AGENDA BILL
#08-__-__

For Council: August 11, 2008

Department: Planning
Dept. Head Initials:

Subject: Public hearing to consider an Ordinance amending Goal 5 of the Comprehensive Plan to provide for a Wildlife Habitat Areas Map and Inventory with associated text changes (PLN-08-02)

City Manager's Initials:

Attachments:
CM Memorandum (7/25/08)
Proposed Ordinance
Staff Report (7/02/08)
Public comments received
PC draft minutes 7/2 mtg
PC draft minutes 7/16 mtg

Budget Impact: None

Expenditures	**Amount**	**Appropriation**
Required $ -0-	**Budgeted $** -0-	**Needed $** -0-

Summary:

The proposed amendment to the City of West Linn Comprehensive Plan will provide a Wildlife Habitat Areas map and Inventory with associated text changes related to habitat friendly development practices to be adopted into Goal 5 of the Plan. This is an update of the Inventory that was previously prepared by Winterbrook Planning in 2002, but not adopted by the City. Wildlife habitat areas are also an identified natural resource of Oregon's Statewide Planning Goal 5 and are a component of Metro's Urban Growth Management Functional Plan. This Inventory was completed in accordance with, and will satisfy, the requirements of the State, Metro and the City.

On July 16, 2008 the Planning Commission voted unanimously (6-0) to recommend approval of this amendment with two changes that are described in the accompanying Memorandum to the City Manager, and which have been incorporated into the attached Ordinance for adoption.

Recommended Action:

Approve the proposed ordinance and related text amendments to the City's Comprehensive Plan. If the vote is unanimous, hold second reading.

Council Action Taken:
Approved:
Denied:
Continued:

CITY OF WEST LINN
PLANNING & BUILDING DEPT.
MEMORANDUM

TO: Chris Jordan, City Manager

FROM: Chris Kerr, Senior Planner

DATE: July 25, 2008

SUBJECT: Planning Commission recommendation for Wildlife Habitat Area Inventory (PLN-08-02)

At the July 16, 2008 Planning Commission meeting, the Commission recommended unanimously (6-0) to approve (subject to the provisions below) the proposal for the Wildlife Habitat Areas Map and Inventory with related text changes to be adopted into Goal 5 of the Comprehensive Plan. The Commission's approval included the following two amendments to the proposal:

1. Include a new Action Measure (#11) for inclusion into Goal 5, Natural Environment Section, of the Plan:

"#11. The City shall encourage and support private property owners to take advantage of any federal, state or regional programs (e.g. tax abatements, conservation easements, grant programs) that preserve and protect Wildlife Habitat Areas on private property."

2. Modify the Map and Inventory to include the river areas (*open water designation*).

The final 2002 Winterbrook Inventory served as the basis for the Inventory that is currently proposed for adoption. That 2002 Inventory included the surface areas of the Tualatin and Willamette Rivers. In the Staff Report that was prepared for the Planning Commission, these river areas (399 acres) are proposed to be deleted from the Inventory. *A description of this is found on Page 3 of the attached Staff Report.* The Planning Commission's recommendation is for the proposed Inventory to include these river areas. If it is added back into the final Inventory, the total acreage for the Wildlife Habitat Area Inventory will be 1,683 acres (in the attached documents it is 1,284 acres).

Staff can support both of the Planning Commission's proposed amendments. The Ordinance proposed for adoption includes both the suggested Action Measure above as well as a revised Figure 5-4 that includes the 399 acre river areas. Therefore, if the City Council concurs with the Planning Commission's recommendations, they should make a motion to adopt the Ordinance as proposed.

ORDINANCE NO. _____
WEST LINN, OREGON

AN ORDINANCE ADOPTING A WILDLIFE HABITAT AREAS MAP AND INVENTORY WITH ASSOCIATED TEXT CHANGES INTO THE CITY OF WEST LINN COMPREHENSIVE PLAN (PLN-08-02).

WHEREAS, Goal 5 of the City's Comprehensive Plan recognizes the importance of many of the City's natural resources, including its open spaces, and includes specific Polices and Action Measures requiring the completion of an inventory and mapping of these resources; and,

WHEREAS, Oregon Statewide Planning Goal 5 includes specific requirements for local governments to adopt inventories of Wildlife Habitats; and,

WHEREAS, Goal 5 of the City of West Linn Comprehensive Plan includes specific Policies and Action Measures related to inventorying of Wildlife Habitats; and,

WHEREAS, in 2002 the City commissioned and completed a preliminary inventory of significant Wildlife Habitat Areas in the City which was never adopted; and

WHEREAS, the inventory of significant Wildlife Habitat Areas was updated by the Staff in 2008 in accordance with the Oregon Statewide Planning Goal 5 guidelines for preparation of Goal 5 inventories; and

WHEREAS, on July 2, 2008 and July 16, 2008, the West Linn Planning Commission, held a public hearing; and

WHEREAS, the Planning Commission, upon a recommendation for approval of from the City Staff, unanimously recommended that the City Council adopt the proposed Wildlife Habitat Areas Map and Inventory with associated text changes, as part of the West Linn Comprehensive Plan; and,

WHEREAS, the West Linn City Council held a public hearing on August 11, 2008, and adopted the findings justifying the adoption of the Wildlife Habitat Areas Map Map and Inventory with associated text amendments as attached to this Ordinance;

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

Section 1. Goal 5 of the City of West Linn Comprehensive Plan is hereby amended to include a new Figure 5-4 "Wildlife Habitat Area Inventory", attached to this Ordinance as Exhibit 'A'. Due to its size and detail, the complete Inventory shall be kept

on file with the City of West Linn Planning Department and will be available for public inspection at no cost.

Section 2. The City of West Linn Comprehensive Plan is hereby amended to include the following text changes: (Additions are indicated by bold underline, deletions by bold strikeout)

The following definition is to be added to the Glossary Section of the Introduction:

> ***Habitat friendly development practices-- A broad range of development techniques and activities that reduce the detrimental impact on fish and wildlife habitat relative to traditional development practices. The objective of these practices is to ensure the natural pre-development functions of the site, both ecological and hydrological. These techniques may include a variety of site planning and stormwater management practices, as well as habitat sensitive designs.***

The following modification is to be made to the Background and Findings Section of Goal 5, Section 2:

> *The purpose of the natural resource section is to protect areas that are necessary to the long term health of the natural environment and local economy, such as mineral and aggregate resources, watersheds, fish and wildlife habitat areas, as well as ecological and scientific areas and open space (see Figures 5-1, 5-2,* ~~**and**~~ *5-3,* ***and 5-4****).*"

The following additional Recommended Action Measures are to be added to Goal 5, Section 2:

> ***#9. Complete a comprehensive review of the City's Development Codes and Policies to identify and amend any regulatory or procedural barriers that discourage the use of habitat friendly development practices (e.g. low impact development).***
>
> ***#10. Develop and incorporate a set of guidelines and habitat-friendly development practices into the City's Community Development Code and encourage their use for all development located within the Wildlife Habitat Areas Inventory identified in Figure 5-4 or any other lands with significant environmental constraints, such tree clusters.***
>
> ***#11. The City shall encourage and support private property owners to take advantage of any federal, state or regional programs (e.g. tax abatements, conservation easements, grant programs) that preserve and protect Wildlife Habitat Areas on private property.***

PASSED AND APPROVED THIS 11th DAY OF AUGUST 2008.

_____
NORMAN B. KING, MAYOR

ATTEST:

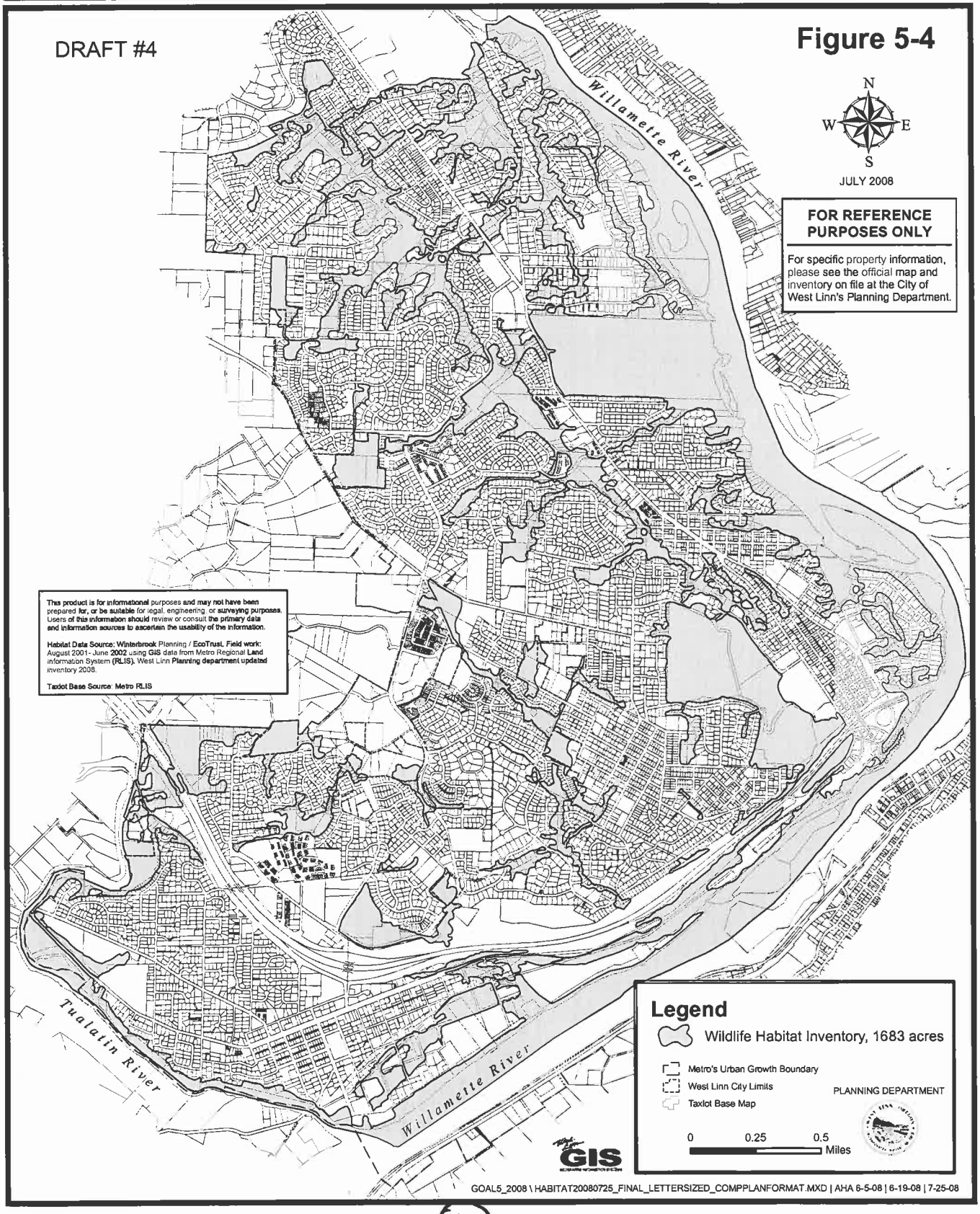
_____
Witness

APPROVED AS TO FORM:

_____
City Attorney

Exhibit "A"

Wildlife Habitat Inventory



CITY OF WEST LINN
PLANNING COMMISSION PUBLIC HEARING
DATE: JULY 2, 2008

FILE NO.: **PLN-08-02**

REQUEST: **AMENDMENT TO GOAL 5, SECTION 2 OF THE COMPREHENSIVE PLAN TO PROVIDE FOR A WILDLIFE HABITAT AREAS MAP AND INVENTORY WITH ASSOCIATED TEXT CHANGES RELATED TO HABITAT FRIENDLY DEVELOPMENT PRACTICES**

Page

EXHIBITS

City of West Linn
PLANNING & BUILDING DEPT.
STAFF REPORT

TO: West Linn Planning Commission

FROM: Planning Department (Chris Kerr, Senior Planner)

DATE: July 2, 2008

FILE NO.: PLN 08-02

SUBJECT: Comprehensive Plan amendment adopting a Wildlife Habitat Areas Map and Inventory

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Planning Director's Initials BCA

SPECIFIC DATA

APPLICANT: City of West Linn

DESCRIPTION: The proposed amendment to the City of West Linn Comprehensive Plan will provide a specific Wildlife Habitat Areas Map and Inventory to be adopted into Goal 5 of the Comprehensive Plan ("Plan"). Included are proposed new Action Measures related to habitat-friendly development practices. This is an update of the Inventory that was previously prepared by Winterbrook Planning in 2002, but not adopted by the City. The adoption of this inventory satisfies Goal 5 of the City's Plan which includes specific Policies and Recommended Action Measures to complete this inventory as a means of identifying and preserving wildlife habitat areas within the City. Wildlife habitat areas are also an identified natural resource of Oregon's Statewide Planning Goal 5 and are a component of Metro's Urban Growth Management Functional Plan Title 13 regulations (*Nature in Neighborhoods*). This Inventory was completed in accordance with, and will satisfy applicable requirements of the Department of Land Conservation and Development (DLCD) and Metro.

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 98 provides administrative procedures for legislative amendments to the Comprehensive Plan. Section 98.100 of the CDC lists the factors upon

which a decision shall be based. These are briefly described below and addressed in greater detail in a separate Section of this report:

1. The Statewide Planning Goals and rules adopted under ORS Chapter 197 and other applicable state statutes;
2. Any federal or state statutes or rules found applicable;
3. Applicable plans and rules adopted by the Metropolitan Service District;
4. The applicable Comprehensive Plan policies and map; and,
5. The applicable provisions of implementing ordinances.

PUBLIC NOTICE: Public notice was printed in the West Linn Tidings on June 19, 2008. Notice was also provided to DLCD and Metro. Previously, a professional planning consultant implemented an extensive public involvement process during the creation of this inventory in conjunction with a comprehensive Goal 5 project.

Public notice of the project and opportunities for input was provided through printed media, notices at City Hall and the City Library, and through a series of neighborhood meetings. A public open house was held in April 2002.

The consultant and City Staff met with the City Council and Planning Commission at joint work sessions to discuss all of the proposed Goal 5 resources, including the Wildlife Inventory. All public notice requirements have been satisfied. City staff and consultants have talked to or met with more than 250 citizens and landowners to discuss specific questions or issues related to their property or neighborhood.

The final field inventory was completed by Winterbrook's office in June 2002. Additionally, the inventory was updated by City Staff this year to remove any areas that were developed between June 2002 and June 2008.

Updated draft inventory maps and a project work schedule with staff contact information have also been available for public review and comment in February of this year.

PUBLIC COMMENTS: As of the date of this Report, no written comments to be included into the record have been submitted.

120-DAY RULE: Not applicable to this legislative action.

SUMMARY OF PROPOSAL:

The City is in the process of implementing several elements of Goal 5 of the City's Comprehensive Plan which is entitled, "Open Spaces, Scenic and Historic Areas, and Natural Resources". This Goal recognizes the importance of the City's natural resources and includes specific Policies and Action Measures to achieve the stated goals. This proposal will essentially adopt the final 2002 Wildlife Habitat Areas Map and Inventory, as updated in 2008, into the Plan in accordance with the Policies and Action Measures related to wildlife habitat areas. In updating the inventory and preparing this staff report, Staff received positive input from the Winterbrook Planning (previous consultant), DLCD and Metro.

The proposed Wildlife Habitat Areas Map and Inventory fully conforms with the City's Comprehensive Plan and will satisfy the requirements of Statewide Planning Goal 5 and Metro's Title 13. The proposed definition for the term *habitat friendly development practices* and related Action Measures to be included in the Plan were derived from Metro and are an important component of this adoption.

In addition to the fact that the adoption of this Inventory is a requirement of the City's Comprehensive Plan, the Inventory will serve as an important long-range planning tool in implementing the Plan. It recognizes the City's significant wildlife habitat areas as an important resource in the community. It will aid the City in the identification of future trail systems, future acquisition areas, park planning purposes and scenic preservation area identification. Once adopted, the inventory will be utilized by Metro and incorporated into their regional database.

2008 MAP AND INVENTORY ADOPTION

Twelve habitat sites ranging in size from 39 to 209 acres were identified during the wildlife habitat inventory. Most sites are associated with streams or rivers and included riparian corridors and/or wetlands. The Map and Inventory to be adopted is an update of the 2002 Inventory that was accepted, but never formally approved by the City. It is not necessary to complete a re-assessment of the habitat areas identified by the previous consultant, but staff has updated the inventory that was completed to identify any land use changes that have taken place since that time.

The only changes necessary from the final 2002 Winterbrook Inventory and the proposed 2008 Inventory to be adopted has been to remove those portions that have been obviously developed. In all other aspects, the inventories are the same. Approximately 63 acres of the original approximate 1,347 acres (river acreage has also been excluded with this update) have been developed since 2002 and have been removed from the inventory (see Exhibit 5). Additionally, as part of the 2008 Map updating process, the City has also been able to utilize more advanced information available through GIS mapping to identify land within the Inventory that has clearly identifiable restrictions on development (e.g. easements, slopes) .

The CDC has been amended considerably since 2002, particularly with regard to natural resource areas, such as the adoption of wetland buffers, natural areas, drainageway protections and (pending) river protections. In effect, there are a greater number of restrictions on

development, particularly along riparian areas, than existed in 2002. This has resulted in more property being subject to development limitations than when the original inventory was completed. Notably, all areas within the inventory that do not have easily identifiable restrictions on their development are 'upland' habitat areas. This is due to the fact that the habitat areas in close proximity to the water areas (riparian areas) are very clearly protected through existing Code provisions. Portions of the upland wildlife areas within the inventory may be subject to pressure from conflicting uses (development), and could be considered 'at risk'. Although some of these upland habitat areas do not have clearly definable development restrictions on them (e.g. inclusion in the City's wetland inventory), they do include significant development constraints that are more difficult to identify on a map, but are nonetheless important in their application to these areas. These potentially 'at risk' upland areas typically include other natural features that limit development such as significant tree canopies, geotechnical or drainage issues; and therefore should not necessarily be considered 'developable land'. It is not possible for Staff to review and completely determine if each portion of each lot included in the inventory is 'developable'.

Also, it should be noted that, due to the nature of habitat areas, the Inventory that Winterbrook completed does not include discrete parcels of land – such as a tract of land - as is common with other natural resource areas in the City (e.g. wetlands, dedicated open spaces, etc). Rather, the boundaries of the habitat 'areas' in the Inventory are somewhat amorphous. As such, determining exact acreages of land, or exact locations on the ground, are not always possible. The habitat areas included in the inventory include portions of ball fields, portions of private yards, and rights-of-way. Land has been included in the Inventory even though it is partially developed often still qualifies as a significant Habitat "Area" per the assessment that was completed. (*Please see the last Section of this report describing the methodology used to complete the inventory for more details*).

Further hindering any efforts to specifically identify the development potential every acre area of land included in the Inventory is the fact that the Inventory extends to land that is currently outside the City limits, but within the Urban Growth Boundary (UGB). Therefore, these properties are not currently subject to any City's regulations, making any exact determination of their development potential (and evaluating all conflicting uses) dubious.

RELATED COMPREHENSIVE PLAN TEXT AMENDMENTS

Referencing the Map into the Plan will require a nominal text change to Goal 5 of the Plan, specifically *Section 2: Natural Areas – Background and Findings.* The new Map will be identified as Figure 5-4. The exact change will be as follows:

> *The purpose of the natural resource section is to protect areas that are necessary to the long term health of the natural environment and local economy, such as mineral and aggregate resources, watersheds, fish and wildlife habitat areas, as well as ecological and scientific areas and open space (see Figures 5-1, 5-2,* ~~and~~ *5-3,* ***and 5-4****).*

Additionally, based on conversations and correspondence with Metro and a review of the best management practices for protecting habitat areas, a newly defined term ***habitat-friendly development practices*** is proposed to be added to *Glossary* of the Plan, as well as two Action Measures (#9 and #10) to be included under Section 2 of Goal 5 – as follows:

New Definition for Glossary -

> ***Habitat friendly development practices-- A broad range of development techniques and activities that reduce the detrimental impact on fish and wildlife habitat relative to traditional development practices. The objective of these practices is to ensure the natural pre-development functions of the site, both ecological and hydrological. These techniques may include a variety of site planning and stormwater management practices, as well as habitat sensitive designs.***

Two new Action Measures:

> ***#9. Complete a comprehensive review of the City's Development Codes and Policies to identify and amend any regulatory or procedural barriers that discourage the use of habitat friendly development practices (e.g. low impact development).***
>
> ***#10. Develop and incorporate a set of guidelines and habitat-friendly development practices into the City's Community Development Code and encourage their use for all development located within the Wildlife Habitat Areas Inventory identified in Figure 5-4 or any other lands with significant environmental constraints, such tree clusters.***

Completing the proposed Action Measures will require a comprehensive review of, and potentially extensive amendments to, the Design Review, Subdivision, Storm Water Quality and Detention chapters of the CDC plus changes to the City Engineering standards.

PREVIOUS WORK COMPLETED

A detailed description of the methodology used by Winterbrook to complete the inventory is provided at the end of this Report. As part of the work completed by Winterbrook's office was a recognition of the fact that the significant wildlife habitat areas in the City were already protected to a limited degree by existing provisions in the City Code. This is due to the fact that the areas included in the wildlife habitat inventory share the same physical properties as other natural areas that already have limitations on their development (e.g. water, vegetated cover, aquatic species). As a result, the City Code already limits the conflicting uses that could adversely impact the majority of the proposed Habitat Areas. These include limitations on development within drainageways, on steep slopes, within and around designated wetlands, within riparian areas, along rivers, or within flood management areas.

Winterbrook's office proposed that after their final Map and Inventory was formally adopted into the City's Comprehensive Plan they would provide the Council with a presentation and report that would address various options related to providing additional protection measures for upland habitat areas. The City never adopted the final Map and Inventory that was completed by Winterbrook in 2002, nor did they ever contract with them to provide the Council with a report on the issues surrounding additional protections.

PHASE II OPTION

Protecting additional upland wildlife areas beyond the existing City regulations is an optional exercise for the City and is not a requirement of the State, Metro, or of the City's Comprehensive Plan. No efforts were made by the Winterbrook's office previously to expand on the existing protections in the Code, nor are they contemplated with this proposal. However, as discussed earlier, an important recommendation made by the consultant was to provide direction to the City Council after investigating all options related to applying additional protections for the threatened upland wildlife areas. This work was to be completed under a separate work contract. These additional protection options were to include (1) relying on existing regulations, (2) implementing full protections; or (3) providing additional limited protections. However, the City did not formally adopt the Map and Inventory, nor did it utilize the consultant's services to consider and explore any additional protection measures.

Therefore, at this time, in conjunction with their consideration for adoption of this Map and Inventory, Staff recommends that the City Council also provide Staff with a recommendation to pursue the next step that was recommended by the consultant – specifically, hiring a professional with technical expertise in this area to develop a 'Policy Options' report and present it to the Council to review these considerations. Any additional regulations restricting conflicting uses in the upland areas will require analyzing conflicting uses and weigh the economic, social, energy and environmental (ESEE) effects of different strategies to protect resources, and significant public outreach and hearings, in accordance with State Goal 5 requirements.

APPROVAL CRITERIA

Amendments to the Comprehensive Plan are required to address Section 98.040(A)(2)(b) of the Community Development Code. The required subheadings appear in bold type.

