptable.

The applicant presented a plan for lot line adjustments of five lots of record within two tax lots. The proposal is to not create any additional lots. The applicant will need to provide evidence that the lots have not been previously altered. Staff strongly recommended that the applicants review their proposal with the County Surveyor to determine whether the County would accept the proposed change in lot lines. If the lots are not legal lots of record, the applicant will need to pursue a minor partition (lot divisions of three lots or less) or a subdivision (four or more lots). The applicants were given requirements from the Engineering Division regarding public improvements for a partition.

There is a minimum 20-foot wide access road requirement based on Tualatin Valley Fire and Rescue standards. Staff recommends that the applicants contact Jerry Renfro with Tualatin Valley (657-1365) regarding the proposed access road. A fire turnaround may be necessary.

The applicant must show all existing trees on the site plan. The City Arborist will determine whether the trees are significant. Contours of the site per CDC Chapter 85 are required. The City's Storm Drainage Master Plan indicated a minor open channel on the site. However, no defined channel exists on the site. The applicants will need to submit a Lot Line Adjustment and a Wetland and Riparian Area application and pay the application fees. The application must contain all information as set forth in CDC Chapters 30 and 85, both maps and a narrative. Any waiver of submittal requirements must be specifically requested and justified by the applicant.

*** Please note that the City is in the process of amending certain chapters of the Community Development Code which may impact your proposal if your application is submitted after the code amendments become effective.**

The applicant must meet all submittal requirements and address each approval criteria point-by-point for the land use approval being sought.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met.

West Linn

Planning and Building

October 20, 2000

Mark Handris
2008 Willamette Falls Drive
West Linn, OR 97068

Subject: Completeness review for wetland permit/lot line adjustment (File Nos. MISC-00-10 & LLA-00-10)

Dear Mr. Handris:

The City of West Linn is required by state law to notify applicants of the status of their applications within 30 days of submittal. This letter fulfills this obligation. You submitted the above application on October 3, 2000. The 30-day time period elapses on November 2, 2000. I have determined that your applications for a wetland permit and lot line adjustment for property at 1229 and 1233 9th Street, File Nos. MISC-00-10 and LLA-00-10, were *incomplete* per the submittal requirements of the City of West Linn.

The following information will be needed to make your applications complete:

- Provide a narrative addressing the approval criteria of Community Development Code (CDC) Sections 30.100 and 30.110.
- Provide a Construction and Management Plan as required by CDC Section 30.130.
- A Flood Hazard permit is required if you propose to alter any area within the 100-floodplain.
- Provide evidence that the lots have not been previously altered. If the lots are not legal lots of record, you will need to pursue a minor partition (lot divisions of three lots or less) or subdivision (four lots or more).

As stated in the pre-application notes for your proposal, staff strongly recommends that you review the lot line adjustment proposal with the County Surveyor to determine whether the County would accept the proposed change in lot lines. Your applications must meet all submittal requirements and address each of the approval criteria point-by-point before they can be deemed complete. If any questions arise about submittal requirements, approval criteria or any other items for this application, please give me a call at (503) 723-2524. As specified in Oregon Revised Statute 227.178, you have **180 days** from the original submittal date of your applications to submit additional information in order to make your applications complete.

Sincerely,

Kristi Crowell

Kristi Crowell (Meyer)
Assistant Planner

C: Steven Davis, 1229 9th Street, West Linn, OR 97068

(503) 656-4211 • FAX (503) 656-4106
22500 Salamo Road #1000 West Linn, OR 97068

Fidelity National Title
Company of Oregon

Kerry Steinmetz
Senior Project Coordinator

31 October 2000

Kristi Crowell
City of West Linn
22500 Salamo Road
West Linn, OR 97068

Re: Block 18, Willamette and Tualatin Tracts

Ms. Crowell:

I have reviewed the concerns of the City of West Linn involving this property-line-adjustment as addressed by Gordon Howard in his March 31, 1999 memorandum involving separate case.

This particular site varies quite differently from the case addressed in the memo. Willamette and Tualatin Tracts was platted back in the early 1900's. Block 18 of the plat contained five platted lots.

Mr. Gordon's memorandum indicated that the City should verify that the lots to be adjusted reference a lot created by a prior subdivision. I have enclosed the abstract plat of Willamette and Tualatin Tracts to illustrate this point.

