LAND USE PRE-APPLICATION CONFERENCE

Thursday, October 16, 2014

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am **Proposal to divide2.34 acre parcel into two buildable lots. Access to inside lot on existing driveway. Access to outer lot from driveway or 9th Street.**

Applicant: **Ann Miller represented by Steve Tekander**

Subject Property Address: **31E02AC01205**

Neighborhood Assn: **Willamette**

Planner: Peter Spir **Project #: PA-14-35**

City of West Linn Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 10/16/14	TIME: 9AM	PROJECT #: PA-14-35
STAFF CONTACT: Peter Spir		FEE: 350-

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): Parcel # 05007413/31E 02AC0120

Brief Description of Proposal: Divide 2.34 acre parcel into 2 buildable lots. Access to inner lot on existing driveway. Outer lot from driveway or 9th street.

Applicant's Name: Ann Miller represented by Steve Tekander
Mailing Address: 1009 9th street
Phone No: (503) 657-1967 Email Address: annivancade@yahoo.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:
What additional issues would need to be addressed for a 3 lot subdivision? Would a PUD be the most effective way to build out 3 lots with the least wetland impact?

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Ann Miller — 9/23/14
Property owner's signature — Date

Property owner's mailing address (if different from above)

RECEIVED
SEP 24 2014
PLANNING & BUILDING
CITY OF WEST LINN
INT TIME

PLANNING AND DEVELOPMENT
PLANNING DIRECTOR'S LAND USE DECISION

FILE NO:	**LLA-03-18**
SUBJECT:	**LOT LINE ADJUSTMENT**
LEGAL DESCRIPTION:	**31E 2AC TAX LOTS 1204 & 1205**
LOCATION:	**SE CORNER OF 3RD ST & 9TH ST**
OWNER:	**ANN MILLER**
APPLICANT:	**ANN MILLER**
ZONE:	**R10**
PLAN DESIGNATION:	**LOW DENSITY**

STAFF CHECKLIST:

R.O.W.:	**N/A**	STREET & S/W IMPROVEMENTS:	**N/A**
UTILITY EASEMENTS:	**N/A**	SQ. FT.:	**OK**
FLOOD PLAIN CONSTRUCTION:	**N/A**	WETLANDS & DRAINAGEWAYS :	**N/A**
ADDITIONAL INFO.:			

Based upon the approval criteria of the applicable Development Code section **85.210** , the Planning Director:

☐ APPROVED ☒ **APPROVES WITH CONDITIONS** ☐ DENIED

CONDITIONS OF APPROVAL (if applicable):

1. **LOT LINE IS APPROVED AS ILLUSTRATED IN EXHIBIT 'A'.**
2. **FINAL LOT LINE ADJUSTMENT MAP SHALL BE SUBMITTED TO THE CITY IN MYLAR FORM FOR APPROVAL PRIOR TO RECORDING.**
3. **MAINTAIN SETBACK REQUIREMENTS PER ZONING.**
4. **MAINTAIN WETLAND BUFFER AS SHOWN IN EXHIBIT 'A'.**