1. The facts found relevant to the proposal and found by the Director to be to be true:

A proposed generalized "Wildlife Habitat Areas Map" will be physically adopted as Figure 5-4 of Goal 5 of the Comprehensive Plan (Exhibit 1). A minor text change proposed in the Plan will refer to the new Map as Figure 5-4. Due to the size and scale of the inventory, the Map that is adopted into the Plan is intended for reference purposes only. The official Wildlife Map and Inventory will be kept and managed by the City of West Linn Planning Department and will be available to view on the City's website, or to review in person at City Hall.

2. The Statewide Planning Goals adopted under ORS Chapter 197 found to be applicable and the reasons why any other goal and rule is not applicable to the proposal:

The applicable Statewide Planning Goal is Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces. The adoption of this Wildlife Map and Inventory is consistent with, and will satisfy, the requirements outlined under Goal 5 and the Oregon Administrative Rules.

The State Department of Land Conservation and Development (DLCD) administers the statewide land-use planning program and ensures that local government plans conform with the Statewide Planning Goals. The State also develops the Administrative Rules by which the Statewide Goals are to be implemented by local governments. The procedures and criteria for inventorying and evaluating Goal 5 resources are found in OAR 660-023 "Procedures and Requirements for Complying with Goal 5". The specific requirements related to wildlife habitats are found in OAR 660-023-110. This Rule defines 'wildlife habitat' and requires that local governments determine significant habitat areas through either the standard Goal 5 process or utilize 'safe harbor' provisions. It also requires local inventories be coordinated with state, federal and local agencies.

DLCD has strict requirements for completing a "valid" wildlife habitat inventory. This includes the *location, quality* and *quantity* of the resource (wildlife). The City's Inventory, which was completed by Winterbrook, was created utilizing a methodology consistent with all State requirements and has been accepted by DLCD; thereby satisfying the Rule.

It is important to note that if the City were to decide to apply additional regulatory restrictions to any of the properties, a complete ESEE analysis would need to be completed. An ESEE is an analysis of conflicting uses reviewing the Economic, Social, Environmental and Energy (ESEE) consequences and which assesses any adverse economic consequences with the positive environmental consequences of the protections. The City is not required to provide any additional regulations since the highest priority wildlife areas (those defined by Metro as *Habitat Conservation Areas,* see #4 below) are already protected under our existing regulations; therefore, there are no conflicting uses. DLCD has confirmed that the proposed Inventory, provided it meets all other state and regional requirements, will satisfy the Statewide Goal 5 requirements. Additionally, DLCD clarified that, should the City decide to impose additional development restrictions on *upland* wildlife habitat areas, must separately comply with all requirements of Goals, and Administrative Rules, including a separate ESEE analysis.

3. Any federal or state statutes found applicable:

None

4. The Metropolitan Service District plans and rules found to be applicable:

Title 13 of Metro's Urban Growth Management Functional Plan, also known as their 'Nature in Neighborhoods' program, regulates riparian corridors in a manner that integrates floodplains and wildlife habitat. Metro identifies these resource areas as "Habitat Conservation Areas"

(HCA's). Metro requires all local governments to adopt regulations that demonstrate compliance with their requirements for properties within the HCA under Title 13. The City already has acceptable protection programs in place that regulate these areas in accordance with their requirements.

The City of West Linn protects the areas within the HCA through various regulations on development within wetlands, streams, drainageways, riparian areas, and rivers. In fact, the City's regulations for lands found within the HCA's exceed those required by Metro. Also, the City's Wildlife Habitat Areas Inventory includes over twice as much land as Metro's HCA map.

As stated earlier, the vast majority of the areas included in the Wildlife Habitat Inventory are located within riparian areas and Metro does not mandate local governments inventory or provide additional protections to areas outside of the HCA, which would include upland wildlife areas. Staff discussed rectifying Metro's HCA map and our proposed Inventory with Metro officials. Based on the fact that the City's Inventory was completed using a preferred methodology and is far more detailed than the HCA map, Metro has stated they will, at a later date, use the City's more detailed Inventory to modify their HCA maps.

In their review of this application, Metro did make a recommendation that the City complete a review of our regulatory or procedural practices to ensure that they did not preclude the implementation of Metro's Habitat-friendly Development Practices (see Exhibit #4), which includes low impact development standards. This recommendation led to the proposed text changes that define habitat-friendly development practices as well as the new associated Action Measures.

5. Those portions of the Comprehensive Plan found to be applicable, and if any portion of the plan appears to be reasonably related to the proposals and not applied, the reasons why such portions are not applicable:

The proposal is consistent with, or furthers, several Policies and Action Measures in Goal 5 of the City's Comprehensive Plan. The applicable provisions are as follows:

Policy #5 Preserve important ***wildlife habitat*** *by requiring clustered development or less dense zoning in areas with wetlands and riparian areas, natural drainageways, and significant trees and tree clusters.*

Policy #10 Manage open space, habitat, and ecological/scientific areas as identified in the West Linn Goal 5 inventory and protection plan in order to preserve their unique qualities.

Policy #20: Comply with the provisions of a State Goal 5 natural resources inventory.

Action Measure #2: Promote and encourage cooperation with national programs that exist in West Linn such as the Audubon Society and National Wildlife Federation Back Yard Wildlife Program.

<u>Action Measure #6:</u> Develop and implement a method for identifying areas with significant habitat value.

<u>Action Measure #7</u> Develop and implement an educational program about the role of public and private riparian and other natural areas in providing fish and wildlife habitat.

This proposal will directly satisfy Action Measure #6 above. Additionally, in response to Action Measures #2 and #7, staff is proposing that after the adoption of the inventory, a separate educational mailing be provided to all property owners within the designated Wildlife Habitat Areas. It would inform them of the status of their property on the Inventory and include the type, value and importance of the various habitats. Included in the mailing would be a list of brochures, email links and easy to follow habitat-friendly practices that they can implement on a daily basis (see Exhibit 3)

Collectively, these Policies provide guidance for the City to preserve and protect the City's natural resources. The City's CDC includes a variety of methods to implement these policies and which effectively serve to protect the City's identified habitat areas from conflicting uses. These various requirements should continue to be enforced by the City.

The proposed amendment to the Plan which will adopt this Inventory will satisfy all of the applicable portions of the Plan. As discussed in the previous Section of this report, the Inventory complies with Statewide Planning Goal 5 and Metro's requirements.

6. Those portions of the implementing ordinances relevant to the proposal; and if provisions are not considered, the reasons why such portions of the ordinances were not considered:

None.

7. An analysis relating the facts found to be true by the Director to the applicable criteria and a statement of the alternatives:

The proposed Wildlife Habitat Areas Inventory fully conforms with the City's Comprehensive Plan, Statewide Planning Goal 5 and Metro's Title 13. The alternative of not adopting the Inventory would not serve any public interest and would not be consistent with applicable Policies and Action Measures of the City's Comprehensive Plan, Statewide Planning Goal 5, or Metro's Title 13, as described above.

DISCUSSION OF INVENTORY

A detailed discussion of both the Inventory and Methodology is provided in the attached Inventory Report (Exhibit 2). Provided below is a summary of their Report and a listing of the specific Wildlife Habitat Areas:

The location, quantity, and quality information and the associated inventory map provides the basis for determining the significance of each area, for analyzing the consequences of alternative courses of action, and for making policy decisions regarding the type of protection program appropriate for each resource site.

The inventory of wildlife habitats was conducted concurrently with the wetland and riparian inventory. The first phase of the inventory, from June 2001 and March 2002, was a planning phase in which methods, field base maps, and significance criteria were developed. Prior to formal adoption into the City's Comprehensive Plan, in 2008, the inventory was updated by City Staff to remove any areas that were developed between June 2002 and June 2008. Owing to the small amount of land area that was removed by Staff from the inventory during this update, it was determined that no modifications to the assigned WHA scores was required.

Two levels of investigation were conducted by the consultant for the inventory of wildlife habitats: a review of existing information and a field inventory.

The existing literature review included maps and other materials was conducted to gather information on wildlife habitats within West Linn. Information sources included those identified in the LWI methods section. A general literature search was also conducted to obtain published information about habitat types in the Willamette and Tualatin River basins, wildlife species typically associated with these habitats, and existing habitat management programs. Information concerning the potential or documented occurrence of high-priority habitats and threatened, endangered and sensitive species was also reviewed. The Nature Conservancy and Oregon Natural Heritage Program (ONHP) databases were searched and ONHP, USFWS, and other agencies were contacted for current information on special status species and habitats.

A GIS base map showing potential wildlife habitats was prepared based on vegetative cover, stream and riparian corridors, wetlands, existing published data (e.g., 1988 West Linn Wetland Study, PGE wildlife studies, fish data) and other data sources (e.g., ONHP, ODFW, Metro). Cover type classifications were developed to describe the dominant vegetation and habitat function. Aerial photographs were interpreted using a Topcon stereoscope and cover types were delineated on 2001 aerial orthophotos and then digitized using GIS to complete the map of potential wildlife habitats. Potential habitat sites were defined in a manner consistent with other resources, with coding generally based on hydrologic basins.

FIELD INVENTORY

Wildlife habitat is an area upon which wildlife depend in order to meet their requirements for food, water, shelter, and reproduction. Both wetlands and riparian areas provide wildlife habitat. Upland wildlife habitat refers to habitat that is generally located outside of wetlands or riparian areas.

Wildlife habitat sites were evaluated using the Wildlife Habitat Assessment (WHA) methodology, adapted for use in West Linn. This method has proven effective for assessing

and ranking Goal 5 habitats throughout the Willamette Valley. The WHA methodology is a scientifically accepted system for determining the relative value of different habitat types within a region. The Wildlife Habitat Assessment has proven to be: reliable (provides information to help make decisions); acceptable (meets statewide planning requirements); repeatable (generates similar results when done by different entities); and understandable (communicates results to a lay person). The proposed WHA method, as adapted for West Linn, provides an assessment approach that adds greater emphasis on the value of natural communities, particularly those that are rare or threatened.

ASSESSMENT SUMMARY

Twelve habitat sites were identified during the wildlife habitat inventory. Most sites were associated with streams or rivers and included riparian corridors and/or wetlands. Detailed descriptions of the each of the Habitat Areas are found in the Wildlife Habitat Area Inventory.

The following Table summarizes the results of the WHA assessment, providing the WHA score, enhanced score, and special features for each habitat site.

Habitat Assessment Summary

Habitat Site	Habitat Code	Acres	WHA Score	Enhanced Score	Special Features
Camassia/ Wilderness Park	CA-H-1	135	100	100	Vernal pools, quaking aspen bog; Baccharis, white rock larkspur, white-topped aster; Bald eagle, bandtailed pigeon, little willow flycatcher, olive-sided flycatcher, pileated woodpecker, purple martin
Fritchie Creek	FR-H-1	68	86	90	Cedar / skunk cabbage community; Largest Pacific madrones
Lower Fern Creek	FE-H-1	49	80	87	Pileated woodpecker; Cedar / skunk cabbage community, fish-bearing stream
Lower Trillium Creek	TR-H-1	57	75	85	Cutthroat trout; Diverse wetland habitats
Mary S. Young / Willamette Lowlands	MA-H-1	209	90	96	Pileated woodpecker, little willow flycatcher; Winter steelhead, Coho salmon, Chinook salmon; Large habitat mosaic
Mary S. Young/ Upper Trillium Ridge	MA-H-2	144	70	78	Bandtailed pigeon, live-sided flycatcher Potential amphibian breeding sites Ash forested wetlands
Tanner Creek	TA-H-1	76	58	67	Pileated woodpecker; fish
Tualatin River	TU-H-1	92	87	92	Bald eagle, band-tailed pigeon, little willow flycatcher, pileated woodpecker Red legged frog Winter steelhead, coho salmon
Upper Bernert Creek	BE-H-1	33	50	58	Remnant oak savanna; band-tailed pigeon
Upper Fern Creek/ Skyline Ridge	FE-H-2	163	72	79	olive-sided flycatcher, pileated woodpecker, ash-sedge-camas wetland fish-bearing stream
Upper Willamette / Wetland Complex	WI-H-2	123	82	89	White rock larkspur; Bald eagle, bandtailed pigeon, pileated woodpecker; Steelhead, coho salmon, chinook salmon; River confluence/Willamette Falls Wetland complex
Willamette Falls/Clackamas Confluence	WI-H-1	135	86	93	Bald eagle, olive-sided flycatcher, peregrine falcon, pileated woodpecker; Steelhead, coho salmon, chinook salmon; Major confluence/habitat mosaic Heron Rookery

EXHIBIT

#1

Wildlife Habitat Inventory

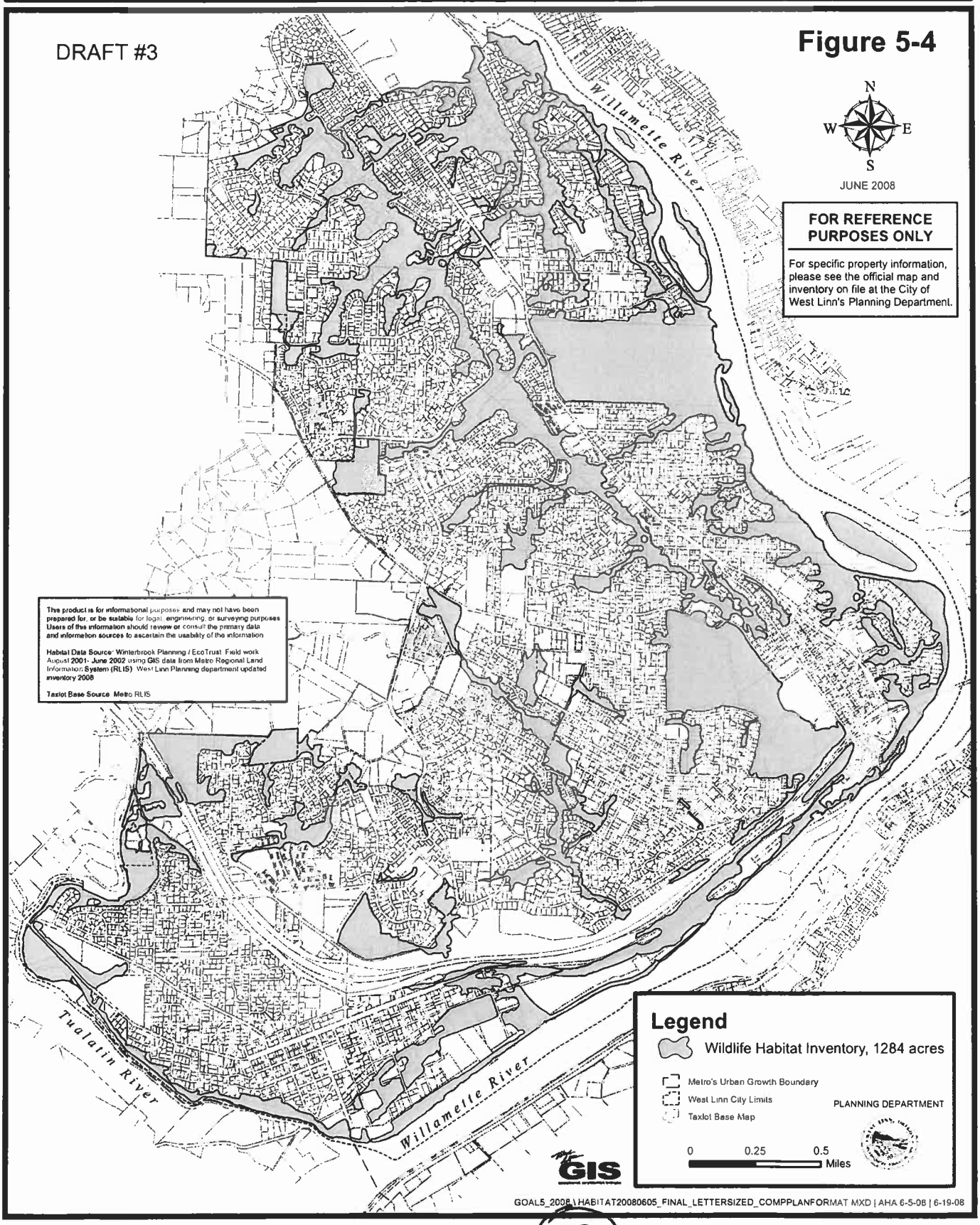

EXHIBIT #2

WILDLIFE HABITAT AREA MAP & INVENTORY

CITY OF WEST LINN

Updated by City staff and approved by the City of West Linn City Council

Ord.

(date)

14 (24)

Wildlife Habitat Inventory

Winterbrook Planning, under contract for the City of West Linn, completed this inventory of wildlife habitats concurrently with the wetland and riparian inventory. The first phase of the inventory, from June 2001 and March 2002, was a planning phase in which methods, field base maps, and significance criteria were developed. Public notice of the project and opportunities for input was provided through printed media, notices at City Hall and the City Library, and through a series of neighborhood meetings. A public open house was held in April 2002. The second phase of the project covering the field inventory concluded in June 2002.

Prior to formal adoption into the City's Comprehensive Plan, in 2008, the inventory was updated by City Staff to remove any areas that were developed between June 2002 and June 2008. Owing to the small amount of land area that was removed by Staff from the inventory during this update, it was determined that no modifications to the assigned WHA scores was required.

Inventory Methods

As for other resources, two levels of investigation were conducted for the inventory of wildlife habitats: a review of existing information and a field inventory.

Review of Existing Information

A review of existing literature, maps, and other materials was conducted to gather information on wildlife habitats within West Linn. Information sources included those identified in the LWI methods section. A general literature search was also conducted to obtain published information about habitat types in the Willamette and Tualatin River basins, wildlife species typically associated with these habitats, and existing habitat management programs. Information concerning the potential or documented occurrence of high-priority habitats and threatened, endangered and sensitive species was also reviewed. The Nature Conservancy and Oregon Natural Heritage Program (ONHP) databases were searched and ONHP, USFWS, and other agencies were contacted for current information on special status species and habitats.

A GIS base map showing potential wildlife habitats was prepared based on vegetative cover, stream and riparian corridors, wetlands, existing published data (e.g., 1988 West Linn Wetland Study, PGE wildlife studies, fish data) and other data sources (e.g., ONHP, ODFW, Metro). Cover type classifications were developed to describe the dominant vegetation and habitat function. Aerial photographs were interpreted using a Topcon stereoscope and cover types were delineated on 2001 aerial orthophotos and then digitized using GIS to complete the map of potential wildlife habitats. Potential habitat sites were defined in a manner consistent with other resources, with coding generally based on hydrologic basins.

Field Inventory

Wildlife habitat sites were evaluated using the Wildlife Habitat Assessment (WHA) methodology, adapted for use in West Linn. This method has proven effective for assessing and ranking Goal 5 habitats throughout the Willamette Valley. The WHA methodology is a

scientifically accepted system for determining the relative value of different habitat types within a region. The Wildlife Habitat Assessment has proven to be: reliable (provides information to help make decisions); acceptable (meets statewide planning requirements); repeatable (generates similar results when done by different entities); and understandable (communicates results to a lay person).

The WHA rating system evaluates each site in terms of its potential for wildlife. The WHA method is designed primarily to assess three major components of wildlife habitat: presence and quality of water, food and cover. A water source and a variety of cover and food types are highly valuable for many species of wildlife, and sites with these features can generally accommodate a greater number of species than sites that lack them. The rating system is weighted, and reflects the presence or absence of each of these factors, plus three additional factors: disturbance, connectivity, and special interest species or habitats. Each WHA assessment factor is summarized below.

- Water: Water resources on a site are evaluated based on four characteristics: quantity and seasonality; quality; proximity to cover; and diversity. All of these factors play an important role in the site's significance to wildlife. The highest rated sites have several types of permanent, high quality water, with nearby vegetation cover.
- Food: Food is a basic requirement for any organism. Wildlife species cannot survive in one area for any appreciable period of time without food. The greater the variety and quantity of food, the greater the potential for serving the needs of more wildlife species. The three factors considered in the assessment of forage habitat are quantity and seasonality, variety, and proximity to cover. The highest rated sites have a wide variety of food plants available all year, in good quantity, with adjacent cover.
- Cover: Cover habitat is important to wildlife, and important factors include structural diversity (vegetation layers present), variety and seasonality of cover (species diversity, evergreen vs. deciduous), nesting/denning (snags, logs, rocks), and access/escape (refuge opportunities). The highest rated sites have multiple layers of vegetation, snags and logs, and a wide variety of evergreen and deciduous species in all layers.
- Human Disturbance: Assesses other factors that influence the relative value of habitat areas including physical disturbance (invasive species, bulldozed, landslides) and human activity (traffic, machinery and cars, pets). The highest rated sites have little or no disturbance.
- Connectivity: Connectivity to other habitats is important to allow migration and serve the life cycle needs of many wildlife species. The highest rated sites have high connectivity to a range of other habitats, including wetland, riparian, and upland areas.
- Sensitive Species or Habitats: Assesses the presence or potential occurrence of sensitive species or habitats within the site. Published and field-collected data on rare habitats or species, or potential habitat for rare species, is recorded. If such species or habitats are present, the site receives additional weighted points.

The scoring of each factor on the sheet is weighted based on its estimated importance for wildlife. In particular, sites with water will rate higher in this system, as most terrestrial wildlife species need access to water, and all species need some amount of cover while drinking at a water source.

However, habitat assessments are also intended to reflect the needs of the types of species that would be expected to occur within the habitat site. Thus, an upland habitat site without on-site water may outscore a riparian site in some cases, by providing highly rated forage or nesting habitat for certain species, or the presence of rare species or habitats (e.g., a remnant oak savanna). The proposed WHA method, as adapted for West Linn, provides an assessment approach that adds greater emphasis on the value of natural communities, particularly those that are rare or threatened.

Significance Determination

Wildlife habitat significance was determined based on several factors, including the WHA rating and the presence of listed or rare species. A habitat site is significant if it:

- Receives a Wildlife Habitat Assessment score of 45 points or more;
- Receives a Wildlife Habitat Assessment score of 30 to 44 points and provides a linkage between other significant Habitat Sites, Riparian Corridors, or Wetlands;
- Provides habitat for a wildlife species listed by the federal government as a threatened or endangered species or by the state of Oregon as a threatened, endangered, or sensitive species;
- Supports locally rare species or habitats (e.g., remnant Oak Savanna habitat);
- Is documented (by a state or local resource agency) as a sensitive bird nesting, roosting, or watering resource site for osprey, great blue herons, or other species;
- Is documented to be essential to achieving policies or population objectives specified in a wildlife species management plan adopted by the Oregon Fish and Wildlife Commission; or
- Is identified and mapped by the Oregon Fish and Wildlife Department as habitat for a wildlife species of concern and/or as a habitat of concern.

Inventory Results

Twelve habitat sites ranging in size from 39 to 323 acres were identified during the wildlife habitat inventory. Most sites were associated with streams or rivers and included riparian corridors and/or wetlands.

Table 11 summarizes the size, general boundaries, and associated wetland and riparian sites for habitat sites within the West Linn study area. The sites are organized alphabetically by site name.