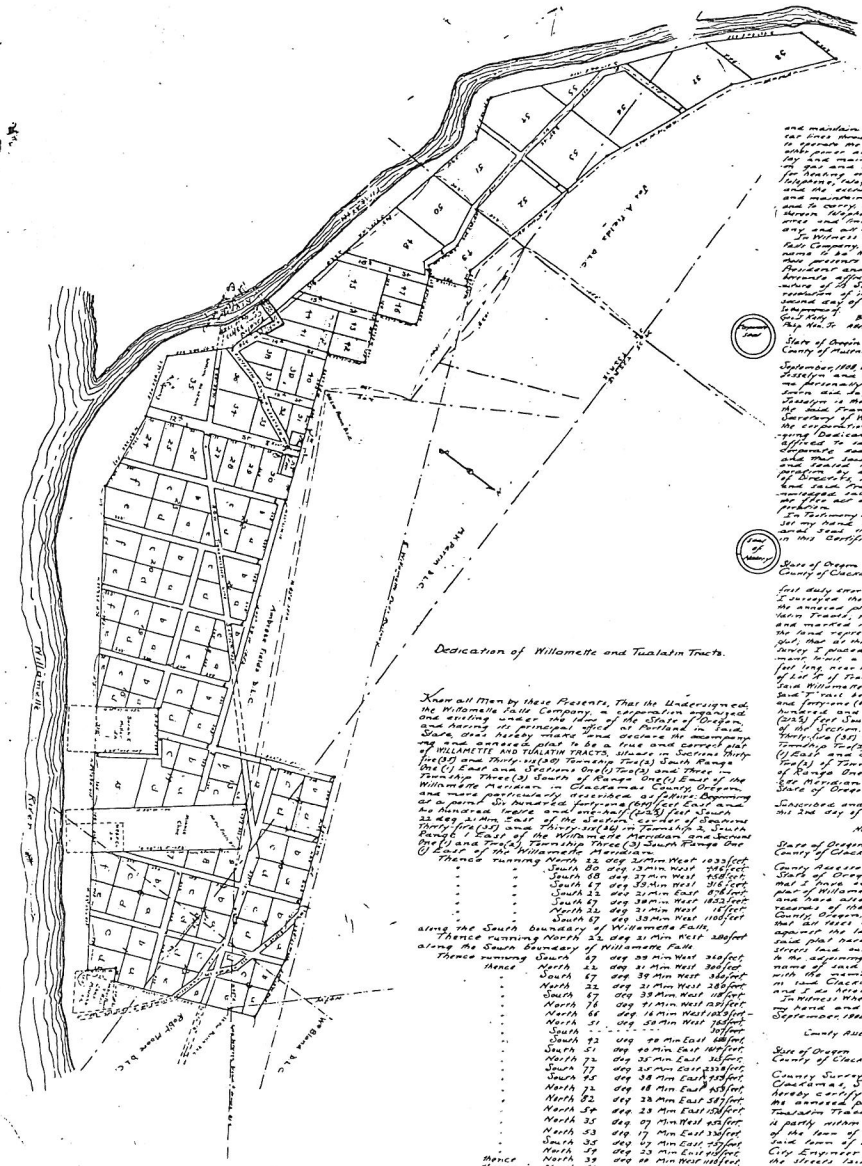
Please telephone me with any additional questions or concerns.

Sincerely,

Fidelity National Title

Kerry Steinmetz

401 SW Fourth Avenue, Portland, OR 97204
Phone: (503) 223-8338 x437 • Fax: (503) 796-6631 • email: ksteinmetz@fnf.com



Dedication of Willamette and Tualatin Tracts.

Know all Men by these Presents, That the Undersigned, the Willamette Falls Company, a corporation organized and existing under the laws of the State of Oregon, and having its principal office at Portland, in said State, does hereby make and execute the annexed plat of WILLAMETTE AND TUALATIN TRACTS, situate in Section Thirty-five(35) and Thirty-six(36) Township Two(2) South Range One(1) East and Section One(1) Township Two(2) and Three(3) Township Three(3) South of Range One(1) East of the Willamette Meridian in Clackamas County, Oregon, and more particularly described as follows: Beginning at a point Six hundred forty-one(641) feet East and Six Hundred twenty and sixty(620.6) feet South of the Section corner of Sections 22 and 23 in Township Two(2) South Range One(1) East of the Willamette Meridian and Section Thirty-five(35) and Thirty-six(36) in Township 2 South Range One(1) East of the Willamette Meridian and Second one(1) and Two(2) Township Three(3) South Range One(1) East of the Willamette Meridian.