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

10-27-03 — DATE

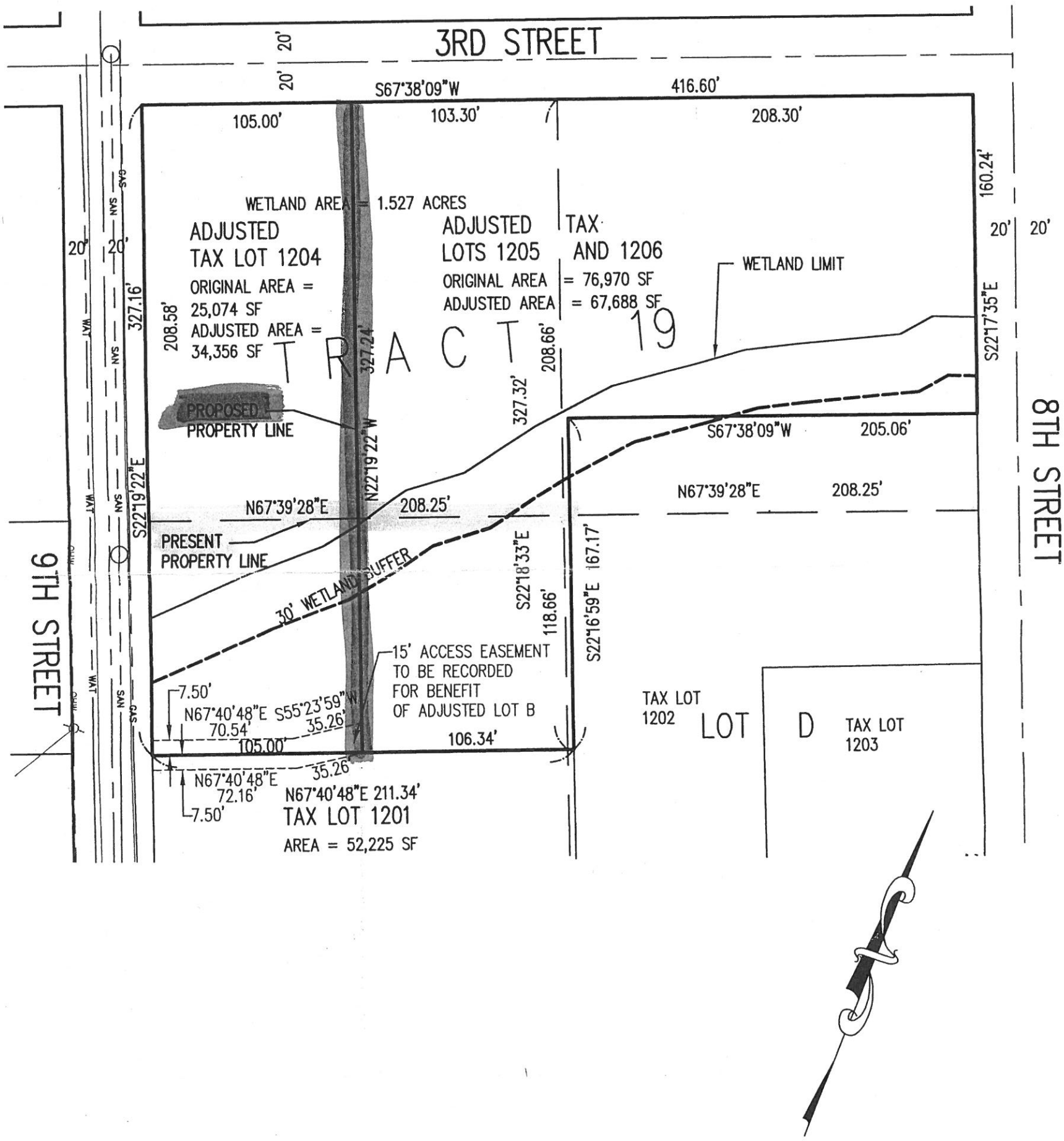
For — GORDON HOWARD, PLANNING DIRECTOR

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

P:\DR\DR ARCHIVES\LLA\2003\LLA03-18

PROPERTY LINE ADJUSTMENT APPLICATION
TAX MAP 31E2AC LOT 1204 & 1205
WEST LINN, CLACKAMAS COUNTY, OREGON
PROPERTY LINE ADJUSTMENT PLAN

EXHIBIT A



10-9-03

REGISTERED PROFESSIONAL LAND SURVEYOR

Clinton H. Stubbs Jr.

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/04

JOB NAME:	MILLER 9TH STREET SUB
JOB NUMBER:	988
DRAWN BY:	CHS
DATE:	10/8/03
DRAWING NO.:	988PLA2-03

ENGINEERING PLANNING SURVEYING FORESTRY
LICENSED IN OR & WA

AKS ENGINEERING & FORESTRY

13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
E-MAIL: aks@aks-eng.com

City of West Linn

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

June 5, 2003

SUBJECT: Subdivision and Lot Line Adjustment at 1009 9th Street

ATTENDEES: Ann Miller (applicant), Clint Stubbs (AKS Engineering), Peter Spir and Kristi Crowell (Planning), and Boris Piatski (Engineering)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The applicant owns a 3.5-acre site at 1009 9th Street which contains wetlands, a drainageway, and is within the floodplain and Willamette River Greenway. The site contains three lots of record that can be reconfigured through a lot line adjustment. It was suggested to have one large lot with the existing house, and the remaining reconfigured two lots would contain the wetland and drainageway. Prior to building permit submittal for these two lots, and after the lot line adjustment is recorded, wetland, drainageway, floodplain, and Willamette River Greenway permits will be required to construct on the lots. A wetland delineation is a submittal requirement as well.

The applicant would apply to subdivide the large lot with the existing home at a later date. Boris stated that half street improvements (curb, gutter, and sidewalk) would be required. City records show a 1-inch galvanized water line in or near Volpp Street. Boris will call for locates in order to determine if the water line is within the public right-of-way. This section of water line in Volpp Street will need to be enlarged from 1-inch to a 6-inch line.

In addition to the subdivision application, a Willamette River Greenway permit may also be required at that time, or at the time prior to home construction after the subdivision is recorded. If a planned unit development (PUD) application is required with the subdivision, then the buildable portion of the created lots in the subdivision will need to be outside of the Flood Management Area.

Stormwater treatment is required. The City uses Portland's stormwater treatment requirements for both a lot line adjustment and subdivision. The subdivision will need detention if more than 5,000 square feet of impervious surface is created. Water quality facilities can encroach into protected buffer areas if the requirements of CDC 33.040(D) are met.

The City is currently working on the Goal 5 project which is the inventory of natural resources within the City. The end result will be Comprehensive Plan and Code amendments that will strengthen existing protection measures, or create new protection programs. Therefore, current wetland and creek buffers may be increased in the future. The estimated time line for new code language is December 2003.