Table 11. Summary of Wildlife Habitat Sites

Habitat Site	Habitat Code	Acres	Site boundaries	Wetland Sites	Riparian Reaches
Camassia/ Wilderness Park	CA-H-1	135	I-205 and Maple Ave (south), Prospect St (west), Skyline Dr (north), and West A St (east)	CA-01 – CA-06	CA-R-1
Fritchie Creek	FR-H-1	68	Interstate 205 north to study limits (UGB) and east to vicinity of Bland Circle; includes 2 sub-areas	FR-01	FR-R-1 FR-R-2
Lower Fern Creek	FE-H-1	49	N. City limits south to Lower Fern Creek along old River Dr. – Willamette River west to Hwy 43.	FE-02	AR-R-1 RO-R-1 FE-R-1
Lower Trillium Creek	TR-H-1	57	Bordered to east by Willamette River and Calaroga Dr., west by Hwy. 43, south by Mapleton Dr., north by city limits	TR-04 TR-03	GA-R-1 RN-R-1 TR-R-1
Mary S. Young / Willamette Lowlands	MA-H-1	209	Willamette near Calaroga Dr. south to lower MS Young Cr. – Willamette River west to Hwy 43.	WI-04 WI-05 WI-06 TY-01	HE-R-1 MA-R-1 TY-R-1 WI-R-1 WI-R-2
Mary S. Young/ Upper Trillium Ridge	MA-H-2	144	Hidden Springs Rd, south to Webb St. – Hwy 43 west to Rosemont Rd.	TR-01 TR-02 HI-01	TR-R-2 HE-R-2 MA-R-2 BA-R-2
Tanner Creek	TA-H-1	76	Rosemont Rd. (north), Interstate 205 (south), Summit and Sussex Streets (east); west boundary near Salamo Rd.	TA-1 – TA-09	SA-R-1 TA-R-1 TA-R-2
Tualatin River	TU-H-1	92	Confluence of Willamette and Tualatin north west to Fritchie Cr.	TU-01 through TU-05, FR-02, FR-03, FR-04	TU-R-1 TU-R-2 FR-R-1 FR-R-2
Upper Bernert Creek	BE-H-1	33	Tannler Drive (west), Haskins Road (north), and I-205 south		BE-R-1
Upper Fern/ Skyline Ridge	FE-H-2	163	North city limits south to Hidden Springs Rd., Hwy. 43 west to city limits	RO-01, FE-01	AR-R-1 RO-R-1 FE-R-2 RN-R-2
Upper Willamette / Wetland Complex	WI-H-2	123	Bordered on the east by Willamette River, west by I-205, south by Tualatin River (Willamette Park), north by Willamette Falls.	WI-01, WI-01a, WI-02, WI-03, BE-01, BE-02	BE-R-1 TA-R-1 WI-R-3 WI-R-4
Willamette Falls / Clackamas Confluence	WI-H-1	137	Lower Barlow Creek south to Willamette Falls, south of Interstate 205 and east of Hwy 43; includes Goat Island	CS-01, WI-07	BA-R-1 BO-R-1 CS-R-1 MC-R-1 MX-R-1 WI-R-2

The wildlife habitat field inventory using the WHA methodology was performed between March and June, 2002; some additional field data was collected during the summer of 2001. In addition

to the information collected as part of the WHA process, site boundaries were field verified and data was collected on discrete habitat types found within each site. The update completed in 2008 accounting for areas developed since 2002 is included.

Eighteen distinct habitat types (vegetation cover types) were identified during field investigations within the study area. Upland and riparian habitats included Oak Woodland, Conifer Forest, Mixed Conifer / Hardwood Forest, Hardwood Forest, Shrub, Mixed Shrub / Herbaceous, and Meadow / Grassland. Wetland habitats included Palustrine Forested, Scrub-Shrub, and Emergent Wetlands, Open Water, and Wetland Mosaic. Additional cover types include: Parkland, Agriculture / Pasture, Developed/Urban Land, and Quarry. Several of these habitat types were further divided into subclasses based on dominant vegetation. The habitat inventory and GIS mapping includes information on the habitat types and associated vegetative characteristics within each habitat site.

Habitat Site Summaries

Camassia / Wilderness Park
This is a regionally unique site with an extraordinary diversity of habitats and plants. More than 300 species of plants are found at the site, including rare Willamette Valley species such as the white rock larkspur which occurs here and at only six other places in the world. Also rare to the valley are the vernal pools and quaking aspen bog. The Oregon white oak-madrone woodlands that grow on the shallow soils of this rocky plateau are locally rare. The rock was exposed by the Bretz Floods 12,000 to 19,000 years ago which scoured soil and vegetation from parts of the valley and deposited granitic boulders from as far away as Canada (a small granite boulder was noted during field surveys). The site includes the 25-acre Camassia Preserve, 65-acre Wilderness Park, and West Linn High School habitats. The site marks the juncture of the mesic mixed conifer-hardwood forests along the north-south ridge and the drier, oak and grassland dominated communities associated with the shallow stony soils on the south facing hills.

Fritchie Creek
This site is composed of two sub-areas of the upper Fritchie Creek basin: 1) north and middle forks of Fritchie and 2) south fork. The site contains a diverse, cedar dominated riparian forest with palustrine emergent wetlands at base of the canyon slopes. The corridor connects with the large forested habitats to the west of the study area. The southern sub-area is a forested, generally narrow corridor consisting primarily of the North Willamette Park and Tanner Open Space. The site includes a mixed forest community with the oldest Pacific madrone trees (more than 40" diameter) observed in the City. Habitat types at this site include Conifer Forest, Mixed Conifer/Hardwood Forest, Hardwood Forest, Mixed shrub/herbaceous, Meadow/grassland, and Palustrine Emergent wetlands. Potential enhancement opportunities include replacement of the culverts under I-205 with large arch culverts or bridges that could restore free passage of fish and wildlife between the site and Tualatin River riparian habitats.

Lower Fern Creek
A contiguous patch of habitat with more than two miles of uninterrupted stream corridors, including Fern Creek and the lower reaches of Arbor and Robinwood Creek tributaries. The fish-bearing streams flow through steep forested ravines, merging on a broader floodplain terrace

with braided stream channels west of and parallel to Old River Drive. The site contains a mosaic of upland, riparian, and wetland habitats with its core located within an approximately 13-acre future community park site at the end of Fairview Way. The forested stream corridor continues north with only one crossing (Old River Drive) before connecting to Willamette riverine and riparian habitats across from Hog Island. Habitat types at this site include Mixed Conifer/Hardwood Forest, Hardwood Forest, and Meadow/grassland, with Palustrine Scrub-Shrub wetlands.

Lower Trillium Creek
The Lower Trillium Creek site contains a perennial stream corridor and tributaries supporting cutthroat trout, with a generally good connection to the Willamette River. This site has multiple associated wetlands and ponds providing diverse habitat. Nearby housing and roads constrain and fragment the corridor in certain areas, limiting wildlife migration and refuge opportunities. Wetland, riparian and upland habitats are located in forested ravines, the lower sections of which have broad floodplain terraces with braided stream channels. Dominant canopy cover consists of Douglas fir, bigleaf maple, red alder, and western red cedar. Habitat types at this site include Mixed Conifer/Hardwood Forest (44 acres), Hardwood Forest (1 acre), Meadow/Grassland (1 acre), and Palustrine Scrub-Shrub (1 acre) wetlands.

Mary S Young / Upper Trillium Ridge
Central section of forested north-south ridge and associated stream corridors extending from above Mary S. Yound Park south to Wilderness Park. Multiple streams emerge from springs as far west as Rosemont Road; some springs are associated with ash forest and scrub-shrub wetlands. The streams flow through natural ravines dominated by Douglas fir and bigleaf maple. A forest links the multiple ravines along the steep ridge above Hwy. 43. This site contains several significant park and open space lands, including the Hidden Springs Open Space (38 acres), Sahallie-Illahee/Ibach Park group (7 acres), and a portion of Sunburst Park. This site contains moderate to high quality upland, riparian and wetland habitats. Habitat types include Conifer Forest (21 acres), Mixed Conifer/ Hardwood Forest (93 acres), Hardwood Forest (8 acres), Oak Woodland (3 acres), Shrub (2 acres), Mixed Shrub/Herbaceous (4 acres), with Palustrine Forested (12 acres) and Scrub-Shrub (6 acres) wetlands.

Mary S. Young / Willamette Lowlands
Large habitat site includes the 127-acre Mary S. Young State Park and the 26-acre Cedaroak Boat Ramp/Cedar Island park site; contains a diverse range of habitats, including upland forests integrated with multiple riparian corridors (Heron, Turkey and MS Young Creeks) and several wetlands, directly linked to bottomland habitats along a 1.7-mile reach of the Willamette River. This reach provides channel complexity with off-channel habitats (side channels and alcoves) formed by Cedar Island and the rock islands off Mary S. Young State Park and north of Cedaroak Boat Ramp. Steep forested canyons cross through the state park, their streams emerging in these sheltered Willamette River side channels and backwater areas. Mary S. Young Creek flows into a backwater area adjacent to two islands where several salmon carcasses were observed; this stream has potential for restored fish access (culverts under park trails have drops of up to 4 feet). Habitat types include Conifer Forest (0.4 acres), Mixed Conifer/Hardwood Forest (123.5 acres), Hardwood Forest (9.5 acres), Bottomland Forest (28.7

acres), Shrub (0.4 acres), Mixed shrub/herbaceous (21 acres), Meadow/grassland (2.7 acres), Palustrine Forested (5.5 acres) and Emergent (4.8 acres) wetlands, Open Water.

Tanner Creek

Tanner Creek is the largest subwatershed within the study area; it is experiencing heavy development pressure. The significant habitat features within the site are generally limited to the wetlands, riparian corridors, and adjacent uplands along Tanner Creek and its tributary streams, which include Salamo Creek. The narrow, mostly wooded stream corridor contains multiple streamside wetlands and several ponds; the stream and associated habitats descend across the rolling hills of the upper basin until they reach the area of Imperial Dr. where the stream flows into pipes and over rock ledges before discharging to the Willamette River. Roads and housing development fragment the habitat corridor, limiting migratory and refuge opportunities for wildlife. Though narrow and fragmented, these habitats contain a wide variety of resident and migratory birds, mammals, amphibians, and reptiles. Fish have also been recorded in Tanner Creek. Habitat types at this site include Oak Woodland (8 acres), Conifer Forest (2 acres), Mixed Conifer/ Hardwood Forest (11 acres), Hardwood Forest (21 acres), Shrub (7 acres), Mixed Shrub/Herbaceous (2 acres), Meadow/Grassland (2 acres), with Palustrine Forested (4 acres), Scrub-Shrub (1 acre), and Emergent (2 acres) wetlands. Enhancement options include restoration of vegetated buffers and retrofitting or replacement of culverts with arch culverts or bridges to improve fish and wildlife passage.

Tualatin River

Tualatin River site extends 2.5 miles from Fritchie Creek to confluence with Willamette River. The broad river valley narrows at Borland Bridge to a steeper gradient channel through forested river canyon with steep walls to the south and a series of stepped floodplain and hillslope terraces to the north, bordered by residential neighborhoods. This site includes the 14-acre Tualatin River Open Space, the new 20-acre City Riverfront park, 9-acre Swift Shores Open Space, and a small portion of Willamette Park. The Tualatin and lower Fritchie Creek riparian corridors provide diverse forage and nesting habitat for a wide variety of wildlife including several federal and state-listed species. The river has a functioning, well-connected floodplain with remnant oxbows, and is directly linked to larger forest habitats to the west. Habitat types include Conifer Forest, Mixed Conifer/Hardwood Forest, Hardwood Forest, Bottomland Forest, Shrub, Mixed Shrub/Herbaceous, and Meadow/Grassland. Wetland habitats include: Palustrine Forested, Palustrine Emergent, and Open Water. Across from the new City park is a wet-season waterfall, a rare feature in the region.

Upper Bernert Creek

This is a relatively small site in the upper Bernert Creek basin distinguished by having a small remnant oak savanna/grassland habitat. A mixed Douglas fir/bigleaf maple forest is located northeast of the oak community. The upper Bernert Creek corridor continues south of Salamo Road through maple and oak dominated forest before reaching I-205. Residential neighborhoods border and bisect the site, and I-205 is located to the south. Habitat types include Mixed Conifer/Hardwood Forest (6 acres), Hardwood Forest (8 acres), Oak Savanna (4.5 acres), and Mixed Shrub/Herbaceous (13.5 acres). The site provides forage, cover, and nesting habitat for a variety of wildlife including species associated with oak communities such as band tailed pigeon (a federal Species of Concern).

Upper Fern Creek / Skyline Ridge
Forested north-south ridge and associated stream corridors located in the Skyline Ridge, Marylhurst and Hidden Springs neighborhoods above Highway 43. Hillside streams (some fish-bearing) emerge from seeps and springs and flow through steep ravines dominated by Douglas fir, bigleaf maple, and occasionally Oregon white oak. This forest links the multiple ravines along the steep ridge above residential areas along Hwy. 43. This sites includes a locally rare Oregon ash-slough sedge-common camas wetland at the new City park at Upper Midhill Drive. A variety of open space lands are part of the site, including the Arran (1 acre), Carriage Way (6 acres), Interstate Tractor (11 acres), Skye Parkway (8 acres), Troon (6 acres), and Wildwood (13 acres) Open Spaces. This site contains moderate to high quality upland, riparian and wetland habitats. Habitat types include Conifer Forest (44 acres), Mixed Conifer/Hardwood Forest (82 acres), Hardwood Forest (18 acres), Oak Woodland (7 acres), Mixed Shrub/Herbaceous (7 acres), and Meadow/Grassland (1 acre).

Upper Willamette / Wetland Complex
The Upper Willamette / Wetland Complex Site is located along a wide and relatively undifferentiated reach of the Willamette River between the Tualatin River confluence and Willamette Falls. The confluence area, with its linkage to Site TU-H-1 and larger habitats to the west, provides important habitat functions; however, the major habitat feature of the site is a forest, scrub-shrub and emergent wetland complex linked to Bernert Creek forests and the Willamette River. This habitat area, located along the floodplain terrace between Willamette Park and the West Linn Paper lagoon, comprises the largest wetland complex in the City, totaling approximately 27 acres. The high interspersion of wetland types, with forested ash wetlands and diverse scrub-shrub and open water areas, is also unique to the City. State and federally listed species (both plant and animal) occur within the site. Other habitat features include snags and large woody debris, which occur in greater abundance than at many other sites. Two paper company settling basins border high quality wetland habitat. These area offer potential wetland restoration and enhancement opportunities. Habitat types include Bottomland Forest (32 acres), Conifer Forest (9 acres), Mixed Conifer/Hardwood Forest (1 acre), Hardwood Forest (10 acres), Oak Woodland (23 acres), Shrub (23 acres), Mixed Shrub/Herbaceous (2 acres), and Meadow/Grassland (2 acres). Wetlands include Palustrine Forested (10 acres), Scrub-Shrub (2 acres), Emergent (11 acres), Wetland-Upland Mosaic (19 acres) and Open Water.

Willamette Falls/Clackamas Confluence
This site marks the confluence of two major riverine systems, the Willamette and Clackamas Rivers, integrated with other significant habitat features such as Goat Island, Willamette Falls, and a network of forested stream corridors to the west. The site extends from Lower Barlow Creek south to the falls along a mostly tree-lined reach of the Willamette River, and west along the forested lowlands and stream corridors to Hwy. 43. This river reach provides a diverse mix of instream habitats including both shallow and deepwater habitats, side channels and seasonal alcoves, sand and gravel point bars, and rock ledges. The 17-acer Goat Island forms the core of the confluence area across from the mouth of the Clackamas River. Goat Island is home to a colony of Great Blue Herons (among other wildlife) with 54 active nests (estimated during Spring 2002 surveys), making it one of the largest rookeries on the Willamette River. Upstream

from the island is the McLean House/Westbridge Park and the Abernathy Bridge, which is a Peregrine Falcon nest site (eyrie). The site includes the 13-acre Burnside Park and 9-acre Maddax Woods Open Space. Habitat types include Bottomland Forest (35 acres), Conifer Forest (3 acres), Mixed Conifer/Hardwood Forest (77 acres), Hardwood Forest (8 acres), Oak Woodland (5 acres), Mixed Shrub/Herbaceous (19 acres), with Palustrine Emergent wetlands (6 acres) and Open Water.

Assessment Summary

Table 12 summarizes the results of the WHA assessment, providing the WHA score, enhanced score, and special features for each habitat site.

Table 12. Habitat Assessment Summary

Habitat Site	Habitat Code	Acres	WHA Score	Enhanced Score	Special Features
Camassia/ Wilderness Park	CA-H-1	135	100	100	Vernal pools, quaking aspen bog; Baccharis, white rock larkspur, white-topped aster; Bald eagle, bandtailed pigeon, little willow flycatcher, olive-sided flycatcher, pileated woodpecker, purple martin
Fritchie Creek	FR-H-1	68	86	90	Cedar / skunk cabbage community; Largest Pacific madrones
Lower Fern Creek	FE-H-1	49	80	87	Pileated woodpecker; Cedar / skunk cabbage community, fish-bearing stream
Lower Trillium Creek	TR-H-1	57	75	85	Cutthroat trout; Diverse wetland habitats
Mary S. Young / Willamette Lowlands	MA-H-1	209	90	96	Pileated woodpecker, little willow flycatcher; Winter steelhead, Coho salmon, Chinook salmon; Large habitat mosaic
Mary S. Young/ Upper Trillium Ridge	MA-H-2	144	70	78	Bandtailed pigeon, live-sided flycatcher Potential amphibian breeding sites Ash forested wetlands
Tanner Creek	TA-H-1	76	58	67	Pileated woodpecker; fish
Tualatin River	TU-H-1	92	87	92	Bald eagle, band-tailed pigeon, little willow flycatcher, pileated woodpecker Red legged frog Winter steelhead, coho salmon
Upper Bernert Creek	BE-H-1	33	50	58	Remnant oak savanna; band-tailed pigeon
Upper Fern Creek/ Skyline Ridge	FE-H-2	163	72	79	olive-sided flycatcher; pileated woodpecker, ash-sedge-camas wetland fish-bearing stream
Upper Willamette / Wetland Complex	WI-H-2	123	82	89	White rock larkspur; Bald eagle, bandtailed pigeon, pileated woodpecker; Steelhead, coho salmon, chinook salmon; River confluence/Willamette Falls Wetland complex

Habitat Site	Habitat Code	Acres	WHA Score	Enhanced Score	Special Features
Willamette Falls/Clackamas Confluence	WI-H-1	137	86	93	Bald eagle, olive-sided flycatcher, peregrine falcon, pileated woodpecker; Steelhead, coho salmon, chinook salmon; Major confluence/habitat mosaic Heron Rookery

Significant Habitat Determination

Wildlife habitats were determined to be significant based on the WHA score for each site, the presence of federal or state-listed species, the presence of locally rare species or habitats, and other criteria described above. All 12 habitat sites met the WHA threshold criteria, and several sites also were found to support federal or state-listed species or locally rare species or habitats.

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Upper Bernert Creek
Location: Upper Bernert Creek bordered by Tannler Drive (west), Haskins Road (north), and I-205 (south)
Atlas #: 5332, 5431, 5432
LWI wetlands: N/A
Riparian sites: BE-R-1

Habitat code: BE-H-1
Site size: 39 acres
Sub-basin: Bernert Creek
Field date(s): 4/22/02, 6/27/02
Investigators: TB, LW, AK
WHA Score: 50 **Enhanced Score:** 58

Site Summary

This is a relatively small site in the upper Bernert Creek basin distinguished by having a small remnant oak savanna/grassland habitat. A mixed Douglas fir/bigleaf maple forest is located northeast of the oak community. The upper Bernert Creek corridor continues south of Salamo Road through maple and oak dominated forest before reaching I-205. Residential neighborhoods border and bisect the site, and I-205 is located to the south. Habitat types include Mixed Conifer/Hardwood Forest (12 acres), Hardwood Forest (8 acres), Oak Savanna (4.5 acres), and Mixed Shrub/Herbaceous (13.5 acres). The site provides forage, cover, and nesting habitat for a variety of wildlife including species associated with oak communities such as band tailed pigeon (a federal Species of Concern).

COMPONENT		DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	4	4	limited water sources within site
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	4	4	
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	4	4	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4 THREE+ 6	2	2	Bernert Creek
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	5	6	add seed, berry-bearing species
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	4	6	revegetate/diversify invasive dominated areas
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	5	6	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	4	5	add shrubs, mid-canopy layer
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	3	5	diversify species mix
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	2	2	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	2	2	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	2	3	housing and roads, invasive species (manage, revegetate with natives)
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	1	1	continuous freeway noise, residential activity/traffic, pets
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	2	2	
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	4	4	remnant oak savanna
	FLORA	NONE 0	RARE 4	UNIQUE 8	0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8	2	2	band tailed pigeon

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site BE-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Oregon white oak*	Pacific madrone	Himal. blackberry*	Red elderberry	Tall fescue*	Lady fern
Big-leaf maple*	Red alder	Hazelnut	Snowberry	Reed canary grass	Stinging nettle
Douglas fir*	Western red cedar	Osoberry	Vine maple	Bracken fern	Sword fern
Black cottonwood		Pacific ninebark		Cleavers	Velvet grass
Black hawthorn		Red-osier dogwood		English ivy	
Ornamental cherry		Scot's broom		Fireweed	

Wildlife Observed

Birds			Reptiles/Amphibians	Mammals
Band tailed pigeon	Scrub jay			
Black-capped chickadee	Song sparrow			
American goldfinch	Violet green swallow			
Oregon junco				

Special Features

Habitat/Species	Status/Disposition	Remarks
Remnant oak savanna	One of few remaining groves	Hills above Salamo Road
Band tailed pigeon	Federal SoC / - / ONHP list 4	Vicinity of oak grove

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	Medium	Disturbance	Medium
Food	Medium	Connectivity	Low
Cover	Medium	Unique Features	Low
Score: 50	Enhanced score: 58	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Camassia / Wilderness Park
Location: Site borders I-205 and Maple Ave (south), Prospect St (west), Skyline Dr (north), and West A St (east)
Atlas #: 5234, 5235, 5334, 5335
LWI wetlands: CA-01, CA-02, CA-03, CA-04, CA-05, CA-06
Riparian sites: CA-R-1

Habitat code: CA-H-1
Site size: 135 acres
Sub-basin: Camassia
Field date(s): 9/20/01, 10/24/01, 4/4, 4/11/02
Investigators: TB, LW, AK, EL
WHA Score: 100 **Enhanced Score:** 100

Site Summary

This is a regionally unique site with an extraordinary diversity of habitats and plants. More than 300 species of plants are found at the site, including rare Willamette Valley species such as the white rock larkspur which occurs here and at only six other places in the world. Also rare to the valley are the vernal pools and quaking aspen bog. The Oregon white oak-madrone woodlands that grow on the shallow soils of this rocky plateau are locally rare. The rock was exposed by the Bretz Floods 12,000 to 19,000 years ago which scoured soil and vegetation from parts of the valley and deposited granitic boulders from as far away as Canada (a small granite boulder was noted during field surveys). The site includes the 25-acre Camassia Preserve, 65-acre Wilderness Park, and West Linn High School habitats. The site marks the juncture of the mesic mixed conifer-hardwood forests along the north-south ridge and the drier, oak and grassland dominated communities associated with the shallow stony soils on the south facing hills.