Thence running North 22 deg 30 Min West 1632 feet
" " South 80 deg 30 Min West 1482 feet
" " South 68 deg 37 Min West 1458 feet
" " South 47 deg 33 Min West 316 feet
" " South 23 deg 21 Min East 872 feet
" " South 67 deg 38 Min West 1832 feet
" " North 22 deg 30 Min West 1872 feet
" " South 67 deg 30 Min West 1100 feet
along the South boundary of Willamette Falls,
Thence running North 22 deg 30 Min West 286 feet
along the South Boundary of Willamette Falls
Thence running South 67 deg 30 Min West 310 feet
" " North 22 deg 30 Min West 360 feet
" " South 67 deg 30 Min West 386 feet
" " North 22 deg 30 Min West 286 feet
" " South 67 deg 30 Min West 1872 feet
" " North 78 deg 15 Min West 1231 feet
" " North 66 deg 16 Min West 1834 feet
" " North 51 deg 30 Min West 1872 feet
" " South 1872 feet
" " South 82 deg 30 Min East 1834 feet
" " South 51 deg 30 Min East 1872 feet
" " North 72 deg 30 Min East 312 feet
" " South 77 deg 30 Min East 2338 feet
" " South 82 deg 30 Min East 1872 feet
" " North 72 deg 18 Min East 1872 feet
" " North 82 deg 30 Min East 587 feet
" " North 54 deg 23 Min East 1872 feet
" " North 35 deg 07 Min West 1872 feet
" " North 53 deg 17 Min East 1872 feet
" " South 35 deg 17 Min East 1872 feet
" " North 39 deg 23 Min East 1872 feet
Thence North 39 deg 30 Min West 1872 feet
thence North 63 deg 30 Min East 3338 feet
thence South 38 deg 15 Min East 1872 feet
along the East line of Ambrose Fields Claim
thence North 54 deg 23 Min East 1872 feet
thence North 39 deg 37 Min West 1872 feet
thence North 57 deg 09 Min East 1872 feet
to place of beginning

The above numbers of tracts and the numbers of the lots are as indicated on the plat the dimensions of all roads, streets, tracts and lots being shown in figures representing feet, the technical surveyors term being used for the word feet.

The offsmant of the Surveyor Accounts marked thereon the initial point of the survey.

All lands platted and laid out lying between Willamette and Tualatin Tracts and the Southerly and Westerly lines of said plat are hereby reserved as private streets

and maintain tracks for railways or street car lines through any of said streets and to operate the same with motor power and the said party of the first part may use and occupy said streets for the purposes of constructing, laying, maintaining and operating its railways, telegraph and electric wires and lines of wires, in and through any and all said streets.

In Witness Whereof the said Willamette Falls Company has caused its corporate name to be hereunto subscribed and this instrument to be executed by its President and its corporate seal to be hereunto affixed, attested by the signature of its Secretary, pursuant to a resolution of its Board of Directors, this second day of September, 1908.

Signed by WILLAMETTE FALLS COMPANY
By C.S. Jeffrey President
Attest: Tualatin T. Griffith, Secretary.

State of Oregon
County of Multnomah } ss.

On this 2nd day of September 1908 before me appeared C.S. Jeffrey and Tualatin T. Griffith to me personally known who being duly sworn each for himself says that he the said C.S. Jeffrey is the President and that he the said Tualatin T. Griffith is the Secretary of Willamette Falls Company, the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said Company by authority of its Board of Directors, and said C.S. Jeffrey and the said Tualatin T. Griffith acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year in this Certificate first written.

Notary Public for Oregon

State of Oregon
County of Clackamas } ss.

I C.A. Miller, being first duly sworn, depose and say that I surveyed the tracts represented on the annexed plat of Willamette and Tualatin Tracts, and correctly surveyed and marked such proper monuments upon the land represented upon the said plat, that the initial point of said survey I placed a permanent monument being a 6 inch square stone 24 inches long over the Southeasterly corner of Lot 10 of Tract Numbered One(1) of said Plat in Township Two(2) South Range One(1) East and Section Thirty-five(35) in said Township and County and that said Tract being one hundred and forty-one (141) feet East and two hundred and forty-one (241) feet and one half (2½) feet South 22 deg 30 Min East of the Section corner of Sections Twenty-five (25) and Thirty-six (36) of Township Two(2) South of Range One (1) East and Section One (1) of Township Two(2) South of Range One(1) East of the Willamette Meridian in Clackamas County, State of Oregon. C.A. Miller

Subscribed and sworn before me this 2nd day of September 1908
F.L. Ermatinger
Notary Public for Oregon

State of Oregon
County of Clackamas } ss.