COMPONENT		DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	6	6	water sources limited in parts of Wilderness Park
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	6	6	spring-fed; some stormdrain inputs above site
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4 THREE+ 6	6	6	streams, wetlands, ponds
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	8	8	
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	8	8	diverse food sources -berries, nuts, nectar, insects, etc
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	7	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	6	6	some areas with sparse understory layer
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	7	7	evergreen limited in areas
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	4	4	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	4	4	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	3	3	invasive species encroachment along perimeters
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	2	2	trails, some pets, freeway noise at south end of site
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	4	4	north and south to Willamette River greenway; I-205 is a barrier except for avians
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	8	8	vernal pools, aspen wetland, oak-madrone habitat
	FLORA	NONE 0	RARE 4	UNIQUE 8	8	8	larkspur, aster, baccharis, vernal pool community
	FAUNA	NONE 0	RARE 4	UNIQUE 8	6	6	nesting state-sensitive species, breeding amphibians

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site CA-H-1

Vegetation (*dominant)

Trees		Shrubs			Herbs/Emergents	
Oregon white oak*	Cascara	Poison oak*	Mock orange	Red osier dogwood	Sword fern*	Inside-out flower
Douglas fir*	English holly	Snowberry*	Oceanspray	Rose (baldhip, swamp)	Common camas*	Licorice fern
Aspen	Grand fir	Willow sp.*	Oregon grape (tall)	Salal	Creeping buttercup	Pacific waterleaf
Aster	Oregon ash	Douglas spiraea	Osoberry	Scot's broom	Duckweed	Rosy plectritis
Big-leaf maple	Pacific madrone	Baccharis	Pacific ninebark	Serviceberry	English ivy	Stream violet
Bitter cherry	Pacific willow	Dewberry	Red elderberry	Vine maple	Erythronium oregonom	Stinging nettle
Black cottonwood	Red alder	Hazelnut	Red flowering currant	Western wahoo	False Solomon's seal	Trillium sp.
Black hawthorn					Fringecup	

Wildlife Observed

Birds					
American crow	Canada goose	Golden-crowned sparrow	Mallard	Red-winged blackbird	Violet green swallow
American goldfinch	Cassin's vireo	Great blue heron	Mourning dove	Rock dove	Western screech owl
American robin	Cedar waxwing	Great horned owl	Nashville warbler	Ruby-crowned kinglet	Western tanager
Anna's hummingbird	Chestnut-backed chickadee	Hermit thrush	Northern flicker	Rufous hummingbird	Western wood pewee
Bald eagle	Chipping sparrow	Hermit warbler	Olive-sided flycatcher	Savannah sparrow	Wh. crowned sparrow
Band-tailed pigeon	Common raven	House finch	Orange crowned warbler	Sharp-shinned hawk	Willow flycatcher
Bewick's wren	Common yellowthroat	House wren	Osprey (nest)	Song sparrow	Wilson's warbler
Black-capped chickadee	Cooper's hawk	Hutton's vireo	Pacific-slope flycatcher	Spotted towhee	Winter wren
Black-headed grosbeak	Dark-eyed junco	Killdeer	Pileated woodpecker	Steller's & scrub jay	Wood duck
Black-throated gray warbler	Downy woodpecker	Hairy woodpecker	Pine siskin	Swainson's thrush	Yellow-rumped warbler
Brewer's blackbird	Dusky flycatcher	Hammond's flycatcher	Purple finch	Townsend's warbler	**Other Species**
Brown creeper	European starling	Lazuli bunting	Purple martin	Tree swallow	Black tailed deer
Brown headed cowbird	Evening grosbeak	Lesser goldfinch	Red crossbill	Turkey vulture	Chorus frog
Bullock's oriole	Flicker	Lincoln's sparrow	Red-breasted sapsucker	Varied thrush	Longtoed salamander
Bushtit	Fox sparrow	MacGillivray's warbler	Red-tailed hawk	Vaux's swift	NW salamander

Special Features

Habitat/Species	Status/Disposition	Remarks
Vernal pools, quaking aspen bog	Unique to region, rare in Willamette Valley	Camassia Preserve
Baccharis	First reported occurrence in Clackamas County	Camassia Preserve
White rock larkspur	Federal SoC / State LE / ONHP list 1	Camassia Preserve, basalt outcrops; only 7 sites in the world
White-topped aster	Federal SoC / State LT / ONHP list 1	Camassia Preserve
Bald eagle	Federal LT / State LT / ONHP list 2	Observed from Camassia
Bandtailed pigeon	Federal SoC / - / ONHP list 4	
Little willow flycatcher	- / State SV / ONHP list 4	
Olive-sided flycatcher	Federal SoC / State SV / ONHP list 4	
Pileated woodpecker	- / State SV / ONHP list 4	
Purple martin	Federal SoC / State SC / ONHP list 2	

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	Medium
Cover	High	Unique Features	High
Score: 100	**Enhanced score: 100**	**Significant?**	**Yes**

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

WINTER BROOK

General Information

Habitat Site: Lower Fern Creek
Location: Northern city limits south to Lower Fern Creek along old River Dr -Willamette River west to Hwy. 43
Atlas #: 4732, 4832, 4833
LWI wetlands: FE-02
Riparian sites: AR-R-1, RO-R-1, FE-R-1

Habitat code: FE-H-1
Site size: 49 acres
Sub-basin: Fern Creek
Field date(s): 9/20, 10/24/01, 4/4, 6/6, 6/27/02
Investigators: TB, EL, AK
WHA Score: 80 **Enhanced Score:** 87

Site Summary

A contiguous patch of habitat with more than two miles of uninterrupted stream corridors, including Fern Creek and the lower reaches of Arbor and Robinwood Creek tributaries. The fish-bearing streams flow through steep forested ravines, merging on a broader floodplain terrace with braided stream channels west of and parallel to Old River Drive. The site contains a mosaic of upland, riparian, and wetland habitats with its core located within an approximately 13-acre future community park site at the end of Fairview Way. The forested stream corridor continues north with only one crossing (Old River Drive) before connecting to Willamette riverine and riparian habitats across from Hog Island. Habitat types at this site include Mixed Conifer/Hardwood Forest, Hardwood Forest, and Meadow/grassland, with Palustrine Scrub-Shrub wetlands.

COMPONENT		DEGREE				SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8		8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8		5	5	
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8		7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4	THREE+ 6	4	4	streams and wetland
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8		8	8	
	VARIETY	LOW 0	MEDIUM 4	HIGH 8		6	8	manage invasive species; replant native shrubs
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8		6	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8		8	8	multiple layers, snags, large wood in streams
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8		7	8	mixed-age cedars and other evergreens; manage invasive species
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4		3	4	limit access, improve buffers
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4		4	4	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4		2	3	disturbed edges, storm discharge
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4		2	3	nearby residences; improve buffers
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8		4	4	internally well-connected but surrounded by residential development except to north
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8		2	2	small cedar / skunk cabbage community
	FLORA	NONE 0	RARE 4	UNIQUE 8		0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8		4	4	pileated woodpecker

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site FE-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Big-leaf maple*	Pacific dogwood	Osoberry*	Pacific ninebark	Sword fern*	Lady fern
Douglas fir* (40")	Pacific Yew (10")	Red-osier dogwood*	Red elderberry	Pacific waterleaf*	Licorice fern
Red alder* (along stream)		Salmonberry*	Red huckleberry	English ivy*	Maidenhair fern
Western red cedar* (40")		Dewberry	Thimbleberry	Cooley's hedge nettle	Skunk cabbage
Black cottonwood		Hazelnut	Vine maple	Fringecup	Stinging nettle
Oregon ash		Himal. blackberry	Willow spp.	Grass spp.	Water parsley
Ornamental cherry		Oregon grape		Horsetail	Western Trillium

Wildlife Observed

Birds			Fish	
American robin	Fox sparrow	Song sparrow	Unidentified game fish reported by ODFW	
Black headed grosbeak	Great blue heron	Spotted towhee		
Bushtit	Pileated woodpecker	Vaux' swift		
Black-capped chickadee	Rufous hummingbird	Wood duck		
Downy woodpecker	Scrub jay			

Special Features

Habitat/Species	Status/Disposition	Remarks
Pileated woodpecker	- / State SV / ONHP list 4	Foraging and nesting
Fish-bearing stream	ODFW listed	Major drop to Willamette is limiting for salmonids
Cedar / skunk cabbage community	Locally rare	Near Fern and Robinwood Creek confluence

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	Medium
Cover	High	Unique Features	Low
Score: 80	Enhanced score: 87	Significant?	Yes

30 (40)

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Upper Fern Creek / Skyline Ridge
Location: North city limits south to Hidden Springs Rd., Hwy. 43 west to city limits
Atlas #: 4830-32, 4931-32, 5031-32
LWI wetlands: RO-01, FE-01
Riparian sites: AR-R-1, RO-R-1, FE-R-2, RN-R-2

Habitat code: FE-H-2
Site size: 165 acres
Sub-basin: Fern Creek, Trillium Creek
Field date(s): 6/6/02, 6/27/02
Investigators: TB, AK
WHA Score: 72 **Enhanced Score:** 79

Site Summary

Forested north-south ridge and associated stream corridors located in the Skyline Ridge, Marylhurst and Hidden Springs neighborhoods above Highway 43. Hillside streams (some fish-bearing) emerge from seeps and springs and flow through steep ravines dominated by Douglas fir, bigleaf maple, and occasionally Oregon white oak. This forest links the multiple ravines along the steep ridge above residential areas along Hwy. 43. This sites includes a locally rare Oregon ash-slough sedge-common camas wetland at the new City park at Upper Midhill Drive. A variety of open space lands are part of the site, including the Arran (1 acre), Carriage Way (6 acres), Interstate Tractor (11 acres), Skye Pkwy (8 acres), Troon (6 acres), and Wildwood (13 acres) Open Spaces. This site contains moderate to high quality upland, riparian and wetland habitats. Habitat types include Conifer Forest (45 acres), Mixed Conifer/Hardwood Forest (82 acres), Hardwood Forest (18 acres), Oak Woodland (7 acres), Mixed Shrub/Herbaceous (7 acres), Meadow/Grassland (1 acre), and Forested (1 acre) and Emergent (1 acre) wetlands.

COMPONENT		DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	6	6	small, perennial streams
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	5	5	forested headwaters; some stormwater inputs, potential sewer leaks
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4 THREE+ 6	4	4	streams, wetlands
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	6	7	Diversify understory
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	5	7	Manage invasives and diversify understory in areas
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	6	6	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	6	7	Manage invasives and diversify understory in areas
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	5	7	Diversify understory and buffers along residential areas
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	3	3	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	3	3	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	3	4	some invasive species, roads
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	3	3	
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	4	4	some links to rural lands to west
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	2	2	small, rare wetland habitat
	FLORA	NONE 0	RARE 4	UNIQUE 8	0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8	4	4	sensitive species

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site FE-H-2

Vegetation (*dominant)

Trees	Shrubs		Herbs/Emergents	
Big-leaf maple*	H blackberry*	Red huckleberry	English ivy*	Lupin sp.
Douglas fir (48")*	Vine maple*	Red osier dogwood	Sword fern*	Maidenhair fern
Black cottonwood	Dewberry	Salal	Bracken fern	Meadow foxtail
Black hawthorn	Douglas spiraea	Salmonberry	Cleavers	Pacific waterleaf
English holly	English laurel	Serviceberry	Clematis	Piggy-back plant
European hawthorne	Hazelnut	Snowberry	Colonial bentgrass	Reed canarygrass
Ornamental cherry	Mock orange	Thimbleberry	Common camas	Skunk cabbage
Oregon ash	Nootka rose	Trailing blackberry	Creeping buttercup	Slough sedge
Oregon white oak	Oceanspray		Dewey's sedge	Small bullrush
Pacific madrone	Oregon grape		Fairy bells	Soft rush
Pacific dogwood	Osoberry		Glyceria	Spring beauty
Red alder	Pacific ninebark		Inside out flower	Stinging nettle
Western hemlock (22")	Poison oak		Grooved rush	Western trillium
Western red cedar (40")	Red elderberry		Lady fern	Vanilla leaf
			Large leaved avens	

Wildlife Observed

Birds				
Anna's hummingbird	Bushtit (nest)	Olive sided flycatcher	Song sparrow	Western wood pewee
American goldfinch	Cedar waxwing	Pileated woodpecker	Spotted towhee	White crowned sparrow
American robin	House finch	Red-breasted nuthatch	Stellar's jay	Wilson's warbler
Bewick's wren	Mallard	Red-tailed hawk	Swainson's thrush	
Black-capped Chickadee	Mourning dove	Rufous hummingbird	Vaux' swift	
Black headed grosbeak	Northern flicker	Scrub jay	Western tanager	

Special Features

Habitat/Species	Status/Disposition	Remarks
Olive sided flycatcher	Federal SoC / State SV / ONHP list 4	
Pileated woodpecker	- / State SV / ONHP list 4	

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Low
Food	High	Connectivity	Medium
Cover	High	Unique Features	Low
Score: 72	Enhanced score: 79	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Fritchie Creek
Location: Interstate 205 north to study limits (UGB) and east to vicinity of Bland Circle; includes 2 sub-areas (as mapped)
Atlas #: 5231, 5330, 5331, 5332
LWI wetlands: FR-01
Riparian sites: FR-R-1, FR-R-2

Habitat code: FR-H-1
Site size: 68 acres
Sub-basin: Fritchie Creek
Field date(s): 8/30/01, 3/20, 3/21, 4/3/02
Investigators: TB, LW, AK, EL
WHA Score: 86 **Enhanced Score:** 90

Site Summary

This site is composed of two sub-areas of the upper Fritchie Creek basin: 1) north and middle forks of Fritchie and 2) south fork. The site contains a diverse, cedar dominated riparian forest with palustrine emergent wetlands at base of the canyon slopes. The corridor connects with the large forested habitats to the west of the study area. The southern sub-area is a forested, generally narrow corridor consisting primarily of the North Willamette Park and Tanner Open Space. The site includes a mixed forest community with the oldest Pacific madrone trees (more than 40" diameter) observed in the City. Habitat types at this site include Conifer Forest, Mixed Conifer/Hardwood Forest, Hardwood Forest, Mixed Shrub/Herbaceous, Meadow/Grassland, and Palustrine Emergent wetlands. Potential enhancement opportunities include replacement of the culverts under I-205 with large arch culverts or bridges that could restore free passage of fish and wildlife between the site and Tualatin River riparian habitats.

	COMPONENT	DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	6	6	mostly forested basin; south subarea receives storm drain inputs
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO THREE+ 4 6	6	6	streams, ponds, wetlands
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	8	8	
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	7	8	manage invasives/diversify with natives
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	7	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	6	8	mid-canopy layer thin in areas
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	7	7	some snags and large wood
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	4	4	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	4	4	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	2	3	I-205, residential development; revegetate buffer
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	4	4	
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	6	6	western site part of large habitat patch west of city
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	4	4	cedar/skunk cabbage community, beaver pond, large connected habitat patch
	FLORA	NONE 0	RARE 4	UNIQUE 8	0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8	0	0	

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site FR-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Douglas fir* (>40")	Oregon white oak	Himal. Blackberry*	Red-osier dogwood	Sword fern*	Pacific waterleaf
Western red cedar*	Ornamental cherry	Osoberry*	Salmonberry	Reed canarygrass*	Piggy-back
Big-leaf maple*	Pacific madrone (>40")	Snowberry*	Thimbleberry	American brooklime	Skunk cabbage
Black cottonwood	Pacific willow	Dewberry	Vine maple	Bitter cress	Stinging nettle
Black hawthorn	Red alder	Elderberry		Common rush	Trout lily
Cascara		Hazelnut		Fringecup	Western trillium
English holly		Oregon grape		Henderson sedge	Wild strawberry
Grand fir		Red elderberry		Licorice fern	Wood fern

Wildlife Observed

Birds			Reptiles/Amphibians	Mammals
American robin	Bushtit	Stellar's jay	Potential amphibian	Beaver
Bewick's wren	Cedar waxwing	Swainson's thrush	breeding in beaver pond	Black tailed deer
Black-capped chickadee	Common yellowthroat	Western wood pewee		
Black headed grosbeak	Song sparrow			
Brown headed cowbird	Spotted towhee			

Special Features

Habitat/Species	Status/Disposition	Remarks
Cedar / skunk cabbage community	Locally rare	
Pacific madrone	Locally rare	Potentially largest in region

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Low
Food	High	Connectivity	High
Cover	High	Unique Features	Low
Score: 86	Enhanced score: 90	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Mary S Young / Willamette lowlands
Location: Willamette River near Calaroga Dr. south to lower MS Young Creek – Willamette River west to Hwy 43.
Atlas #: 4833-34, 4933-34, 5033-34
LWI wetlands: WI-04, WI-05, WI-06, TY-01
Riparian sites: HE-R-1, MA-R-1, TY-R-1, WI-R-1, WI-R-2

Habitat code: MA-H-1
Site size: 323 acres
Sub-basin: Willamette, Heron, Turkey, MS Young
Field date(s): 6/24/01, 5/23/02, 4/23/02, 6/27/02
Investigators: TB; EL, LW, AK
WHA Score: 90 **Enhanced Score:** 96

Site Summary

Large habitat site includes the 127-acre Mary S. Young State Park and the 26-acre Cedaroak Boat Ramp/Cedar Island park site; contains a diverse range of habitats, including upland forests integrated with multiple riparian corridors (Heron, Turkey and MS Young Creeks) and several wetlands, directly linked to bottomland habitats along a 1.7-mile reach of the Willamette River. This reach provides channel complexity with off-channel habitats (side channels and alcoves) formed by Cedar Island and the rock islands off Mary S. Young State Park and north of Cedaroak Boat Ramp. Steep forested canyons cross through the state park, their streams emerging in these sheltered Willamette River side channels and backwater areas. Mary S. Young Creek flows into a backwater area adjacent to two islands where several salmon carcasses were observed; this stream has potential for restored fish access (culverts under park trails have drops of up to 4 feet). Habitat types include Conifer Forest (0.4 acres), Mixed Conifer/Hardwood Forest (123.5 acres), Hardwood Forest (9.5 acres), Bottomland Forest (28.7 acres), Shrub (0.4 acres), Mixed shrub/herbaceous (21 acres), Meadow/grassland (2.7 acres), Palustrine Forested (5.5 acres) and Emergent (4.8 acres) wetlands, Open Water (river, 106 acres).

COMPONENT		DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	5	5	Turkey basin undeveloped; others with stormwater discharges; Willamette WQ limited
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	8	8	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4 THREE+ 6	6	6	streams, wetlands, perm. open water
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	7	8	large snags, diverse habitats; some ivy infestation
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	7	8	
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	7	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	7	8	multiple layers, snags and logs; manage invasives
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	7	8	conifers well represented
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	4	4	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	4	4	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	2	4	some invasive species; continue management
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	3	3	trails
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	6	6	Willamette corridor and uplands
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	4	4	off-channel habitats; large forest patch
	FLORA	NONE 0	RARE 4	UNIQUE 8	1	1	western wahoo
	FAUNA	NONE 0	RARE 4	UNIQUE 8	4	4	salmon rearing; pileated woodpecker

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site MA-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Big-leaf maple*	Ornamental cherry	Salmonberry*	Pacific ninebark	Sword fern*	Oregon oxalis
Douglas Fir* (48")	Red alder	Vine maple*	Red elderberry	Bleeding heart	Pacific waterleaf
Western red cedar*(40")	Western hemlock (30")	Dewberry	Red huckleberry	Dewey's sedge	Spring beauty
Black cottonwood		Douglas spiraea	Red-osier dogwood	English ivy	Stinging nettle
Black hawthorn		English laurel	Salal	False solomn seal	Stream violet
English holly		Hazelnut	Scot's broom	Hookers fairy bells	Western trillium
European hawthorn		Himal. blackberry	Scouler willow	Horsetail	Western dock
Grand fir		Japanese knotweed	Snowberry	Lady fern	
Oregon ash		Oregon grape-both	Thimbleberry	Large-leaved avens	
Oregon white oak		Osoberry	Western wahoo	Maidenhair fern	

Wildlife Observed

Birds				Mammals
American robin	Gull (spp)	Ring necked pheasant	Little willow flycatcher	Beaver
American crow	Kingfisher	Ruby crowned kinglet	Winter wren	Coyote
Black headed grosbeak	Mallard	Song sparrow	Wood duck	Deer
Canada geese	Marsh wren	Spotted towhee		Douglas squirrel
Chickadee	Nuthatch	Swainson's thrush		
Common loon	Pileated woodpecker	Warbling vireo		
Great blue heron	Red-winged blackbird	Western tanager		

Special Features

Habitat/Species	Status/Disposition	Remarks
Pileated woodpecker	- / State SV / ONHP list 4	Foraging and nesting
Little willow flycatcher	- / State SV / ONHP list 4	
Winter steelhead	Federal LT / State SC / ONHP list 1	Rearing, migration
Coho salmon	Federal C / State LE / ONHP list 1	Rearing, migration
Chinook salmon	Federal LT / State SC / ONHP list 1	Rearing, migration
Large habitat mosaic	Locally rare	Important stepping stone in riparian system

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	High
Cover	High	Unique Features	Medium
Score: 90	Enhanced score: 96	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Mary S Young / Upper Trillium Ridge
Location: Hidden Springs Rd. south to Wilderness Park (Skyline Dr.); east limit is Hwy. 43 and west is Rosemont Rd.
Atlas #: 5031-33, 5131-35 5234-35
LWI wetlands: TR-01, TR-02, HI-01
Riparian sites: TR-R-2, HE-R-2, MA-R-2, BA-R-2

Habitat code: MA-H-2
Site size: 150 acres
Sub-basin: Trillium, Heron, MS Young, Barlow
Field date(s): 4/2/02,4/11/02 4/22/02, 5/23/02
Investigators: TB, LW, EL, AK
WHA Score: 70 **Enhanced Score:** 78

Site Summary

Central section of forested north-south ridge and associated stream corridors extending from above Mary S. Yound Park south to Wilderness Park. Multiple streams emerge from springs as far west as Rosemont Road; some springs are associated with ash forest and scrub-shrub wetlands. The streams flow through natural ravines dominated by Douglas fir and bigleaf maple. A forest links the multiple ravines along the steep ridge above Hwy. 43. This site contains several significant park and open space lands, including the Hidden Springs Open Space (38 acres), Sahallie-Illahee/Ibach Park group (7 acres), and a portion of Sunburst Park. This site contains moderate to high quality upland, riparian and wetland habitats. Habitat types include Conifer Forest (27 acres), Mixed Conifer/Hardwood Forest (93 acres), Hardwood Forest (8 acres), Oak Woodland (3 acres), Shrub (2 acres), Mixed Shrub/Herbaceous (4 acres), with Palustrine Forested (12 acres) and Scrub-Shrub (6 acres) wetlands.

COMPONENT		DEGREE				SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8		6	6	small, perennial streams
	QUALITY	LOW 0	MEDIUM 4	HIGH 8		6	6	spring-fed; some stormwater discharges
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8		7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4	THREE+ 6	4	4	streams, wetlands
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8		6	7	Manage invasives and diversify understory in areas
	VARIETY	LOW 0	MEDIUM 4	HIGH 8		6	8	Manage invasives and diversify understory in areas
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8		6	6	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8		6	8	Manage invasives and diversify understory in areas
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8		6	8	Diversify understory and buffers along residential areas
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4		3	3	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4		2	2	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4		2	3	Invasive species, roads, buildings
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4		3	3	
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8		3	3	
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8		0	0	
	FLORA	NONE 0	RARE 4	UNIQUE 8		0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8		4	4	band-tailed pigeon, olive sided flycatcher

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site MA-H-2

Vegetation (*dominant)

Trees	Shrubs		Herbs/Emergents		
Big-leaf maple*	Himal. blackberry*	Red elderberry	Sword fern*	Inside out flower	Vanilla leaf
Douglas fir *	Osoberry*	Red huckleberry	English ivy*	Large-leaved avens	Western dock
Oregon ash (* wetland)	Red-osier dogwood*	Scot's broom	Lady fern*	Licorice fern	Western trillium
Red alder (* stream)	Salmonberry*	Scouler willow	Pacific waterleaf*	Pacific waterleaf	Wood sorrel
Western red cedar*	Snowberry*	Serviceberry	Bedstraw	Piggy-back	
Black cottonwood	Dewberry	Thimbleberry	Bracken fern	Reed canarygrass	
Black hawthorn	Elderberry	Vine maple	Cleavers	Roberts geranium	
Cascara	English laurel	Western wahoo	Common Camas	Spring beauty	
English holly	Hazelnut	Wild rose	Common rush	Water parsley (stream)	
Grand fir	Nootka rose	Willow sp.	False hellebore	Sedge sp.	
Oregon white oak	Oceanspray		Fireweed	Stachy's hedge nettle	
Ornamental cherry	Oregon grape (dull)		Fringecup	Stinging nettle	
Pacific yew	Pacific ninebark		Hookers fairy-bell	Stream violet	
Western hemlock	Pacific willow		Horsetail	Trillium	

Wildlife Observed

Birds			Reptiles/Amphibians	Mammals
American crow	Cedar waxwing	Scrub jay	Amphibians (pot. breeding)	Douglas squirrel
American robin	Fox sparrow	Song sparrow		Moles
Bandtailed pigeon	House finch	Spotted towhee		Raccoon
Bewick's wren	Golden crowned kinglet	Starling		
Black capped chickadee	Northern flicker	Stellar's jay		
Black headed grosbeak	Olive sided flycatcher	Western wood pewee		
Brownheaded cowbird	Orange crowned warbler			
Bushtit	Owl (unidentified)			

Special Features

Habitat/Species	Status/Disposition	Remarks
Bandtailed pigeon	Federal SoC / - / ONHP list 4	
Olive-sided flycatcher	Federal SoC / State SV / ONHP list 4	
Potential amphibian breeding sites	Locally rare	Wetlands and small ponds
Ash forested wetlands	Locally rare	Headwaters of Trillium Creek

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	Medium
Cover	High	Unique Features	Low
Score: 70	Enhanced score: 78	Significant?	Yes

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West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

WINTER BROOK

General Information

Habitat Site: Tanner Creek
Location: Rosemont Rd. (north), Interstate 205 (south), Summit and Sussex Streets (east); west boundary near Salamo Rd.
Atlas #: 5131, 5232-33, 5332-33, 5432-34
LWI wetlands: TA-01 to TA-09
Riparian sites: SA-R-1, TA-R-1, TA-R-2

Habitat code: TA-H-1
Site size: 110 acres
Sub-basin: Tanner Creek
Field date(s): 4/2/02, 5/2, 5/16, 6/21, 6/27
Investigators: TB, LW, AK
WHA Score: 58 **Enhanced Score:** 67

Site Summary

Tanner Creek is the largest subwatershed within the study area; it is experiencing heavy development pressure. The significant habitat features within the site are generally limited to the wetlands, riparian corridors, and adjacent uplands along Tanner Creek and its tributary streams, which include Salamo Creek. The narrow, mostly wooded stream corridor contains multiple streamside wetlands and several ponds; the stream and associated habitats descend across the rolling hills of the upper basin until they reach the area of Imperial Dr. where the stream flows into pipes and over rock ledges before discharging to the Willamette River. Roads and housing development fragment the habitat corridor, limiting migratory and refuge opportunities for wildlife. Though narrow and fragmented, these habitats contain a wide variety of resident and migratory birds, mammals, amphibians, and reptiles. Fish have also been recorded in Tanner Creek. Habitat types at this site include Oak Woodland (8 acres), Conifer Forest (10 acres), Mixed Conifer/ Hardwood Forest (17 acres), Hardwood Forest (31 acres), Shrub (8 acres), Mixed Shrub/Herbaceous (2 acres), Meadow/Grassland (12 acres), with Palustrine Forested (4 acres), Scrub-Shrub (1 acre), and Emergent (2 acres) wetlands. Enhancement options include restoration of vegetated buffers and retrofitting or replacement of culverts with arch culverts or bridges to improve fish and wildlife passage.

COMPONENT		DEGREE				SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8		8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8		2	4	storm runoff, failing septic (on Salamo Cr.), lack of shade in areas
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8		5	5	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4	THREE+ 6	6	6	streams, wetlands, ponds
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8		5	6	food sources sparse in areas
	VARIETY	LOW 0	MEDIUM 4	HIGH 8		4	5	few snags, limited diversity of nuts and berries locally
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8		6	6	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8		4	5	limited layers in areas
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8		4	5	limited cover along several reaches
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4		3	3	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4		1	2	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4		1	2	roads, buildings, invasive species (manage)
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4		1	2	residential activity, trash, pets
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8		2	2	
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8		2	2	wetland mosaic, stillwater habitat (ponds)
	FLORA	NONE 0	RARE 4	UNIQUE 8		0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8		4	4	pileated woodpecker, breeding amphibians

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site TA-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Big-leaf maple*	Red alder	Snowberry*	Salmonberry	Sword fern*	Horsetail
Douglas fir*	Western red cedar	Himal. blackberry*	Serviceberry	Cleavers	Lady fern
Oregon white oak*		Dewberry	Vine maple	Common rush	Morning glory
Black cottonwood		English holly		Creeping buttercup	Pacific waterleaf
Black hawthorn		Hazelnut		English ivy	Reed canarygrass
Grand fir		Osoberry		Foxglove	Stachy's hedge nettle
Oregon ash		Red elderberry		Fringecup	Water parsley

Wildlife Observed

Birds			Reptiles/Amphibians
American goldfinch	European starling	Red tail hawk	Potential amphibian breeding (frogs noted)
American robin	Evening grosbeak	Scrub jay	
Black-capped chickadee	Fox sparrow	Song sparrow	
Brown headed cowbird	House finch	Spotted towhee	
California quail	Mallard	Stellar's jay	
Cedar waxwing	Mourning dove	Western flycatcher	
Cooper's hawk	Pileated woodpecker (borings)		

Special Features

Habitat/Species	Status/Disposition	Remarks
Pileated woodpecker	- / State SV / ONHP list 4	Nesting, foraging
Ash forested wetlands	Locally rare	

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Low
Food	Medium	Connectivity	Low
Cover	Medium	Unique Features	Low
Score: 58	Enhanced score: 67	Significant?	Yes

40 50

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Lower Trillium Creek
Location: Bordered to east by Willamette River and Calaroga Dr., west by Hwy. 43, south by Mapleton Dr., north by city limits
Atlas #: 4732-33, 4832-33, 4932-33
LWI wetlands: TR-03, TR-04
Riparian sites: GA-R-1, RN-R-1, TR-R-1

Habitat code: TR-H-1
Site size: 70 acres
Sub-basin: Willamette River, Trillium Creek
Field date(s): 4/2/02, 6/6/02, 6/27/02
Investigators: TB, AK, LW
WHA Score: 75 **Enhanced Score:** 85

Site Summary

The Lower Trillium Creek site contains a perennial stream corridor and tributaries supporting cutthroat trout, with a generally good connection to the Willamette River. This site has multiple associated wetlands and ponds providing diverse habitat. Nearby housing and roads constrain and fragment the corridor in certain areas, limiting wildlife migration and refuge opportunities. Wetland, riparian and upland habitats are located in forested ravines, the lower sections of which have broad floodplain terraces with braided stream channels. Dominant canopy cover consists of Douglas fir, bigleaf maple, red alder, and western red cedar. Habitat types at this site include Mixed Conifer/Hardwood Forest (44 acres), Hardwood Forest (1 acre), Meadow/Grassland (1 acre), and Palustrine Scrub-Shrub (1 acre) wetlands.

COMPONENT		DEGREE				SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8		8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8		5	6	stormwater runoff
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8		7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4	THREE+ 6	4	4	streams, wetlands
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8		6	7	vegetation, large wood cleared inareas
	VARIETY	LOW 0	MEDIUM 4	HIGH 8		6	7	invasive species limiting (revegetate)
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8		6	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8		6	8	some cleared, denuded areas
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8		6	7	cedars, evergreen cover
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4		3	3	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4		3	3	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4		2	3	roads, grading
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4		2	4	revegetate buffer
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8		3	3	few upland linkages
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8		4	4	wetland mosaic
	FLORA	NONE 0	RARE 4	UNIQUE 8		0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8		4	4	cuttroat trout

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site TR-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Big-leaf maple*	Oregon white oak (36")	Himal. blackberry*	Pacific ninebark	English ivy*	Glyceria
Douglas fir*	Ornamental cherry	Osoberry*	Red elderberry	Pacific waterleaf*	Horsetail
Red alder*	Pacific dogwood	Vine maple*	Red huckleberry	Sword fern*	Inside out flower
Western red cedar*	Pacific madrone	Red-osier dogwood*	Salal	Bracken fern	Lady fern
Black cottonwood	Western hemlock	Dewberry	Salmonberry	Cleavers	Large-leaved avens
Black hawthorn		English laurel	Snowberry	Clematis	Reed canarygrass
English holly		Hazelnut	Thimbleberry	Cooley's hedge nettle	Robert's geranium
Grand fir		Japanese knotweed	Willow sp.	Creeping buttercup	Skunk cabbage
Mountain ash		Oceanspray		Dewey's sedge	Spring beauty
Oregon ash		Oregon grape		Grooved rush	Stinging nettle

Wildlife Observed

Birds		Reptiles/Amphibians	Mammals
American robin	Bleak-capped chickadee	Potential amphibian breeding sites	Beaver
American crow	Black throated grey warbler		Douglas squirrel
Belted kingfisher	Song sparrow		
Bewick's wren	Spotted towhee		

Special Features

Habitat/Species	Status/Disposition	Remarks
Cutthroat trout	- / State SV / ONHP list 1	Trillium Creek
Diverse wetland habitats	Locally rare	North of Cedaroak Dr.

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	Medium
Cover	High	Unique Features	Low
Score: 75	Enhanced score: 85	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Tualatin River
Location: Fritchie Creek confluence (near I-205) to mouth of Tualatin River at Willamette Park
Atlas #: 5330, 5429, 5430, 5529, 5530, 5531, 5631
LWI wetlands: TU-01 through TU-05, FR-02, FR-03, FR-04
Riparian sites: TU-R-1, TU-R-2, FR-R-1, FR-R-2

Habitat code: TU-H-1
Site size: 137 acres
Sub-basin: Tualatin River
Field date(s): 8/30, 9/20/01, 3/20, 3/21/02
Investigators: TB, LW, AK, EL
WHA Score: 87 **Enhanced Score:** 92

Site Summary

Tualatin River site extends 2.5 miles from Fritchie Creek to confluence with Willamette River. The broad river valley narrows at Borland Bridge to a steeper gradient channel through forested river canyon with steep walls to the south and a series of stepped floodplain and hillslope terraces to the north, bordered by residential neighborhoods. This site includes the 14-acre Tualatin River Open Space, the new 20-acre City Riverfront park, 9-acre Swift Shores Open Space, and a small portion of Willamette Park.

The Tualatin and lower Fritchie Creek riparian corridors provide diverse forage and nesting habitat for a wide variety of wildlife including several federal and state-listed species. The river has a functioning, well-connected floodplain with remnant oxbows, and is directly linked to larger forest habitats to the west. Habitat types include Conifer Forest, Mixed Conifer/Hardwood Forest, Hardwood Forest, Bottomland Forest, Shrub, Mixed Shrub/Herbaceous, and Meadow/Grassland. Wetland habitats include: Palustrine Forested, Palustrine Emergent, and Open Water. Across from the new City park is a wet-season waterfall, a rare feature in the region.

COMPONENT		DEGREE				SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8		8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8		4	4	WQ limited stream
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8		8	8	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4	THREE+ 6	4	4	river, wetlands
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8		7	8	persistent fruits, seeds, other food sources
	VARIETY	LOW 0	MEDIUM 4	HIGH 8		7	8	revegetate/diversify invasive dominated areas
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8		7	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8		6	7	mid-canopy layers limited in areas
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8		6	8	revegetate/diversify invasive dominated areas
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4		3	3	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4		3	3	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4		3	3	
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4		2	2	
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8		7	7	
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8		4	4	predominantly natural, free-flowing river corridor well connected to large habitat patches
	FLORA	NONE 0	RARE 4	UNIQUE 8		0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8		8	8	listed birds, amphibian, and fish species

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site TU-H-1

Vegetation (*dominant)

Trees		Shrubs		Herbs/Emergents	
Big-leaf maple*	Ornamental cherry	Himal. Blackberry*	Osoberry	Reed canarygrass*	Piggy-back
Douglas fir* (40")	Pacific madrone	Red-osier dogwood*	Pacific ninebark	Sword fern*	Slough sedge
Oregon ash*	Red alder	Snowberry*	Poison oak	Bentgrass	Stinging nettle
Pacific willow*	Western red cedar	Douglas spiraea	Red elderberry	Bracken fern	Tall fescue
Black hawthorn	Western yew	Evergreen blackberry	Salal	English ivy	Teasel
English holly		Hazelnut	Sitka willow	Japanese knotweed	Velvet grass
Grand fir		Oceanspray	Thimbleberry	Licorice fern	
Oregon white oak		Oregon grape	Vine maple	Morning glory	

Wildlife Observed

Birds				Amphibians
American crow	Brown towhee	Northern flicker	Spotted sandpiper	Red legged frog
American goldfinch	Bushtit	Osprey	Starling	Ensatina
American kestral	Cedar waxwing	Pileated woodpecker	Stellars jay	Rough-skinned newt
American robin	Common merganser	Pine siskin	Townsend's Warbler	Pacific chorus frogs (eggs)
Allen's hummingbird	Cooper's hawk	Purple finch	Turkey vulture	
Anna's hummingbird	Downy woodpecker	Red breasted nuthatch	Varied thrush	
Bald eagle	Evening grosbeak	Red-breasted sapsucker	Violet green swallow	
Band-tailed pigeon	Fox sparrow	Red-tailed hawk	Western tanager	
Belted kingfisher	Golden-crowned kinglet	Red-winged blackbird	White winged dove	
Bewick's wren	Great blue heron	Ruby-crowned kinglet	White crowned sparrow	
Black-capped chickadee	Hairy woodpecker	Rufous hummingbird	Wilson's warbler	
Black-headed grosbeak	House sparrow	Scrub jay		
Black-throated gray warbler	Lesser goldfinch	Sharp-shinned hawk		
Brewer's blackbird	Mallard	Song sparrow		
Brown creeper	Mourning dove	Spotted towhee		

Special Features

Habitat/Species	Status/Disposition	Remarks
Bald eagle	Federal LT / State LT / ONHP list 2	
Bandtailed pigeon	Federal SoC / - / ONHP list 4	
Little willow flycatcher	- / State SV / ONHP list 4	
Pileated woodpecker	- / State SV / ONHP list 4	Nesting, foraging
Red legged frog	Federal SoC / State SV / ONHP list 2	Breeding at Swift Shores pond
Winter steelhead	Federal LT / State SC / ONHP list 1	Migration
Coho salmon	Federal C / State LE / ONHP list 1	Rearing, migration

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	High
Cover	High	Unique Features	Medium
Score: 87	Enhanced score: 92	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Willamette Falls / Clackamas Confluence
Location: Lower Barlow Creek south to Willamette Falls, south of Interstate 205 and east of Hwy. 43; includes Goat Island
Atlas #: 5034, 5134-36, 5235-36, 5335-36
LWI wetlands: CS-01, WI-07
Riparian sites: BA-R-1, BO-R-1, CS-R-1, MC-R-1, MX-R-1, WI-R-2

Habitat code: WI-H-1
Site size: 247 acres **Sub-basins:** Barlow, Bolton, Maddox, Cascade Springs Pond, McLean, Willamette
Field date(s): 8/30/01, 4/4/02, 4/11/02, 4/22/02, 5/2/02
Investigators: TB, AK, EL, LW
WHA Score: 86 **Enhanced Score:** 93

Site Summary

This site marks the confluence of two major riverine systems, the Willamette and Clackamas Rivers, integrated with other significant habitat features such as Goat Island, Willamette Falls, and a network of forested stream corridors to the west. The site extends from Lower Barlow Creek south to the falls along a mostly tree-lined reach of the Willamette River, and west along the forested lowlands and stream corridors to Hwy. 43. This river reach provides a diverse mix of instream habitats including both shallow and deepwater habitats, side channels and seasonal alcoves, sand and gravel point bars, and rock ledges. The 17-acer Goat Island forms the core of the confluence area across from the mouth of the Clackamas River. Goat Island is home to a colony of Great Blue Herons (among other wildlife) with 54 active nests (estimated during Spring 2002 surveys), making it one of the largest rookeries on the Willamette River. Upstream from the island is the McLean House/Westbridge Park and the Abernathy Bridge, which is a Peregrine Falcon nest site (eyrie). The site includes the 13-acre Burnside Park and 9-acre Maddax Woods Open Space. Habitat types include Bottomland Forest (35 acres), Conifer Forest (3 acres), Mixed Conifer/Hardwood Forest (77 acres), Hardwood Forest (8 acres), Oak Woodland (5 acres), Mixed Shrub/Herbaceous (19 acres), with Palustrine Emergent wetlands (6 acres) and Open Water (river, 96 acres).

	COMPONENT	DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	5	5	Willamette WQ limited; some spring fed streams
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	6	6	Some river and stream segments exposed (eg, cover lacking in developed area near falls)
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO THREE+ 4 6	6	6	streams, wetlands, perm. open water
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	7	8	diverse food sources; some ivy infestation
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	6	7	species diversity is limited in some areas
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	6	7	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	6	7	multiple layers, snags; some areas with sparse understory
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	6	7	evergreen cover limited adjacent river
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	4	4	large snags, diverse habitats
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	4	4	
HUMAN DISTURB.	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	2	3	Manage invasive species
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	2	3	some river recreation and residential impacts could be limited
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	6	6	north and south and to Clackamas Basin
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	4	4	Willamette Falls; island habitat; major river confluence
	FLORA	NONE 0	RARE 4	UNIQUE 8	0	0	
	FAUNA	NONE 0	RARE 4	UNIQUE 8	8	8	sensitive and listed species, heron rookery

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site WI-H-1

Vegetation (*dominant)

Trees	Shrubs		Herbs/Emergents		
Big-leaf maple*	Osoberry*	Pacific ninebark	Sword fern*	Lady fern	Stinging nettle
Black cottonwood*	Salmonberry*	Poison oak	English ivy*	Large leaved avens	Tansy
Doug fir* (36")	Snowberry*	Red elderberry	Bittersweet	Licorice fern	Thimbleberry
Western red cedar*	Vine maple*	Red-osier dogwood	Bleeding heart	Maidenhair fern	Twisted stalk
Black hawthorn	Himal. Blackberry*	Salal	Bracken fern	Morning glory	Vanilla leaf
English holly	Bamboo sp.	Scot's broom	Cleavers	Pacific waterleaf	Watson's willow herb
Oregon ash	Dewberry	Thimbleberry	Clematis	Piggy-back plant	Western trillium
Oregon white oak	Douglas spiraea	Western wahoo	Creeping buttercup	Poison hemlock	Wild cucumber
Ornamental cherry	English laurel	Willow sp.	Fairy bells (hooker)	Reed canarygrass	Wormwood
Red alder	Hazelnut		False Solomon's seal	Robert's geranium	Youth on age
Western hemlock	Mock orange		Horsetail	Skunk cabbage	
	Oregon grape (tall)		Inside out flower	Spring beauty	

Wildlife Observed

Birds			Reptiles/Amphibians	Mammals
American robin	Hooded merganser	Rufous hummingbird	Potential breeding habitat	Beaver
American crow	House finch	Scrub jay		Black tailed deer
Bald eagle	Killdeer	Song sparrow		Douglas squirrel
Bewick's wren	Golden crowned kinglet	Spotted towhee		Moles
Belted kingfisher	Mallard	Spotted sandpiper		Raccoon
Black-capped chickadee	Northern flicker	Turkey vulture		
Bushtit	Northern oriole	Vaux's swift		
Canada goose	Olive-sided flycatcher	Western flycatcher		
Cedar waxwing	Osprey (nest)	Western wood pewee		
Cliff swallow	Peregrine falcon (eyrie)	Wilson's warbler		
Common merganser	Pileated woodpecker			
European starling	Red tailed hawk			
Great blue heron (rookery)	Red winged blackbird			

Special Features

Habitat/Species	Status/Disposition	Remarks
Bald eagle	Federal LT / State LT / ONHP list 2	
Peregrine falcon	- / State LE / ONHP list 2	nesting
Pileated woodpecker	- / State SV / ONHP list 4	
Olive-sided flycatcher	Federal SoC / State SV / ONHP list 4	
Steelhead	Federal LT / State SC / ONHP list 1	Rearing, migration
Coho salmon	Federal C / State LE / ONHP list 1	Rearing, migration
Chinook salmon	Federal LT / State SC / ONHP list 1	Rearing, migration
Major confluence/habitat mosaic/ Willamette Falls	Locally rare	Diverse habitats and important link/stepping stone in riparian system
Heron Rookery	Locally rare	One of the largest rookeries along the Willamette River

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	High
Cover	High	Unique Features	Medium
Score: 86	Enhanced score: 93	Significant?	Yes

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary

General Information

Habitat Site: Upper Willamette / Wetland Complex
Location: Bordered on the east by Willamette River, west by I-205, south by Tualatin River (Willamette Park), north by Willamette Falls.
Atlas #: 5432-34, 5532-33, 5632
LWI wetlands: WI-01, WI-01a, WI-02, WI-03, BE-01, BE-02
Riparian sites: BE-R-1, TA-R-1, WI-R-3, WI-R-4

Habitat code: WI-H-2
Site size: 265 acres
Sub-basin: Willamette River, Bernert Creek
Field date(s): 9/20/01, 3/20/02, 4/22/02, 5/2/02, 6/27/02
Investigators: TB, AK, EL, LW
WHA Score: 82 **Enhanced Score:** 89

Site Summary

The Upper Willamette / Wetland Complex Site is located along a wide and relatively undifferentiated reach of the Willamette River between the Tualatin River confluence and Willamette Falls. The confluence area, with its linkage to Site TU-H-1 and larger habitats to the west, provides important habitat functions; however, the major habitat feature of the site is a forest, scrub-shrub and emergent wetland complex linked to Bernert Creek forests and the Willamette River. This habitat area, located along the floodplain terrace between Willamette Park and the West Linn Paper lagoon, comprises the largest wetland complex in the City, totaling approximately 27 acres. The high interspersion of wetland types, with forested ash wetlands and diverse scrub-shrub and open water areas, is also unique to the City. State and federally listed species (both plant and animal) occur within the site. Other habitat features include snags and large woody debris, which occur in greater abundance than at many other sites. Two paper company settling basins border high quality wetland habitat. These area offer potential wetland restoration and enhancement opportunities. Habitat types include Bottomland Forest (32 acres), Conifer Forest (9 acres), Mixed Conifer/Hardwood Forest (1 acre), Hardwood Forest (10 acres), Oak Woodland (23 acres), Shrub (23 acres), Mixed Shrub/Herbaceous (2 acres), and Meadow/Grassland (2 acres). Wetlands include Palustrine Forested (10 acres), Scrub-Shrub (2 acres), Emergent (11 acres), Wetland-Upland Mosaic (19 acres) and Open Water (river, 118 acres).