I, James F. Nelson, County Assessor of Clackamas County, State of Oregon, do hereby certify that I have examined the annexed plat of Willamette and Tualatin Tracts and have also examined the records of said Clackamas County, Oregon, and find therefrom and from my own personal knowledge as County Assessor aforesaid that the lands embraced in the said plat have been platted in the streets and in said plat conform to the adjoining plats, and that the annexed plat does not conflict with the boundaries of other town plats in said Clackamas County, Oregon, and I do hereby approve the said plat.

In Witness Whereof I have hereunto set my hand and seal this 3rd day of September 1908

James F. Nelson
County Assessor of Clackamas Co. Oregon
By W.H. Harris, Deputy.

State of Oregon
County of Clackamas } ss.

I, E.B. Ramsay, County Surveyor of the County of Clackamas, State of Oregon do hereby certify that I have examined the annexed plat of Willamette and Tualatin Tracts; that the said plat is partly within the corporate limits of the town of Willamette, and the said town of Willamette has no City Engineer or City Surveyor, that the streets and lots in said plat conform to the adjoining plats, and I hereby approve said plat.

In Witness Whereof I have hereunto set my hand and seal this 3rd day of September, 1908.

O.D. Hungate Seal
County Surveyor Clackamas Co Ore

State of Oregon
County of Clackamas } ss.

I C.E. Ramsay, County Recorder in and for said County, do hereby certify that the within instrument of writing was received for record at 3 o'clock P. M. on the 3rd day of Sep 1908 and recorded on page 29

ENGINEERING PLANNING SURVEYING FORESTRY

P.O. BOX 1730
TUALATIN, OR 97062

AKS ENGINEERING & FORESTRY

TELEPHONE (503) 692-5887
FAX (503) 692-6431
E-mail: aks@aks-eng.com

October 31, 2000

Kristi Crowell
City of West Linn
Planning & Building
22500 Salamo Road #1000
West Linn, Oregon 97068

Ms. Crowell:

Please find the following as the supplemental information needed to complete the application for the wetland permit/property lot-line adjustment (File No. MISC-00-10 & LLA-00-10). This attached document addresses the first three items you outlined in your October 20, 2000 letter to the applicant, Mark Handris. The last item will be addressed by Kerry Steinmetz with Fidelity Title Company. I anticipate that this will fulfill the City of West Linn's requirements. If you have any questions, please call.

Sincerely,
AKS Engineering & Forestry, LLC

Montgomery B. Hurley – EIT, LSIT

CITY OF WEST LINN APPROVAL CRITERIA NARRATIVE

CDC 30.100

A.

1. Chapter 27, Flood Hazard Construction – NOT APPLICABLE
This item will be addressed prior to issuance of building permits. The application is only for a replat of existing lots of record. No construction is being proposed as a part of this application. Construction will not occur until building permits are issued.

2. Chapter 28, Willamette River Greenway
If applicable, compliance shall be addressed prior to issuance of building permits.

3. Chapter 29, Tualatin River Bank Control – NOT APPLICABLE

4. Chapter 32, Natural Drainageway Protection – NOT APPLICABLE

B. No proposed development will occur within the 30-foot wetland transition area or the wetland itself. No wetland impact will occur.

C. The boundary of the transition area will be staked in the field. A construction erosion control silt fence shall be placed along the perimeter of the transition area prior to building on any of the lots.

1. The width of the transition area is 30 feet.

2. The boundary of the transition area will be staked in the field with City approved methods.

3. A Public Easement is placed over the entire wetland and transition area to assure protection.

4. There shall be no trimming and removal of shrubs from the transition area unless it is to reestablish native vegetation.

D. NOT APPLICABLE - There will be no development within the transition area.

E. NOT APPLICABLE - There will be no development within the Wetland or Riparian Area.

F. NOT APPLICABLE - There will be no Mitigation Plan because there will be no development within the wetland of transition area.

G. The U.S. Army Corps of Engineers and the Oregon Division of State are the final authority concerning wetlands. Each agency has been forwarded a copy of the Wetland report concerning the property for 1233 SW 9th Street in West Linn, Oregon.

CDC 30.110

NOT APPLICABLE - There will be no Mitigation Plan because there will be no development or adverse impact on the Wetland or transition area.

CDC 30.130

NOT APPLICABLE - There is no Construction Management Plan because there will be no construction work in the wetland or transition area.