	COMPONENT	DEGREE			SCORE	ENHANCED	COMMENTS
WATER	QUANTITY AND SEASONALITY	NONE 0	SEASONAL 4	PERENNIAL 8	8	8	
	QUALITY	LOW 0	MEDIUM 4	HIGH 8	3	5	River is WQ limited; livstock graze in wetlands; wetlands provide some filtration
	PROXIMITY TO COVER	NONE 0	NEAR 4	ADJACENT 8	7	7	
	DIVERSITY (TYPES)	NONE 0	ONE 2	TWO 4 THREE+ 6	6	6	streams, wetlands, perm. open water
FOOD	QUANTITY AND SEASONALITY	NONE 0	LIMITED 4	YEAR ROUND 8	6	7	
	VARIETY	LOW 0	MEDIUM 4	HIGH 8	7	7	snags and logs, berries, nuts, insects, etc
	PROXIMITY TO COVER	NONE 0	NEARBY 4	ADJACENT 8	6	6	
COVER	STRUCTURAL DIVERSITY	LOW 0	MEDIUM 4	HIGH 8	5	6	some areas with limited tree or understory layers
	VARIETY AND SEASONALITY	LOW 0	MEDIUM 4	HIGH 8	5	6	evergreen component limited in areas
	NESTING AND DENNING SITES	NONE 0	LIMITED 2	YEAR ROUND 4	4	4	
	ACCESS/ ESCAPE	LOW 0	MEDIUM 2	HIGH 4	3	3	
HUMAN DISTURB	PHYSICAL (habitat alteration)	HIGH 0	MEDIUM 2	LOW 4	1	3	paper settling basins, roads
	ACTIVITY (traffic, trash, pets)	HIGH 0	MEDIUM 2	LOW 4	3	3	
INTERSPERSION/ CONNECTIVITY		LOW 0	MEDIUM 4	HIGH 8	6	6	only limited to the north
UNIQUE FEATURES	RARITY OF HABITAT TYPE	NONE 0	RARE 4	UNIQUE 8	4	4	largest, most diverse wetland complex in City
	FLORA	NONE 0	RARE 4	UNIQUE 8	4	4	larkspur
	FAUNA	NONE 0	RARE 4	UNIQUE 8	4	4	sensitive/listed species

West Linn Goal 5 Inventory
Wildlife Habitat Assessment Summary – Site WI-H-2

Vegetation (*dominant)

Trees	Shrubs		Herbs/Emergents	
Douglas fir*	Himal. Blackberry*	Soft-leaved willow	Sword fern*	Piggy-back plant
Oregon ash*	Snowberry*	Thimbleberry	Reed canarygrass (*wetland)	Poison hemlock
Black cottonwood*	Sitka willow*	Vine maple	Bentgrass	Scot's broom
Apple sp.	Douglas spiraea		Bracken fern	Skunk cabbage
Big-leaf maple	Evergreen blackberry		Cleavers	Slough sedge
Black hawthorn	Hazelnut		Common rush	Spreading rush
English holly	Oceanspray		Creeping buttercup	Stinging nettle
Grand fir	Oregon grape (tall)		Dewey's sedge	Sweet vernal grass
Oregon white oak	Osoberry		English ivy	Tall fescue
Ornamental cherry	Pacific ninebark		Fireweed	Teasel
Pacific dogwood	Poison oak		Horsetail	Thistle
Pacific madrone	Red elderberry		Japanese knotweed	Velvet grass
Pacific willow	Red-osier dogwood		Lady fern	Water parsley
Red alder	Rose (exotic)		Licorice fern	Yarrow
Western hemlock	Salal		Morning glory	
Western red cedar	Scouler willow		Nightshade	

Wildlife Observed

Birds			Reptiles/Amphibians	Mammals
American crow	Cliff swallow	Osprey (nests)	Chorus frogs	Beaver (dam)
American goldfinch	Common yellowthroat	Pileated woodpecker (nest)		Black-tailed deer
American robin	European starling	Red winged blackbird		Nutria
Bald eagle	Evening grosbeak	Ring neck pheasant		Raccoon
Bandtailed pigeon	Great blue heron	Scrub jay		
Barn swallow	Green heron	Song sparrow		
Belted kingfisher	House finch	Spotted towhee		
Brown headed cowbird	Killdeer	Tree swallow		
Bushtit	Mallard	Turkey vulture		
Canada goose	Marsh wren	Violet green swallow		
Cedar waxwing	Northern flicker	Wood ducks (nesting)		

Special Features

Habitat/Species	Status/Disposition	Remarks
White rock larkspur	Federal SoC / State LE / ONHP list 1	Basalt outcrops bet/river and Camassia
Bald eagle	Federal LT / State LT / ONHP list 2	
Bandtailed pigeon	Federal SoC / - / ONHP list 4	
Pileated woodpecker	- / State SV / ONHP list 4	
Steelhead	Federal LT / State SC / ONHP list 1	Rearing, migration
Coho salmon	Federal C / State LE / ONHP list 1	Rearing, migration
Chinook salmon	Federal LT / State SC / ONHP list 1	Rearing, migration
River confluence/Willamette Falls	Locally rare	Important link/stepping stone in riparian system
Wetland complex	Locally rare	27-acre wetland complex (largest in City) including ash forest

Assessment Results

Component/Factor	Rating	Component/Factor	Rating
Water	High	Disturbance	Medium
Food	High	Connectivity	High
Cover	High	Unique Features	Medium
Score: 82	Enhanced score: 89	Significant?	Yes

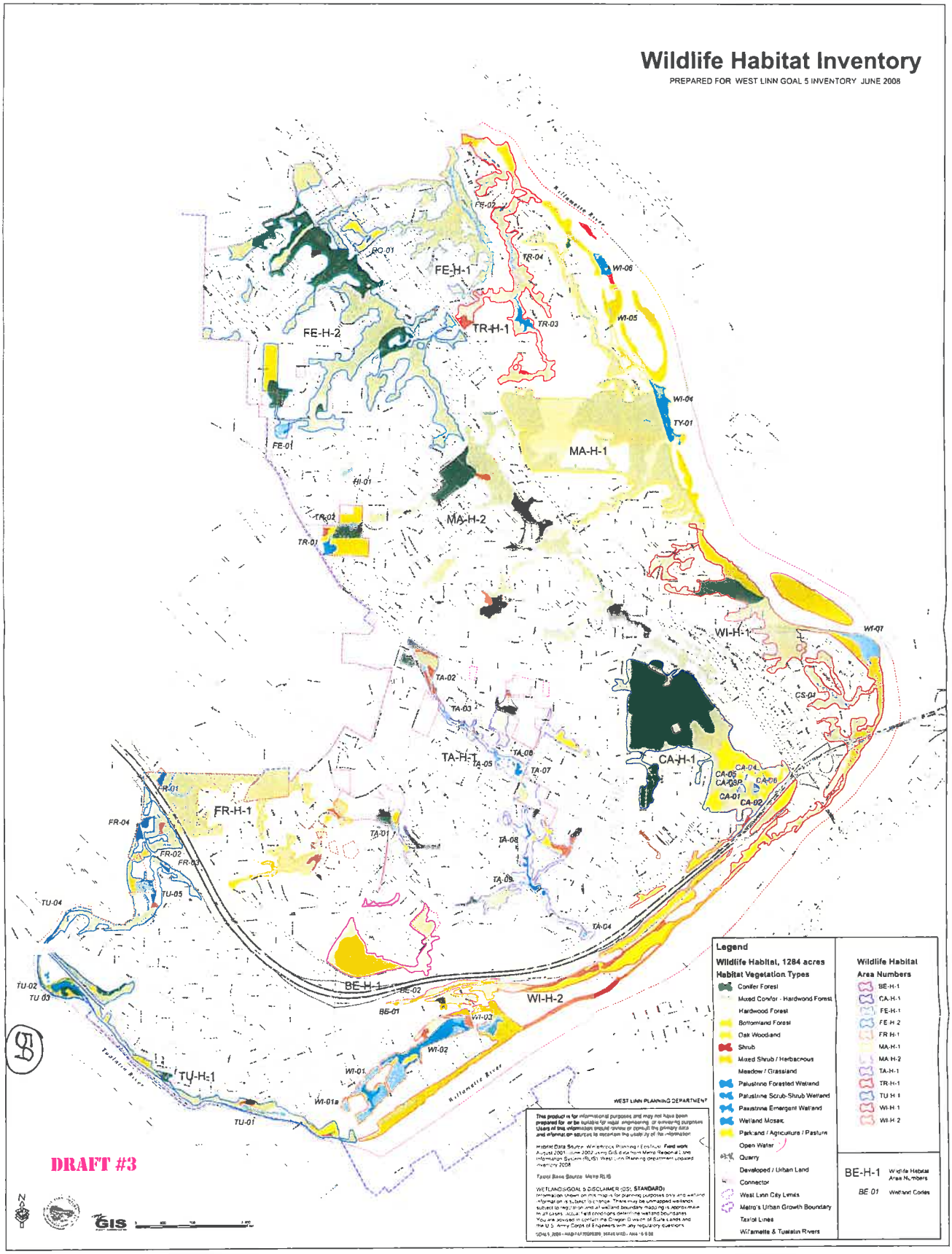
Wildlife Habitat Inventory
PREPARED FOR WEST LINN GOAL 5 INVENTORY JUNE 2008
FE-H-1
FE-H-2
TR-H-1
MA-H-1
MA-H-2
WI-H-1
CA-H-1
TA-H-1
FR-H-1
BE-H-1
WI-H-2
TU-H-1
DRAFT #3
Legend
Wildlife Habitat, 1284 acres
Habitat Vegetation Types
Conifer Forest
Mixed Conifer - Hardwood Forest
Hardwood Forest
Bottomland Forest
Oak Woodland
Shrub
Mixed Shrub / Herbaceous
Meadow / Grassland
Palustrine Forested Wetland
Palustrine Scrub-Shrub Wetland
Palustrine Emergent Wetland
Wetland Mosaic
Parkland / Agriculture / Pasture
Open Water
Quarry
Developed / Urban Land
Connector
West Linn City Limits
Metro's Urban Growth Boundary
Taxlot Lines
Willamette & Tualatin Rivers
Wildlife Habitat
Area Numbers
BE-H-1
CA-H-1
FE-H-1
FE-H-2
FR-H-1
MA-H-1
MA-H-2
TA-H-1
TR-H-1
TU H-1
WI-H-1
WI-H-2
BE-H-1 Wildlife Habitat Area Numbers
BE-01 Wetland Codes
WEST LINN PLANNING DEPARTMENT
GIS

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EXHIBIT #3

Sources of additional information and advice:

National Wildlife Federation. Provides information, publications and other material promoting backyard wildlife habitat. Watch their TV program *Backyard Wildlife Habitat* every weekday morning on the Animal Planet. They also have a backyard wildlife habitat certification program. http://www.nwf.org/backyardwildlifehabitat/

Metro's habitat areas guide: http://www.oregonmetro.gov/index.cfm/go/by.web/id=8385

City of Portland Sustainable Development Department
http://www.portlandonline.com/osd/index.cfm?c=45837

Naturescaping for Clean Rivers. Offers classes in the spring and fall. A joint partnership between Portland's Environmental Services and Multnomah County's Soil and Water Conservation District. 503-797-1842 watershedcenter@attglobal.net
http://www.portlandonline.com/bes/index.cfm?c=dcbec

Metro Natural Gardening Program. Offers classes in the spring and fall on composting, organic soil preparation and attracting beneficial insects. Participants must be Multnomah, Clackamas or Washington County residents. 503-234-3000.
http://www.metro-region.org/pssp.cfm?ProgServID=4

Environmental Protection Agency. Offers information through EPA's "Beneficial Landscaping" project. The project provides a wide range of information about landscaping practices that yield environmental, economic and aesthetic benefits.
http://yosemite.epa.gov/R10/ECOCOMM.NSF/BLstartpage?OpenPage

Recommended Publications

Oregon Department of Fish and Wildlife. *Naturescaping.* http://www.dfw.state.or.us/NS

Corkran, Charlotte C. 2004. *Birds in nest boxes.* Naturegraph Publishers, Happy Camp, CA.

Bradley, Fern M. (editor). 2004. *Projects for the birder's garden.* Yankee Publishing.

EXHIBIT

#4

62

Metro's habitat-friendly development practices

(Urban Growth Management Functional Plan Table 3.07-13c.)

Part (a): Design and Construction Practices to Minimize Hydrologic Impacts

1. Amend disturbed soils to original or higher level of porosity to regain infiltration and stormwater storage capacity.
2. Use pervious paving materials for residential driveways, parking lots, walkways, and within centers of cul-de-sacs.
3. Incorporate stormwater management in road right-of-ways.
4. Landscape with rain gardens to provide on-lot detention, filtering of rainwater, and groundwater recharge.
5. Use green roofs for runoff reduction, energy savings, improved air quality, and enhanced aesthetics.
6. Disconnect downspouts from roofs and direct the flow to vegetated infiltration/filtration areas such as rain gardens.
7. Retain rooftop runoff in a rain barrel for later on-lot use in lawn and garden watering.
8. Use multi-functional open drainage systems in lieu of more conventional curb-and-gutter systems.
9. Use bioretention cells as rain gardens in landscaped parking lot islands to reduce runoff volume and filter pollutants.
10. Apply a treatment train approach to provide multiple opportunities for storm water treatment and reduce the possibility of system failure.
11. Reduce sidewalk width and grade them such that they drain to the front yard of a residential lot or retention area.
12. Reduce impervious impacts of residential driveways by narrowing widths and moving access to the rear of the site.
13. Use shared driveways.
14. Reduce width of residential streets, depending on traffic and parking needs.
15. Reduce street length, primarily in residential areas, by encouraging clustering and using curvilinear designs.
16. Reduce cul-de-sac radii and use pervious vegetated islands in center to minimize impervious effects, and allow them to be utilized for truck maneuvering/loading to reduce need for wide loading areas on site.
17. Eliminate redundant non-ADA sidewalks within a site (i.e., sidewalk to all entryways and/or to truck loading areas may be unnecessary for industrial developments).
18. Minimize car spaces and stall dimensions, reduce parking ratios, and use shared parking facilities and structured parking.
19. Minimize the number of stream crossings and place crossing perpendicular to stream channel if possible.
20. Allow narrow street right-of-ways through stream corridors whenever possible to reduce adverse impacts of transportation corridors.

Part (b): Design and Construction Practices to Minimize Impacts on Wildlife Corridors and Fish Passage

EXHIBIT

#5

1. Carefully integrate fencing into the landscape to guide animals toward animal crossings under, over, or around transportation corridors.

2. Use bridge crossings rather than culverts wherever possible.

3. If culverts are utilized, install slab, arch or box type culverts, preferably using bottomless designs that more closely mimic stream bottom habitat.

4. Design stream crossings for fish passage with shelves and other design features to facilitate terrestrial wildlife passage.

5. Extend vegetative cover through the wildlife crossing in the migratory route, along with sheltering areas.

Part (c): Miscellaneous Other Habitat-Friendly Design and Construction Practices

1. Use native plants throughout the development.

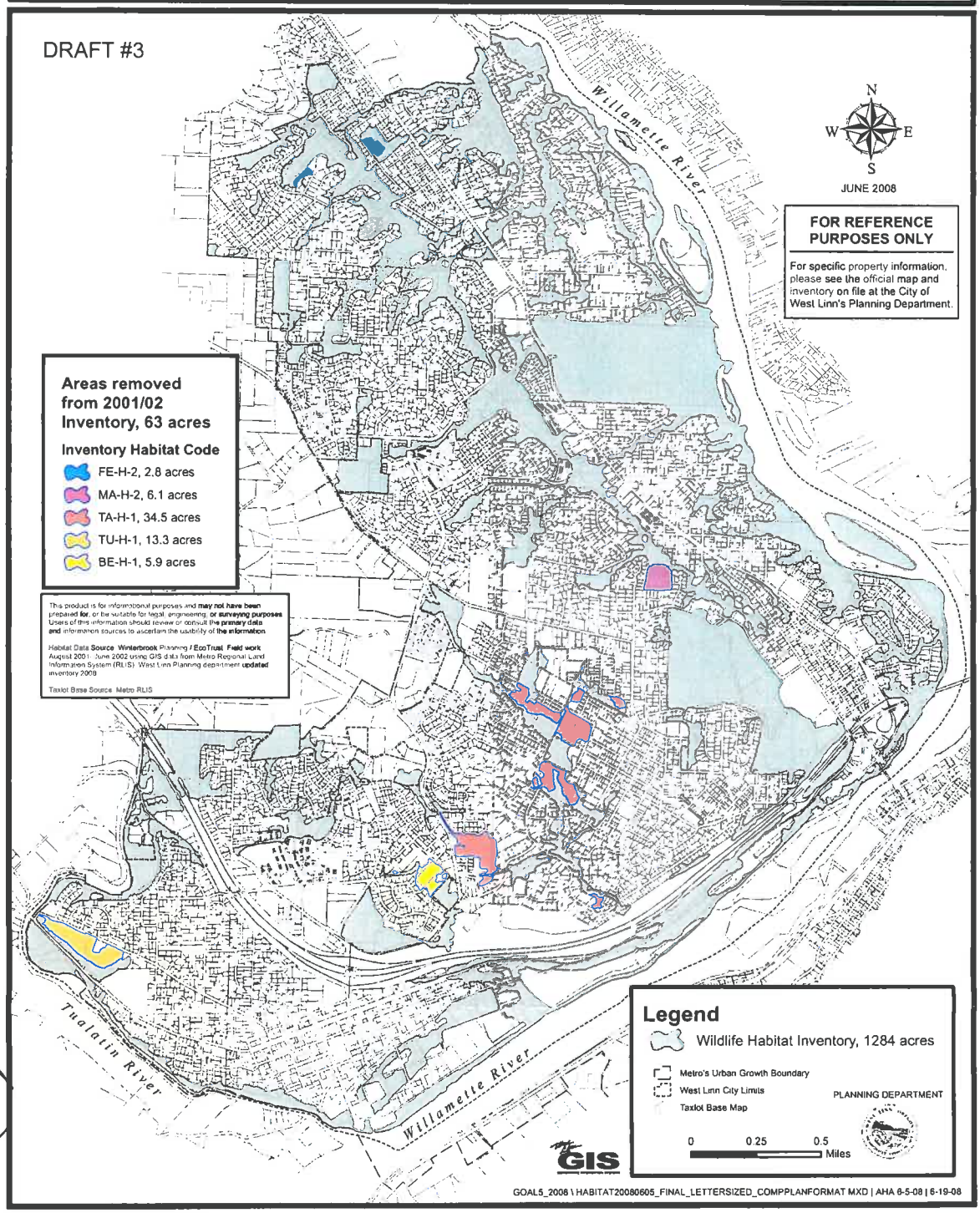
2. Locate landscaping adjacent to Habitat corridors.

3. Reduce light-spill off into habitat areas from development.

4. Preserve and maintain existing trees and tree canopy coverage, and plant trees, where appropriate, to maximize future tree canopy coverage.

GOAL 5: OPEN SPACES, SCENIC & HISTORIC AREAS, AND NATURAL RESOURCES

Wildlife Habitat Inventory with Areas Removed



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City of West Linn
PLANNING & BUILDING DEPT.
MEMORANDUM

TO: City of West Linn Planning Commission

FROM: Chris Kerr, Senior Planner

DATE: July 2, 2008

SUBJECT: Wildlife Habitat Inventory

Attached is additional correspondence received on this item after the Staff Report was prepared.

attachment

Northwest Office
1880 Willamette Falls Drive #200 | West Linn, OR 97068 | tel 503.697.3222 | fax 503.697.3268
www.defenders.org

June 25, 2008

Chris Kerr
Senior Planner
City of West Linn,
22500 Salamo Road,
West Linn, OR, 97068

Email: ckerr@ci.west-linn.or.us

Re: PLN-08-02 (Goal 5 Wildlife Habitat)

Dear Mr. Kerr,

Please enter this letter into the record in support of immediate adoption of the 2002 Wildlife Habitat Inventory. It is also essential that the city take immediate action to apply "additional protections for the threatened upland wildlife areas" (per staff report page 6).

We have followed this issue with interest for some time, since our Northwest Office is located in West Linn, and one of our organizational goals is to apply Oregon's land use program goals to protect priority fish and wildlife habitat. I also served on the Sustainability Task force convened by Mayor King and Councilman Burgess in 2006.

The Task Force clearly identified habitat as an essential element of a sustainable city. On page one in the executive summary of the report on the city's web site, the task force suggests that the West Linn will have achieved a sustainable future when" it has preserved all remaining natural habitats." On page 22 the task force recommends "rapid updating of the inventory and taking additional steps to comply with, and exceed, the requirements of goal 5". Page 22 also notes "it is critical to take immediate steps to conserve remaining wetland, riparian, upland wildlife habitat . . . before they are fragmented beyond the point that they are able to provide ecosystem services".

Had the city acted on this recommendation in 2006, the 63 acres of identified habitat would not have already been lost to development (per your map on page 53 of the staff report). The Planning Commission and Council should take immediate steps to prevent further loss.

Sincerely,

Sara Vickerman
Senior Director, Biodiversity Partnerships

National Headquarters
1130 17th Street, N.W.
Washington, D.C. 20036-4604
tel 202.682.9400 | fax 202.682.1331

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Good morning Lynn –

Thanks for your comments/questions – I'll include them in the record with my answers below.

From: Hidden Springs Neighborhood Assoc. [mailto:WLHSNA@msn.com]
Sent: Tuesday, July 01, 2008 1:45 PM
To: Kerr, Chris
Cc: GREGORY MORSE
Subject: Goal Five-habitat

Mr. Kerr,

I am in receipt of file #PLN-08-12,, request to "Amendment to Goal 5, section 2 of the Comprehensive Plan to provide for a wildlife habitat areas map and inventory with associated text changes related to habitat friendly development practices". Can residents can access the Wildlife Habitat Inventory and the staff report on the city website?***[Kerr, Chris]*** Yes – the entire agenda package (SR and inventory) is available on our website under the agenda items for this meeting.

Here is a direct link: http://www.ci.west-linn.or.us/SOURCE_FILES/Planning%20Files/PC%20Agenda%20Packet%20July%202%202008.pdf

Please note on the unnumbered pages regarding Hidden Spring Road south to Wilderness Park a portion of which is incorporated in HSNA, and Upper Fern Creek which is also part of HSNA, there is no mention of Bluebirds which have been sighted in HSNA and also been sighted in neighborhingTanner Creek area. ***[Kerr, Chris]*** I don't believe bluebirds were included anywhere in the Inventory.

There is no study information regarding invertebrates and insect species necessary as food supply for small birds. In addition to omitting Western Bluebirds, Black crowned Night Herons have been sighted in Hidden Springs on the Erickson property and they are not mentioned in the report.

In addition, there is no mention of Starlings, an invasive species common throughout Hidden Springs, nor do I find mention the English House Sparrow which has also invaded in Hidden Springs. Both of these are invasive species that compete with native species like the Western bluebird. If the invasive species are not identified and policy created to manage the problems they create, how can any plans to provide habitat for native species be successful?

There is also no mention of the false nettle that has invaded the south side of the Palomino Loop Trail.

Is there a process for adding these missing species to the Goal 5 Inventory?
[Kerr, Chris] Regarding the species above– during the inventory process, the consultant utilized an accepted Wildlife Habitat Assessment (WHA) – this is a methodology that is commonly used for Goal 5 resources and is accepted by the State as well as Metro. They included invasives in their assessment of each wildlife area, but did they did not itemize them.

In the future, it would be most helpful if the pages of the Inventory were numbered and a table of contents was provided by the consultant.***[Kerr, Chris]*** Every page is numbered in the agenda package and it includes a table of contents. I will make sure that the final product that is approved has page numbers as well.

Am I correct in my understanding that this document will be reviewed by the Planning Commission on July 2, 2008?***[Kerr, Chris]*** yes

I look forward to your usual prompt and helpful reply.

Cordially,

Lynn Fox, President
Hidden Springs Neighborhood Association

Kerr, Chris

From: GARY [hitesman@comcast.net]
Sent: Tuesday, June 24, 2008 8:59 AM
To: 'GREG MORSE'
Cc: Kerr, Chris; teric518@comcast.net
Subject: RE: Reaction etc.to Wildlife Inventory report

Kerr removed acreage that was just water area. Although logical, there is a difference between mean tide, low tide, and high tide that has been left out of the discussion. (?) I would prefer that the acreage remain, or acreage added that includes the low tide, so that public access along rivers, a state right, is endorsed by an inventory report. Surely there is wildlife along the river and a wildlife report without the acreage included may be viewed by some as incomplete, inaccurate, or incoherent? Have the islands, as well as vernal islands, been included?

It would be great to keep the river acreage(edge) included, although I imagine that it would not be a simple process of calculating the acreage. Chris is correct, I believe, in not calculating the "all water" portion. Low tide area should definetely be included.

From: hitesman@comcast.net
To: gmorse@q.com
Subject: RE: My reaction to Wildlife Inventory report
Date: Mon, 23 Jun 2008 22:14:11 -0700

Greg,

I showed up to the first meeting only to hear that it had been rescheduled. Can river acreage be excluded because the Council just enacted 32.090 about a year ago? I suspect this is a first step that is long overdue and as of yet does not have any enforceability behind it. I don't think the Council has any intent on enforcing because there are enough loopholes to where this exercise is mute?

I also assume you heard that Norm King is not seeking a third term. He made the announcement via email last Friday. Tidings today confirmed. A candidate could make hay with the sluggish attempt this administration has pursued Goal one and five, as well as issues about sustainability.

I have had a change of heart after listening to Ms. Cummings and need to find out if the Erickson Property is still listed. I need to read the report more closely.

I will go to show up and lobby for including the Erickson property. What is the status of that property?

Best Regards,
Gaty Hitesman AIA

From: GREG MORSE [mailto:gmorse@q.com]
Sent: Sunday, June 22, 2008 7:54 PM
To: Bill Relyea; Bob Adams; Brian Eastman; Dave Adams; Dave Rittenhouse; Ed Schwarz; Hitesman; Jonathan Neumann; Julia Simpson; Karie Oakes; 'Ken Pryor'; Lynn Fox; Rena Piet (sp?); Rich Wilhelmi; Roberta Schwarz; Teri Cummings
Subject: My reaction to Wildlife Inventory report

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Folks,

Without harassing anyone, I hope you got my forward of the Staff report from Chris Kerr (ckerr@ci.west-linn.or.us) on the **Goal 5 wildlife inventory** (**File PLN-08-02**). It is currently scheduled for the Planning Commission on **7/2.**

Anyone able/willing to send/e-mail in any supportive comment would be appreciated. I will also try for personal testimony (I never sure who actually reads the packet), although I never know if it is best at the Commission or Council level or both. I am out of the country 7/3-7/26.

I have just waded through the 59 pages of the staff report for the 1st time, much of it including the 2002 report I have, and these are **my initial reactions** (others may see something I have missed):

1) They finally **decided to adopt most of the 2002 field map**, but 63 acres are now **off** due to development (see Page 53). How these 63 were identified, I don't know. There is also a comment on p.3 saying "river acreage has also been excluded with this update" which I need clarified.

2) This is **only** an adoption, with **no protections** , which they say are **optional whether to pursue at a later date** (see page 6 on Phase II Options). So is it only window dressing with no enforceability? Or a 6 year overdue first step?

In general, despite my well-founded cynicism, I am urging **support** for the **map adoption AND immediate action on " investigating all options related to applying additional protections for the threatened upland wildlife areas "** (per p.6, second paragraph).

Regardless of whether you have the time to comment, thanks for your support trying to protect the best of West Linn.

All the best.....Greg Morse

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Kerr, Chris

From: GREG MORSE [gmorse@q.com]
Sent: Monday, June 23, 2008 8:32 PM
To: Kerr, Chris
Subject: PLN-08-02 again (Goal 5 Wildlife Habitat)

Chris,

Thanks for the quick reply about acreage removed from the 2002 inventory. I need to think further about the river acreage question.

Further reviewing the Staff Report, I would add that your **page 6 comments on Phase II** that protections "... beyond the existing City regulations is an optional exercise for the City..." are **not** fully accurate:

- **Page OS-7 of the Comp Plan,** number 5, is a policy to **"Preserve important wildlife habitat by requiring...."**

- **Page OS-8 of the Comp Plan** , number 4, is an action measure to "**inventory natural resources and open spaces for consideration of protection, using ESEE analysis when needed**".

I am sure you will include this also in the record. Thanks.....Greg Morse

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Subject: RE: PLN-08-02 (Goal 5 Wildlife Habitat)
Date: Mon, 23 Jun 2008 09:05:24 -0700
From: ckerr@ci.west-linn.or.us
To: gmorse@q.com

Greg -Good morning –

1. We determined the 'areas to be removed' from the inventory by overlaying the approved plans of projects that have rec'd a development approval since 2002 (such as the Parker Crest subdivision) or areas that have been cleared to the point that they should be removed from the inventory (such as the vineyard property on Salamo Rd.). The specific acreages are a GIS calculation.
2. Along the rivers, the original inventory extended out to the City's municipal boundary, which is the center of the river, and included the entire river acreage in each Area. The City has about 400 acres of river – and since this is approximately ¼ of the total - I believe including this acreage 'skewed' the numbers somewhat - and removed the river acreage from the update. Let me know if you think it should be included or not – adding the river back to the map is a simple process. I will be certain to raise this question with the Planning Comm. and CC. for their decision

Thanks – Chris

From: GREG MORSE [mailto:gmorse@q.com]
Sent: Sunday, June 22, 2008 7:35 PM
To: Kerr, Chris
Subject: PLN-08-02 (Goal 5 Wildlife Habitat)

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Chris Kerr,
Senior Planner,
City of West Linn,
22500 Salamo Road,
West Linn, OR, 97068

Chris,

Many thanks for sending me the staff report for the 7/2/08 PC meeting on the **Goal 5 Wildlife Habitat Inventory**. After reviewing it this weekend, I have **2 questions** I would ask you to clarify :

1) Apparently **63 acres of significant habitat have been removed** because they have been developed since the map was completed in 2002. **How was this determined?** The map of these areas on page 53 is helpful. But how was 34.5 acres , for example, of the Tanner Creek habitat site or 13.3 acres of the Tualatin River site determined to be lost to development now?

2) On page 3 of the staff report (second to last paragraph), it states that **"river acreage has also been excluded with this update". Can you clarify what this means and how this was determined?**

Thanks in advance for your reply. Although I will be sending in lengthier comments later for the record, please enter this letter and your reply into the official record.

Greg Morse,
18335 Nixon Avenue,
West Linn, OR, 97068

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July 2, 2008

Planning Commission
C/O Chris Kerr
City of West Linn
22500 Salamo Road
West Linn, OR 97068

Chair Babbitt and Planning Commission,

We want to thank you and staff for moving forward with this proposal to finally adopt a Wildlife Habitat Areas Map and Inventory for the City of West Linn (PLN 08-02). This long-awaited action is a critical next step in developing a comprehensive strategy to protect, restore, and manage natural resources within West Linn and throughout the region. The inventoried habitat areas not only support many terrestrial wildlife, they also contain a significant portion of West Linn's urban forest canopy which is absolutely critical to maintaining the air and water quality as well as aquatic health of downstream streams and wetlands. We cannot protect and restore our urban streams and wetlands without preserving and expanding the urban forest across our urban watersheds. The urban forest plays a critical role in reducing the rate and volume of stormwater run-off during winter storm events, increasing infiltration, groundwater flows, and ultimately summer stream base flows. Upland forest areas play a critical role in improving water quality during hot, dry low flow months when aquatic wildlife are often at greatest risk. We strongly urge the Planning Commission to adopt the Wildlife Habitat Areas Map and Inventory.

When Metro adopted its regional program in 2005 there was considerable debate and controversy over the decision not to develop regional mandates to protect upland habitat. While the Metro Council did not ultimately require protections for upland habitat inside the existing urban growth boundary, the Council did adopt performance indicators and targets (see attached). The first progress evaluation of the region's and West Linn's progress toward reaching the targets will be detailed in a State of the Watershed Report at the end of this year.

Hence, we urge West Linn to move forward quickly with adopting and implementing a comprehensive strategy for protection, restoration and management of urban wildlife habitat (both riparian and upland). The full range of regulatory, incentive, and acquisition-related tools should be brought to bear in developing this strategy. In January 2007, when the City adopted revisions to Chapter 30 and 32 to improve protections for stream and wetlands, the Planning Commission specifically recommended that the City Council take leadership in developing such a strategy. The Commissions cover letter recommending adoption of the new protections for streams and wetlands noted:

> Additional conservation tools suggested to the Planning Commission as part of the record include environmental education and stewardship incentives, natural area acquisition, programs for retaining and expanding urban forest canopy, and adoption of urban updated stormwater

> regulations and incentives... A comprehensive natural resource conservation strategy would also establish benchmarks and targets for natural area restoration and conservation. These are matters for the City Council to include in its goals and budget priorities over the coming years.

As the City moves forward with developing a comprehensive strategy we would urge that the various tools be evaluated with respect to their effectiveness to produce on-the-ground results. Because of the intense real estate development pressures in the urban landscape, it is not enough to rely on voluntary measures alone to protect habitat in the urban communities. Measures should include new system development charges for natural area acquisition (see City of Portland) or environmental overlay zones and/or new tree preservation and mitigation requirements in significant habitat areas to ensure environmentally impacts of development are avoided, minimized and mitigated.

Thank you for the opportunity to comment and for taking this important step in adopting Wildlife Habitat Areas Map and Inventory.

Sincerely,

Jim Labbe
Urban Conservationist
Audubon Society of Portland

Submitted AT July 2 MTG

Planning Commission,
City of West Linn,
22500 Salamo Road,
West Linn, OR, 97068

July 2, 2008

Re: **PLN-08-02**
Wildlife Habitat Inventory

Dear Commissioners,

As a citizen who has been insisting on the City's compliance with Goal 5 statutes for 9 years, I urge you to **support the Planning Staff recommendation for immediate adoption** of the 2002 Habitat Inventory.

Despite the loss of 63 acres of prime habitat identified in 2002, after all these years , meetings and money spent, I am guardedly encouraged by the staff's recommendations.

I further urge the Commission and Council to **act quickly on Phase II Options** to follow the **consultant recommendations in "investigating all options related to applying additional protections".** (p.6). After all, protections are the City's goals identified in:

- **Action Measure 4 of the Comp Plan** (p.OS-8) "for consideration of protection, using ESEE analysis when needed"
- **The 2006 Sustainability Task Force recommendation** (p.22) to "take immediate steps to conserve" including "additional steps to comply with and exceed the requirements of Goal 5'.

Chris Kerr has indicated that Planning Staff would be " still be supportive of the next phase" . I urge the Commission and Council to enact Phase II options before further habitat is lost and taxpayer money wasted.

Greg Morse

Greg Morse,
18335 Nixon Avenue,
West Linn, OR, 97068

Encl: Task Force pages
C. Kerr correspondence

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"I believe that this contest between industrialism and agrarianism now defines the most fundamental human difference, for it divides not just two nearly opposite concepts of agriculture and land use, but also two nearly opposite ways of understanding ourselves, our fellow creatures, and our world.

"THE WAY OF INDUSTRIALISM is the way of the machine. To the industrial mind, a machine is not merely an instrument for doing work or amusing ourselves or making wars; it is an explanation of the world and of life. Because industrialism cannot understand living things except as machines, and can grant them no value that is not utilitarian, it conceives of farming and forestry as forms of mining; it cannot use the land without abusing it.

–Wendell Berry,
The Agrarian Standard

Land Use

Kudos

West Linn has invested in park lands, controlled sprawl by promoting compact growth and mixed use development, has a storm water system that uses natural open drainage ways, completed a natural areas inventory, and adopted protective ordinances for riparian and wetland habitats. Citizens have undertaken restoration projects with help from the City, and there is a growing awareness of the ecological values and their importance in the area. City leaders have opposed inappropriate development in the Stafford Basin.

Recommendations

Our vistas and natural areas in many ways define West Linn. We must protect these natural areas, containing development. The following recommendations will help us toward that goal.

- **Conserve natural landscapes:** Given the development pressure in West Linn, and its impact on natural landscapes, it is critical to take immediate steps to conserve remaining wetland, riparian, upland wildlife habitat, open space, and scenic vistas before they are fragmented beyond the point that they are able to provide ecosystem services. This will involve rapid updating of the inventory and taking additional steps to comply with, and exceed, the requirements of goal 5, and applying innovative strategies to address public expectations while accommodating private property rights. To provide food security, it is important to preserve farmland in and around West Linn, and in particular the Stafford Triangle.
- **Preserve the pattern of development:** Future development and redevelopment patterns should result in attractive, nature-friendly neighborhoods that facilitate safe and comfortable walking, biking, and use of public transit. A variety of housing densities and creative new arrangements like conservation subdivisions, stacked commercial and residential villages, more parks and natural areas, and community gardens will be pleasing and make efficient use of city revenue for development, through SDCs and maintenance funds. Storm water is managed using low impact development with soft engineering approaches including bioswales, porous pavements, and green streets.

If Nothing Else, Read This Section

For too long, our society has operated in an 'either-or' mode: jobs or the environment, growth or livability; economic health or human health. Sustainability is about 'and.' We can make decisions that simultaneously enhance our environment as well as our economy and our community. These three elements should not be viewed as trade-offs; these are interdependent elements of our community's well-being. This report provides recommendations that will make life better for all living things, ourselves, and our children.

Sustainable West Linn

West Linn will have achieved a sustainable future when . . .

- Greenhouse gases generated by its population are equal to or less than the amount removed by plants and other natural processes.
- It produces zero emissions of toxic materials to air, soil and water.
- It has preserved all remaining important natural habitats.
- All citizens understand and contribute to a sustainable future.
- Multiple alternative transportation, housing and employment options are available to all.
- City government has a sustainable revenue stream to ensure the delivery of urban services and maintain public infrastructure.
- Locally grown food is readily available for residents.
- Strong local business meets the majority of resident needs.
- Strong local health care meets the majority of resident health needs.

Qwest Mail
by Windows Live

RE: goal 5 - Wildlife Inventory

From: **Kerr, Chris** (ckerr@ci.west-linn.or.us)
Sent: Thu 6/19/08 5:17 PM
To: GREG MORSE (gmorse@q.com)

Greg – Staff is not proposing any additional code protections just for wildlife habitat areas. This would require the work of an outside consultant to complete.

You may recall a previous email I sent you that linked to the "Goal 5 implementation program" that involved the issuance of an RFP for a consultant to review and provide the Council direction regarding additional protection issues - such as competing use issues, private property rights, public acquisition or conservation easement options, the need for a separate ESEE analysis in accordance with the OAR's, and another in-depth public participation program. The previous consultant (Winterbrook) suggested providing the above services as part of their next 'phase' – and under a different contract.

After consideration, and I believe based partially on your strong written objection to hiring a consultant to complete this task – it was decided to not hire the consultant at this time and to have staff update and adopt the inventory asap.

Staff would still be supportive of the next 'phase' for the future if the CC recommends it.

Thanks

Chris Kerr

From: GREG MORSE [mailto:gmorse@q.com]
Sent: Wednesday, June 18, 2008 5:10 PM
To: Kerr, Chris
Subject: RE: goal 5 - Wildlife Inventory

Chris...thanks. I look forward to the report, especially whether it is a simple adoption, or the associated code protections involved...Greg

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CITY OF WEST LINN
PLANNING COMMISSION MINUTES

Wednesday, July 2, 2008

Draft

Members present: Chair Michael Babbitt, Vice Chair John Kovash and Commissioners Shawn Andreas, Valerie Baker, Robert Martin, Dean Wood and Ron Whitehead.

Staff present: Bryan Brown, Planning Director; Gordon Howard, Staff Attorney; Chris Kerr, Senior Planner; and Peter Spir, Associate Planner;

Members absent: None

CALL TO ORDER

Chair Michael Babbitt called the Planning Commission meeting to order at 7:02 p.m.

APPROVAL OF MINUTES

Commissioner Martin moved to approve the Minutes of May 21, 2008. Commissioner Whitehead seconded the motion and it **passed 6:0.** Commissioner Baker abstained.

PUBLIC COMMENTS

Karie Oakes, 1125 Marylhurst Dr., held that citizens should have been notified and invited to offer input regarding the establishment of a Commission for Citizen Involvement before the matter reached the Planning Commission. Chair Babbitt related that the Commissioners had decided to invite public comments and Mr. Howard advised that notice was not required because the proposal would amend the Municipal Code, not the CDC. Ms. Oakes suggested that neighborhood associations should be represented on the CCI.

Lynn Fox, PO Box 236, Marylhurst, Oregon, 97036, objected to a recent City administrative decision to require a social security number and other personal information before neighborhood association funds were made available via a debit card.

Tom Stiglich, 6591 Failing St., indicated that he objected to local government requirements that constrained his ability to cut and plant, vegetation on his riverfront property.

PUBLIC HEARINGS

(Note: Full copies of the staff reports and all related documents for the hearings on the agenda are available for review through the Planning Department.)

CDC-07-04, CDC Amendments to Chapter 27 & 28 Tualatin and Willamette River Protection

Chair Babbitt opened the public hearing, explained the applicable criteria and procedure, and announced the time limits for testimony. When invited by the Chair, some audience members challenged the ability of several Commissioners to hear the matter.

Alice Richmond, 3939 Parker Rd., asked Commissioner Martin to step down because she believed it was impossible for him to not have any sentiment regarding the amendments because he belonged to a riverfront property owners association. Commissioner Whitehead explained that Commissioner Martin might be more comfortable testifying as a member of the audience, and Commissioner Baker said she could gain more from his public testimony. Commissioner Martin responded by relating that he also belonged to some environmentally focused organizations and understood both sides of the issue. He then voluntarily recused himself from hearing the matter.

Tom Stiglich, 6591 Failing St., indicated that he objected to Chair Babbitt and Vice Chair Kovash hearing Chapter 28-rekated matters because he felt they had been biased at the time they heard his own application for a dock. He recalled Chair Babbitt had written a letter indicating his position was there should be no docks or boathouses in the City. Vice Chair Kovash responded that he held no bias against riverfront property owners. Chair Babbitt stressed that the current hearing concerned a legislative matter, and he was not biased. He clarified that he had never written a letter saying there should be no docks, but he had researched and drafted code language that would control features of docks, such as color and wood treatment, but did not eliminate them. Commissioner Martin recalled the time when Chair Babbitt had worked with a citizens' task force and had helped them write proposed revised code that was fair and addressed all parties' concerns. He noted the currently proposed amendments did not affect docks. He said he had the highest admiration for Vice Chair Kovash and did not want to lose his wisdom.

Lynn Fox, PO Box 236, Marylhurst, Oregon, 97036, stated her concern that the two newest Commissioners were to decide a matter than they had not had adequate opportunity to examine and understand. She suggested they recuse themselves. Commissioner Andreas responded that he felt he was informed and had a good understanding of the issues. Commissioner Wood responded that was he could offer a new perspective to the discussion. Commissioner Baker commented that the City appointed Planning Commission members who had an appropriate level of interest and background and did a good job of preparing them for service.

Votes to Allow Commissioners to Hear the Matter

Four votes were held. **The Commissioners voted 6:0 to allow Vice Chair Kovash to hear the matter; 6:0 to allow Chair Babbitt to hear the matter; 6:0 to allow Commissioner Andreas to hear the matter; and 6:0 to allow Commissioner Wood to hear the matter.**

Staff Report

Peter Spir, Associate Planner, presented the staff report. (See Planning & Building Department Staff Reports dated May 30 and July 2, 2008). He advised the proposed amendment would help carry out the West Linn Comprehensive Plan, Goal 5, to protect natural resources, and help the City comply with Metro's Urban Growth Management Functional Plan, Title 13, Nature in

Neighborhoods, by identifying and preserving wildlife habitat. He recalled the City Council had appointed a task force that included Willamette and Tualatin riverfront property owners to draft it. He clarified that the proposed amendment focused on non-water-dependent uses and did not change sections related to water-dependent facilities, such as docks or ramps. He advised that it would impose stricter standards to protect streams on protected land to be deemed, Habitat Conservation Area (HCA). He advised that no permit would be necessary to develop on non-constrained land, and there, the required buffer would remain 15' from the top of bank. However, where a stream corridor crossed HCA land, a combined Water Resource Area setback of 65' was required (50' transition area, and 15' construction setback). He said the drafters had used Metro's map to identify where the resources were located, but they had exempted parcels along the river where the only difference between a parcel the Metro map identified as protected land and adjacent parcels was a higher incidence of trees. Mr. Spir reported that the staff had found that most existing development along the rivers met the proposed setback. He said the amendment allocated up to 5,000 sq. ft. for a new or expanded development footprint, even on a parcel that was 100% constrained by protected natural resources. He said low features (less than 30 inches above grade) were allowed to encroach into the setback to some degree, and additional, semi-impervious, features were allowed. If a structure burned down, it could be rebuilt on the old foundation without a land use permit. He said the amendment "encouraged" developers of riverfront land to provide public access to and along the river. He reported that Metro representatives had indicated they agreed with the proposed standards. He recommended that the Planning Commission endorse the amendment.

During the questioning period, Mr. Spir observed a need to make the proposed provision allowing up to a 5,000 sq. ft. footprint consistent with the existing Floor Area Ratio (FAR) limitation. He explained that FAR was the ratio of house square footage (no matter how many stories) to the lot area, so .45 FAR on a 10,000 sq. ft. lot would allow a 4,500 sq. ft. house, but not the proposed 5,000 sq. ft. footprint. He advised that a Metro "best practice" was to encourage more impervious surface than pervious surface on streamside properties. The Commissioners wanted to know who had served on the task force. Mr. Spir recalled that Brian Eastman had confirmed that several well-known conservation groups had vetted the Metro mapping system. Other members were Greg Smith and Elizabeth and Andy Rocchia. Commissioner Martin related that he, Peter Jamison, and Dave Frode belonged to the Riverfront Homeowners Association.

Proponents

Alice Richmond, 3939 Parker Rd., observed much citizen effort had gone into the amendment.

Brian Eastman, 1827 Sylvan Way, endorsed use of citizen task forces because they involved residents early in the legislative process. He saw a trend in recent decades away from a priority on individual property rights, toward prioritizing community guidelines. He said the proposed legislation was balanced and did not take anything away from property owners. He noted the amendment would allow owners to rebuild their homes without going through the permitting process. He stressed that there should be constraints on development next to a habitat area.

Robert Martin, 2017 Maple Terr., a member of the West Linn Riverfront Homeowners Association, said that the process of utilizing a citizen task force had resulted in consensus and a fair solution. He discussed the proposed "5,000 sq. ft. exemption" hardship provision under Chapter 28, Approval Criteria. He pointed out the proposed language allowed development on severely constrained HCA land where there was less than 5,000 sq. ft. of non-HCA land available. The development was allowed to cover up to 5,000 sq. ft. with impervious surface. He advised that "development" could be intensification of a use, such as adding to an existing house. He suggested the Planning Commission might want to add clarifying language to convey Metro's and the task force's intent to offer the same rights to owners of existing and new development on HCA-constrained land. He said otherwise it was possible that an owner of an entirely HCA lot, who wanted to expand an existing house that was under the 5,000 sq. ft. limit, might not be allowed to go as far toward the river as could the developer of a new structure on a vacant HCA parcel. He suggested that the solutions might be to allow a remodeler to expand the house upward, or in some other direction than toward the river, or to leave the language as proposed and trust the people who owned habitat-constrained parcels to take the extra steps to care for them.