West Linn

Planning and Building

November 17, 2000

Mark Handris
2008 Willamette Falls Drive, Suite B
West Linn, OR 97068

Subject: Completeness Check for Wetland and Riparian Area permit and Lot Line Adjustment (File Nos. MIS-00-10 & LLA-00-10)

Dear Mr. Handris:

The above applications were submitted on October 3, 2000 for property located at 1229 and 1233 9th Street. Additional material was submitted on October 31, 2000 and November 1, 2000. Kristi Crowell, the project manager, has reviewed the application material that you have submitted and has found your application for a Wetland and Riparian Area permit and a Lot Line Adjustment for the site at Tax Lot 8100 and 8200 of Clackamas County Assessor's Map 3-1E-2AB to be complete. A copy of your lot line adjustment proposal was faxed to the Clackamas County Surveyor on November 8, 2000. The project manager will contact you if the County Surveyor has any concerns.

A public notice describing your proposal will be mailed to property owners within 500 feet of the site, allowing for a 20-day comment period. A staff report will be prepared for the Planning Director's and the City Engineer's review after the public comment period ends. The City must make a final decision on your application within 120 days of November 1st, pursuant to Oregon Revised Statute Chapter 227.178. Please contact Kristi Crowell at (503) 723-2524 if you have any questions. Thank you.

11-16-00
DATE

DAN DRENTLAW, PLANNING DIRECTOR

C: Steven Davis, 1229 9th Street, West Linn, OR 97068
AKS Engineering and Forestry, 18961 SW 84th Avenue, Tualatin, OR 97062

p:\DevRev\Completeness Check\CL-MIS-00-10

(503) 656-4211 • FAX (503) 656-4106
22500 Salamo Road #1000 West Linn, OR 97068

Engineering

CITY OF WEST LINN
LAND USE APPLICATION COMMENT FORM

Type of review (check box): ☐ Completeness check ☒ Review comments

Date sent: 11-17-00 Date due: 12-11-00

Project Name: ~~[illegible]~~ Handris lot line adj. File No. MIS-00-10 & LLA-00-10

Type of Land Use Application: Lot line adjustment & wetland permit

Project Planner: Kristi Crowell Phone No.: #524

Date of staff review meeting (if applicable): n/a Time: n/a

Staff review meetings, if scheduled, will be held in the Willamette Conference Room, City Hall, 22500 Salamo Road, in the Planning & Building Department. Contact the project planner for more information.

PLEASE SUBMIT ALL COMMENTS IN WRITING. Comments can also be e-mailed to the project planner.

The following does not apply to completeness checks. Your comments, if relevant to the application, will be addressed in the staff report. Include conditions of approval relating to such issues as sanitary sewer, water, storm drainage, streets, dedication, and resource protection. Please justify why the conditions of approval are needed.

(Continue comments on next page if needed.)

West Linn

Planning and Building

November 27, 2000

Roberta Lapeyre
2315 5th Avenue
West Linn, OR 97068

Subject: Proposed lot line adjustment and wetland permit

Dear Ms. Lapeyre:

Enclosed please find the requested materials for the proposed lot line adjustment and wetland permit for the property located between 3rd and 4th Avenue and 8th and 9th Street. The land use file is available for review at City Hall, which is located at 22500 Salamo Road in West Linn. If you wish to submit written comments, please do so no later than December 11th at 5pm. I have noted your verbal comments and have placed them in the file. Thank you.

Sincerely,

Kristi Crowell

Kristi Crowell
Assistant Planner

Enc.

(503) 656-4211 • FAX (503) 656-4106
22500 Salamo Road, #1000 West Linn, OR 97068

September 14, 2000

Clackamas County Tax Assessor
168 Warner Milne Road
Oregon City, OR 97045

PART OF D, E C AS REMAINDER

Re: Reassignment of tax account numbers

Please reassign account numbers to the following lots of record: A, B, D, & E of map #R31E02AB08100

Steven K. Davis

Pamela Davis

STATE OF OREGON }
COUNTY OF CLACKAMAS } ss.