During the questioning period, Commissioner Martin pointed out he had emailed the Commissioners a link to a Metro discussion of the Economic, Social, Environmental, and Energy (ESEE) Analysis which suggested that existing structures had already done whatever damage they would do to the resource, so not applying more restrictions on them could motivate the owners to be more cooperative in protecting it. He said he had represented the Planning Commission on the task force; Peter Jamison and Dave Frode had represented the West Linn Riverfront Association; and Elizabeth and Andy Rocchia had represented Tualatin riverfront property owners. He said Brian Eastman had represented broader resource protection interests. He said they had only held two meetings because the City Council wanted them to work quickly, but he would have preferred to have more time. He said he favored Metro's approach to resource protection that was not based on fixed setbacks – which Metro had found to be ineffective - but on actual studies of each area. For example, said in some places, such as on his own property, a study of actual conditions showed a larger protection area was necessary.

Vice Chair Kovash wanted to ensure that the 5,000 sq. ft. hardship exemption was fair to both owners of existing and vacant lots. Commissioner Andreas worried that the new constraints might decrease the value of an existing development. Commissioner Martin clarified that he had been concerned that the hardship provisions in the new Code might be interpreted in a manner that would not give someone who proposed to intensify existing development the same rights as someone who proposed a new development.

Neither for nor Against

The following had submitted Testimony Forms, but did not testify: Patrick O'Brien, 1236 14th St; Roy Carley, 5575 River Street; and Alison Benski, 5577 River St., West Linn.

Opponents

Audrey Lazar, 6555 Failing St. observed that her property had been classified as "moderate habitat conservation area" on Metro maps. She asked how that would affect buildability and property taxes. She wondered if that constituted "taking." Mr. Spir explained that the Metro map classified many properties along Nixon and Failing Streets that way simply because they had a tree canopy on them. However, in that case, the City would exempt them from the regulations, reclassify them as "buildable," and ask Metro to correct their map. Mr. Spir also clarified for Ms. Lazar that the currently proposed amendments did not address or change existing Code that already provided for public access to the river below the average ordinary low water mark during drier seasons when walking there was possible.

Bernard Hartung, 5007 Territorial Dr., opined that the proposed changes were unnecessary legislation because he had found that Metro did not mandate it, and other cities had opted not to adopt it. Mr. Spir explained that Metro offered a model ordinance that a city could adopt or a city could opt to fashion its own ordinance to achieve the same Metro goal. Mr. Hartung asked how to measure the setback. Mr. Spir advised a house could typically be as close as 15' from the top of bank. Mr. Hartung anticipated he would not have enough room on his lot to add onto his house. He asked which body determined the watermark to be measured from – the Army Corps of Engineers, or the City? Mr. Spir said the staff relied on water lines and flood data provided by the Army Corps of Engineers and the typically visited a property and determined where the setback line was with the owner. He related that he had visited homes on Failing Street and found they were all well above the proposed setbacks and none of the owners would lose their ability to modify those homes.

Tom Stiglich, 6591 Failing St., pointed to the section of river he lived on and advised that the Willamette River Greenway Map reflected how the river actually flowed and was more accurate than the Metro map, which had been created from aerial photographs. He noted the Greenway only had one zone and a 35' setback, but the Metro map showed a number of zones and a much larger setback over a lot more of his property. He said he could not even plant a garden there. He anticipated that could be the basis for a Measure 37 claim. He said the City should provide maps to every homeowner in the Greenway in order to make them aware of what they were about to lose, and send an arborist to help them identify non-native plant species. He said he pulled those plants on his property twice a year. He stressed the City should first address Code changes required by law. He advised the current Code met all Metro requirements. He said the exact location of the top of bank should be identified on each property and the City should find out how much area would be necessary to give each homeowner an opportunity to expand the structure to the same size as neighbors' homes. He advised that many homes along the river were 5,000 sq. ft., and his neighbors' homes were larger than that. He suggested the City focus on ways to address runoff so that gutter water did not drain into the river.

Ed Bennett, 5707 River St. submitted written comments to add to those he had submitted in January 2008. He said the top of bank was very well defined in his area and he thought it was appropriate to keep all houses at least 15' back from the top of bank. He recalled that after he observed that the Metro map showed his entire half-acre lot was in the Habitat Conservation Area (HCA) a Metro representative and City staff had agreed the map should be corrected to exclude his lot and other lots in the area from the HCA. He said Metro staff believed the aerial mapping method they had used had identified his property as HCA land simply because of the

tree canopy on it. He asked the City to table the proposed changes until the properties were officially removed from the map because as long as his property was on the map, his property value would be reduced.

William Buan, 6585 Failing St., also reported that Metro told him West Linn had gone beyond what Metro required. He questioned whether the proposed change in setback was warranted. He said it would effectively make 75% of his property unavailable for his own use and impact property value. He said the map was inaccurate and showed a stream that did not exist on his lot. He said the staff had acknowledged there were "canopy issues" but no one had actually surveyed his area, and it was not right that property owners had to take action themselves to correct the mapping error. He objected to someone else deciding whether or not he had appropriate vegetation that had to be addressed at his own cost. He questioned why HCAs could not have structures on them when some of the structures had been there for 25 years. Chair Babbitt announced a ten-minute recess and thereafter reconvened the hearing.

Staff Comments

Mr. Spir agreed that the Metro mapping system was imperfect, and he said there should be site-by-site visits to correct mapped boundaries and creeks that did not exist. He reasoned that the fact that an owner of HCA land could develop up to 5,000 sq. ft. of impervious surface on it meant the new constraints did not constitute a "taking." He said the Metro model code controlled landscaping because Metro did not want to see new gardens and grass, but Metro could accept continuing use of existing gardens. He observed that Metro was trying to balance resource protection with property rights.

Vice Chair Kovash asked the staff to recommend a process to resolve mapping inaccuracies. He agreed that HCA landowners should have the opportunity to develop a footprint as large as other property owners in the City. He questioned why the sentence, "Nothing in this code should be seen to infringe upon private property rights" was in the proposed code. Mr. Howard advised that was not new language and statewide planning goals recommended inserting it to address a continuing issue that legal public use and access to the river had an impact on private properties. The staff advised that a "taking" was when most reasonable use of a property had been confiscated. Mr. Spir clarified that if the hardship provisions were adopted, an owner who felt under "hardship" could use the variance process He also clarified he could not recall who had suggested the 5,000 sq. ft. limit on impermeable surface, and it might have been in the Metro model ordinance. Commissioner Baker recalled Commissioner Martin's testimony about equity. She gave an example of a parcel with an existing, 3,000 sq. ft. house that sat 300' to 400' back from the river with a vacant lot next to it. She said the developer of the vacant lot might be able to build a 4,500 sq. ft. house closer to the river than the existing house, which could not be expanded towards the river. Mr. Spir recalled that Commissioner Martin had testified that Metro agreed that owners of existing homes and owners of new homes should have the same rights. He acknowledged that it might be appropriate to eliminate Section E, Hardship Provisions and Nonconforming Structures. He said the proposed code had already clearly stated that development should stay as far away from the river as possible. When asked about a process for correcting inaccurate maps, Mr. Spir noted the proposal provided for verification of HCA boundaries. He explained that the City charged a fee for the notification process, but he

anticipated that if notice were not required, the staff would visit a parcel and adjust the boundary at no charge. He said the City could keep a record of all corrections until Metro corrected its maps. He said he did not believe the City would receive a great number of reclassification requests because the top of bank was well defined along River Street and corrections could be made via telephone. He anticipated the staff might have to field check 20-30 riverfront lots. When asked, he clarified that where the top of bank was not easily determined, the staff identified the location of the ordinary high water mark was with the property owner's help. Chair Babbitt closed the public hearing

Deliberations/Motions

Vice Chair Kovash, and Commissioners Baker, Wood and Andreas each related they were not yet ready to decide the matter and wanted more time to re-read their notes, consider the issues, ask the staff to clarify aspects of the proposal, and suggest possible changes. They recalled issues related to the accuracy of mapping and vegetation rights; concerns about private property rights; and a need to justify the allowable size of the 5,000 sq, ft. hardship exemption footprint, or remove that section. They wondered if some of the "common sense" regulations were unnecessary because many riverfront owners had already implemented such practices. Commissioner Whitehead thanked Commissioner Martin for his efforts. When asked if Commissioner Martin could participate in the discussion, Mr. Howard advised that it was not legally possible to selectively reopen a public hearing to allow Commissioner Martin to participate.

Commissioner Baker moved to continue CDC-07-04 to a special meeting at 7:00 p.m., July 23, 2008, for the purpose of deliberations, with no verbal or written public testimony allowed. Vice Chair Kovash seconded the motion and it **passed 6:0**. When asked, Mr. Howard advised the Commissioners they could email copies of their correspondence with the staff to other Commissioners, as long as they were not in the same room or on the same telephone line together. Commissioner Martin then joined the other Commissioners for the remainder of the meeting.

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PLN-08-02, Wildlife Habitat Plan

Chair Babbitt opened the public hearing, explained the applicable criteria and procedure, and announced the time limits for testimony. When invited by the Chair, no one in the audience challenged the authority of the Planning Commission or the ability of any individual Commissioner to hear the matter.

Staff Report

Chris Kerr, Senior Planner, presented the staff report (See Planning & Building Department Staff Report dated July 2, 2008). He reported that the proposed amendment was an updated version of the 2002 Wildlife Habitat Areas Map and Inventory that the City had previously "accepted," but never formally adopted into the Comprehensive Plan. He said it satisfied state and Metro Goal 5 requirements by identifying wildlife habitat area of high value and

constraining development there. He referred to the map and explained that the staff had removed 63 acres of land that had been developed since the older inventory had been accomplished as well as 411 acres of open water acreage. He explained that the resource had been classified using a Wildlife Habitat Assessment Score (HAS), which was an accepted scientific methodology. He explained that there were existing CDC codes and City policies that also protected natural areas from development, but there might also be some that would discourage habitat friendly development practices. He said the staff recommended an action measure to conduct a comprehensive review to identify them. He said the staff recommended taking the "next step" the 2002 inventory consultants had recommended to develop additional protective guidelines and practices to protect wildlife habitat. He advised the proposed inventory included approximately twice as much land as Metro's HCA map because the Metro map focused on riparian areas, but City staff was also proposing to protect upland wildlife habitat. He clarified that Metro did not mandate protection of the upland areas, but Metro did recommend a complete review of regulatory and procedural practices to ensure they did not preclude habitat friendly development practices. He said the staff had added a new definition, Habitat Friendly Development Practices, and new action measures. One staff-recommended action measure was to develop an educational program to let landowners know what type of habitat was on their property and let them know about habitat friendly practices. He recommended that the PC endorse the proposed changes and recommend the next phase, which was to consider options for additional protection of upland habitat areas.

During the questioning period, he explained that the staff had excluded open water areas, which ran to the centerline of the river, so there were not as many affected acres, but they could agree to include those acres because it was appropriate to call the river area "habitat." Commissioner Martin said that would ensure all extreme low water area habitat was protected. Mr. Kerr advised that the proposed map was general, and a site-specific field analysis would be necessary to determine where the resource boundaries were. Commissioner Martin suggested using an Economic, Social, Environmental, and Energy (ESEE) Analysis to examine the economic, social, environmental, and energy consequences of protection before an upland area was included in the Inventory. He did not advocate doing it later in a two-step approach. Mr. Kerr confirmed the state would require an ESEE analysis if the City decided to take the additional step. He confirmed there were many different programs, including a state Fish & Wildlife Department program, which offered landowners help and financial incentives for restoring habitat. He agreed the action measure should explain that such programs were available. Chair Babbitt directed him to fashion that language.

Proponents

Greg Morse, 18335 Nixon Ave., stressed that the process had taken too long because 63 acres of wildlife habitat had been developed since the original inventory. He encouraged the City to adopt the amendments and accomplish the "next step." He pointed out the Comprehensive Plan already contained an Action Measure to "consider protection using an ESEE analysis when needed," but he stressed the inventory had to be adopted before any more habitat was lost. He pointed out the Habitat Site Summaries stated that Upper Bernart Creek was home to a type of pigeon, which was a "federal species of concern." He indicated he believed the priority should not be what was best for individual property owners, but what was best for the community.

Lynn Fox, PO Box 236, Marylhurst, Oregon, 97036, President of the Hidden Springs Neighborhood Association, a biologist, asked the Planning Commission to recommend the amendments, but find a way to allow citizens to add to the inventory. She held the Inventory did not adequately address the condition of the tree canopy or invasive species. She said that she and others in her neighborhood had observed loss of tree canopy and understory on some parcels had reduced the habitat that supported some endangered varieties of heron and songbirds, but starlings and English house wrens proliferated. She reported that residents were cutting trees to plant gardens along the south side of Palomino Loop Trail, which reduced bird habitat and made the area vulnerable to a blackberry invasion. She said changes on the "Erickson property" and near Bronco Court had reduced habitat. She related that the neighborhood was partnering with interested organizations and the Parks Department to restore woodland habitat, but they needed more funding to accomplish that.

Alice Richmond, 3939 Parker Rd., indicated that perhaps the Hidden Spring area should never have been developed, but now that it was, the proposed constraints took away owners' private property rights.

Karie Oakes, 1125 Marylhurst Dr., expressed disappointment that the City had lost 63 acres of habitat to development. She said the open water areas were "water habitat" and should not be removed from the inventory. She asked how many acres of HCA land that would total. She urged the City to adopt the Inventory, including upland habitat areas, together with a full range of regulations and incentives to protect it.

Staff Response to Testimony

Mr. Kerr reported that with open water acres included, the Inventory would total 1,695 acres. He addressed testimony that citizens should be allowed to add to the inventory. He said the state required an HAS assessment of the quality of water, cover and food, and the HAS score was what was used to identify what land was to be protected habitat area. He said it could not be modified based on anecdotal evidence.

At 11:00 p.m. **Commissioner Martin moved to continue PLN -8-02 to July 16, 2008, and allow no additional oral or written public testimony. Commissioner Wood seconded** the motion and it **passed 7:0.**

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ITEMS OF INTEREST FROM STAFF

Commission for Citizen Involvement

Vice Chair Kovash moved to direct the staff to schedule a public hearing regarding Commission for Citizen Involvement (CCI) on July 23, 2008. Commissioner Whitehead seconded the motion and it **passed 7:0.**

ITEMS OF INTEREST FROM THE PLANNING COMMISSION (None)

ADJOURNMENT

There being no other business, Chair Babbitt adjourned the Planning Commission meeting at 11:06 p.m.

APPROVED:

Michael Babbitt, Chair **Date**

CITY OF WEST LINN
PLANNING COMMISSION MINUTES

Wednesday, July 16, 2008

Draft

Members present: Vice Chair John Kovash and Commissioners Shawn Andreas, Valerie Baker, Robert Martin, Dean Wood and Ron Whitehead.

Staff present: Bryan Brown, Planning Director; Gordon Howard, Staff Attorney; and Chris Kerr, Senior Planner

Members absent: Chair Michael Babbitt

CALL TO ORDER

Vice Chair John Kovash called the Planning Commission meeting to order at 7:00 p.m. in the Council Chambers of City Hall.

APPROVAL OF MINUTES

Commissioner Whitehead moved to approve the Minutes of June 18, 2008. Commissioner Martin seconded the motion and it **passed 5:0**. Commissioner Baker abstained.

PUBLIC COMMENTS (None)

PUBLIC HEARINGS
(Note: Full copies of the staff reports and all related documents for the hearings on the agenda are available for review through the Planning Department.)

DR-08-01/VAR-08-01/WAP-08-01, Holiday Inn Express Design Review, Variance and Water Resource Area Protection at 2400 Willamette Falls Drive (This application was to be re-noticed and heard at an undetermined future date.)

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PLN-08-02, Wildlife Habitat Plan

Vice Chair Kovash recalled that the hearing had been continued from July 2, 2008; when the public hearing had been closed and the Commission had begun deliberations.

Staff Report

Chris Kerr, Senior Planner, presented the staff report (See Planning & Building Department Staff Report dated July 2, 1008). He explained that that the proposed Wildlife Habitat Areas Map and Inventory, code amendments and action measures would protect land that had been identified as significant wildlife habitat in 2002. He clarified that the staff had removed about 63 acres that had been developed since the 2002 inventory, and 411 acres of open water area along the rivers. He said the amendment used a new Code term, "habitat friendly development practices." He pointed out that since the previous hearing the staff had added an action measure that called for the City to encourage and support private property owners to take advantage of any federal, state or regional programs (such as tax abatements, conservation easements and

grant programs) that would preserve and protect wildlife habitat areas on private property. The other two action measures they recommended called for action to ensure the Code did not present barriers to habitat-friendly development practices, and for new guidelines for habitat-friendly development practices.

During the questioning period, Vice Chair Kovash reported that most of the significant sites to be protected by the current proposal were already protected in some manner. They were in riparian areas or on steep slopes, and they were already protected in a City park or natural area or by existing Code. However, the staff explained that the inventory identified some upland wildlife habitat that would experience development pressure, and they recommended that the City hire a consultant to develop policy options for protecting it. Mr. Kerr said he believed that a large percentage of identified significant habitat was on City-owned land. When asked if the action measures called for the City to ask – but not require – a developer to use habitat-friendly development practices, he clarified that they called for the City to examine the Comprehensive Plan and Code and identify and change any standards or policies that could discourage habitat-friendly development practices. The Commissioners recalled they had discussed open water areas at the previous hearing. When asked why the inventory had not been adopted in 2002 and why they proposed a more extensive map than the Metro map, the staff explained that the inventory had not been adopted in 2002 because the City had other, pressing, Goal 5-related issues to address and upland habitat protection was not required by Metro. However, the staff was now ready to recommend protection of upland habitat that was not as well protected as riparian habitat. They clarified that Metro's Habitat Conservation Area (HCA) map had served as the consultant's starting point, but the proposed map protected a more extensive area than the Metro map. They confirmed that they could easily return the 411 open water acres to the inventory if the Commissioners directed them to do that. Commissioner Martin asked them to fashion such language. The staff clarified that the purpose of the Inventory was to identify significant habitat and the consultants had described each site in detail, except for the "open water" acres, which they had simply labeled "open water." They explained they did not anticipate development pressure to develop land that was often under water. Commissioner Martin explained he believed including and mapping open water acres would make the area of protection clearer to the public.

Commissioner Baker asked if and why an undeveloped parcel above the Oak Savannah on Tannler Drive had been removed from the Inventory. The staff explained that site had not been listed in the original Inventory, so they did not include it in the proposed inventory. Commissioner Baker asked if code changes resulting from the proposed action measure that called for the City to encourage habitat-friendly development practices might actually prohibit development on some sites. Mr. Kerr acknowledged that was theoretically possible, but the purpose of that action measure was to ensure there were no impediments to habitat-friendly development practices. Commissioner Baker then indicated she was willing to rely on public involvement to help guide the process of revising the Code.

Commissioner Martin moved <u>to amend the proposal to include the river acreage</u>. Commissioner Wood seconded the motion and it **passed 6:0.**

Commissioner Martin moved to recommend that the City Council adopt the proposed amendment to Comprehensive Plan, Goal 5, Section 2. Commissioner Whitehead seconded the motion and it **passed 6:0.**

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ITEMS OF INTEREST FROM STAFF

Imagine West Linn Update 2008 review and discussion (PLN-08-01)

Chris Kerr, Senior Planner, presented the staff report (See Planning & Building Department Memorandum dated July 9, 2008). He recalled that the City had hired Siegel Planning Services, LLC, to update the 1994 version of *Imagine West Linn* and the Commissioners had discussed the draft update with City Counselors at a joint work session on June 2, 2008. He asked for additional comments to take back to City Council. Commissioner Martin indicated he was concerned that the "Preferred Future with a Vision" section envisioned a "river esplanade." He suggested removing that phrase because building an esplanade would impact on habitat along the river and there were alternative ways to achieve a multi-faceted riverfront that allowed many uses, but protected wildlife, such as natural areas with trails. He said he had other reasons to not favor an esplanade. The staff offered to forward his and other Commissioners' comments to the consultant who was advising the City Council. Mr. Kerr clarified that the purpose of the update was not to change the previously established vision, but to update it by correcting incorrect data, removing action items that had already been accomplished; and adding a new "Sustainability" section.

Commissioner Wood advised that the Recreation Action Item calling for prioritizing trails along the rivers could impact views. Commissioner Baker indicated she did not favor the draft update because the "Land Use and Quality of Life" section did not say that West Linn would be a "green" city by 2040 and explain what the City had to do to accomplish that. She advised that each component of the document needed to be "greener" and explain how the City would become "eco-friendly" and deal with limited resources. Commissioner Wood said it was presumptuous to assume the City would acquire the existing paper mill site. Mr. Kerr recalled that issue had been discussed in the joint work session and the Councilors had asked the consultant to revise that language to indicate the City would work with the mill owner. The staff confirmed the City now included eleven neighborhood associations.

Vice Chair Kovash questioned whether the sections, "Probable Future if No Action is Taken" and "Preferred Future with a Vision" were realistic enough. He observed the document did not address the facts that Highway 43 could not be expanded beyond two lanes for lack of adequate right-of-way, and that West Linn's population was projected to grow 60% by 2040. He questioned whether there was adequate basis for its prediction regarding regional traffic flow. He noted the document envisioned a reduction in tree cutting, but he reasoned that the increase in population would lead to more tree cutting. He referred to the Appendix section listing: Specific Achievements to Recommended Action Measures from the Original *Imagine West Linn* Document: He questioned why the City would amend the CDC to require minimum densities per Metro and to allow more "mother-in-law" units when neighborhoods were concerned about increased density. Commissioner Baker clarified her concern that the Vision section did not

fully convey the desire of the City to be not just self-sustaining, but proactively "green," even though the Sustainability section and the action items did that.

Commissioner Wood noticed Housing Action Item #4 called for land use policies and regulations to respond to a reduced need for square footage in homes due to an aging population and lifestyle preferences. He observed that growth seemed more "family-based," and the trend was 2,500 sq. ft. homes on "good-sized" lots. Mr. Kerr agreed the trend in housing was contrary to that statement, and he said he would discuss that with the consultant. Commissioner Baker suggested fashioning an action item not based on square footage to address the need for affordable housing for an aging population. Commissioner Whitehead observed that families who moved to West Linn when they could afford it were often in their 40's, and 32 years from now (in 2040) they would want to "downsize' and age in place in West Linn. Vice Chair Kovash recalled the City had struggled unsuccessfully to find a way to provide more affordable housing.

Commissioner Wood referred to the Commercial Development Action Items and asked if the document should address a need for more commercial office space rather than protecting home based businesses. Commissioner Andreas suggested the City should envision improved infrastructure and realistically evaluate how to accomplish that. He also suggested that the City would benefit from the revenue generated by additional commercial businesses, which would help balance the heavily residential city and allow more residents to work closer to home. Commissioner Martin suggested including a section to explain the assumptions underlying the vision. He wondered if those who had fashioned it had considered the affect of commercial expansion and light rail service in nearby cities, such as Tualatin and Oregon City. Mr. Kerr observed the document talked about the Stafford area, because that was "on the radar" in 1994.

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

Vice Chair Kovash and Commissioner Whitehead agreed that the training video Planning Department staff had showed them was very instructive. The staff agreed to provide notebooks to the two newest Commissioners and circulate the educational CD to all Commissioners.

ADJOURNMENT

There being no other business, Vice Chair Kovash adjourned the Planning Commission meeting at 8:10 p.m.

APPROVED:

John Kovash, Vice Chair **Date**