I Ray Erland County Assessor of the State of Oregon for the County of Clackamas, do hereby certify that the foregoing copy of Seg. Request has been by me compared with the original, and that it is a correct transcript therefrom, and the whole of such original, as the name appears on file and of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 18th day of Sept. 19 2000

Assessor

By: Kim Hanley Deputy

West Linn

2042 8th Avenue
West Linn, Oregon 97068
503 656-4211

RECEIPT NO. 920103

CERT. _____

CASH _____

AMOUNT RECEIVED 1300.00

DATE 10/3/00 ☐ Cash ☒ Check No. 4297

NAME Mark Hardris TELEPHONE 657-1094

ADDRESS 2008 Will. Falls Dr. West Linn, OR ZIP CODE 97068

BUILDING PERMIT # _____ TOTAL FEES 001-03-345 _____

5% State Surcharge 001-02-204 _____

_____ _____

Business License Fee 001-03-341 _____

Development Review Fees / Home Occupation Fee 001-03-347 900.00

Wetland LOT LINE Adjustment 400.00

Water Connection Fee (DIG-IN) (DROP-IN) ¾", 1", 1½" 501-03-348 _____

Sewer Connection Fee 502-03-349

SYSTEM DEVELOPMENT FEES _____

Engineering Inspection Fee 001-03-352 _____

Engineering Street Cut Fee 001-03-353 _____

Engineering Public Improvement Deposit

_____ 001-02-209 _____

Refundable Deposit

_____ 001-02-202 _____

Miscellaneous Charges & Fees 001-03-389 _____

~~LOT Line Adjustment 400.00~~

_____

Address of Site (Meter) _____

Legal Description LOT & BLOCK SUBDIVISION _____

☐ Single Family ☐ Multiple Family • No. of M/F Units _____

☐ Commercial ☐ Apartment • No. of Apartment Units _____

Meter Size _____ ☐ Inside City Limits ☐ Outside City Limits

REMARKS: _____

Date Meter Installed: _____ Installed By: _____

Meter No.: _____ Meter Type: _____

Zone: _____ Account No.: _____ Recorded By: GA

West Linn

DEVELOPMENT REVIEW APPLICATION

MISC-00-10
LLA-00-10

TYPE OF REVIEW (Please check all boxes that apply):

[ ]	Annexation	[ ]	Non-Conforming Lots, Uses & Structures
[ ]	Appeal and Review	[ ]	One-Year Extension
[ ]	Conditional Use	[ ]	Planned Unit Development
[ ]	Design Review	[ ]	Pre-Application Meeting
[ ]	Easement Vacation	[ ]	Quasi-Judicial Plan or Zone Change
[ ]	Extraterritorial Ext. of Utilities	[ ]	Sidewalk Use App
[ ]	Final Plat or Plan	[ ]	Sign Review
[ ]	Flood Plain Construction	[ ]	Street Vacation
[ ]	Hillside Protection and Erosion Control	[ ]	Subdivision
[ ]	Historic District Review	[ ]	Temporary Uses
[ ]	Legislative Plan or Change	[ ]	Tualatin River Greenway
[ ]	Home Occupation/ App	[ ]	Variance
[X]	Lot Line Adjustment	[X]	Wetland
[ ]	Minor Partition (Preliminary Plat or Plan)	[ ]	Willamette River Greenway
[ ]	Natural Drainageway Protection	[ ]	Other/Misc

RECEIVED
OCT 3 2000
PLANNING & DEVELOPMENT
CITY OF WEST LINN
SA TIME 11:20 am

TOTAL FEES/DEPOSIT

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
MARK HANDRIS	2008 WILLAMETTE FALLS DR, SUITE B	WEST LINN, OR	97068	(503) 657-1094
STEVEN DAVIS	1229 9TH ST,	WEST LINN, OR	97068	(503) 656-0995

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
MARK HANDRIS	(REFER TO ABOVE)			

CONSULTANT	ADDRESS	CITY	ZIP	PHONE
AKS ENGINEERING AND FORESTRY	18961 SW 84TH AVE	TUALATIN, OR	97062	(503) 692-5887

SITE LOCATION 1229 AND 1233 9TH STREET WEST LINN, OR 97068

Assessor's Map No.: 3-1E-02AB **Tax Lot(s):** 8100, 8200* **Total Land Area:** 4.0±

*SEE ATTACHED LETTER REGARDING REASSIGNMENT OF TAX ACCOUNT NUMBERS

1. All application fees are non-refundable (excluding deposit).
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or grant may be reversed on appeal.. No permit will be in effect until the appeal period has expired.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

X [signature] Date 10-2-00

SIGNATURE OF APPLICANT(S)

X [signature] Date 10-2-00

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY.
ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL.
COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;
PHONE: 656-4211 FAX: 656-4106

p:\DevRev\Forms\Application-Dev Review.doc (2/00 mvd)