Process

Hold neighborhood meeting per CDC Section 99.038 for a subdivision application. The site is in the Willamette Neighborhood. Contact persons are Jody Carson at (503) 657-0523 and Stefanie Becker at (503) 722-9953. Allow one month to take care of this requirement. Follow the procedures exactly.

Prepare the application and submit to the Planning Department with deposit fees. The City has 30 days to determine if the application is complete or not (most applications are incomplete). The applicant has 180 days to make it complete. Once complete, the City has 120 days to exhaust all local review and appeals.

Staff prepares public notice and schedules the hearing. The first Planning Commission hearing is usually four weeks from the date the application is deemed complete. The Planning Commission decision may be appealed to the City Council. The City Council decision may be appealed to the Land Use Board of Appeals (LUBA).

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed.

p:/pre app sumry.6-5-03 subd

(7262)

West Linn

Planning and Building

February 11, 2004

Mr. R. Charles Pearson, PLS
Clackamas County Surveyor
9101 S.E. Sunnybrook Blvd, Suite 428
Clackamas, OR 97015

Dear Mr. Pearson:

This is a response to your letter of February 5, 2004, regarding a property line adjustment survey submitted pursuant to West Linn Case File #LLA 03-18. You are of the opinion that the proposed lot line adjustment is in violation of ORS Chapter 92, because it should actually be classified as a replat and processed as such. In support of your position, you attached Attorney General's Opinion OP-6350, dated January 25, 1990.

In reviewing the opinion and the actual language in ORS Chapter 92, local governments such as West Linn are put in a difficult situation. It seems to be your interpretation that a lot line adjustment between two parcels in an existing subdivision may or may not constitute a replat, based upon the significance of the proposed change. The demarcation between a lot line adjustment and a replat is subject to some confusion and fuzziness. When discussing potential lot line adjustments prior to application, or processing such applications, our staff is uncertain of where that demarcation is. Unfortunately, we received your opinion on the subject after we had issued a preliminary approval of the proposal. We, therefore, share your frustration over the current process and its inadequacies.

In reviewing the actual language of ORS Chapter 92 regarding replats, it appears that all of the requirements of ORS 92.185-Replats are met by city codes and procedures pursuant to lot line adjustments with two exceptions: 1) our current procedures do not require any notice of such adjustments when the replatting involves the entire subdivision (ORS 92.180.2); or, 2) when it involves a portion of the subdivision (ORS 92.180.3). As a practical matter, we have not had, and do not expect to have, any future replats of entire subdivisions in West Linn, so our notice requirements should be amended to include a requirement that notice be given "to the owners of property adjacent to the exterior boundaries of the tentative subdivision replat"(ORS 92.180.3). We will take action administratively to do so immediately, and will amend the West Linn Community Development Code language to make the requirement statutory.

CLACKAMAS COUNTY SURVEYOR
RECEIVED
FEB 13 2004

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

CLACKAMAS COUNTY

Office of the County Surveyor

R. CHARLES PEARSON
COUNTY SURVEYOR

February 5, 2004

Mr. Gordon Howard,
Acting Planning Director
City of West Linn
22500 Salamo Road, #1000
West Linn, OR 97068

Dear Mr. Howard,

We are in receipt of another survey map for a property line adjustment that we consider to be a reconfiguration of original plat lines. It is the position of the County Surveyor that a pursuant to OP-6350 that the property line adjustment survey submitted by Keith Jehnke, PLS for AKS Engineering, City of West Linn Planning Case File # LLA-03-18, is in violation of ORS chapter 92.

In the past, we have had several conversations with City staff regarding use of property line adjustments and the appropriate use of a replat the most recent letter was to Dan Drentlaw dated March 13, 2001. Attached is a copy of the Attorney Generals Opinion OP-6350, dated January 25, 1990. This document has previously been submitted to all Cities and County Planning Departments to assist their understanding of the rule. In addition the use of the old lot numbering should not follow any adjusted lots.

Surveys for property line adjustments are continuing to be submitted to our office that demonstrate extreme creativity in re-shaping boundary lines and are contrary to the Attorney Generals Opinion (OP-6350). We believe that many of these so called property line adjustments should be processed (at least through our office) as a replat, because they are reconfiguring existing plat lines. Our understanding of the purpose of the law regarding property line adjustments was for the specific purpose to make small adjustments to common boundary lines and not to create a new unit of land where one did not exist before or significantly reconfigure existing platted lots or parcels.

We would argue that it is our common duty to construe the statutes to accomplish the legislature's policies. It is our opinion that to construe ORS 92.010 (7b), 92.060 (7), 92.190 (3) and (4) to be able to substantially relocate "a common boundary" so as to subvert ORS 92.010 (3),(5), (8), (9), (15), (16); 92.012; and the remaining parts of Chapter 92 is inconsistent with legislative intent. We believe that the legislature intended to authorize property line adjustments only where there is a single adjustment

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WETLAND DELINEATION/DETERMINATION REPORT COVER FORM
(This form must be attached to reports submitted to the Division for review and approval)

Oregon Division of State Lands
Attn: Wetlands Program Leader
775 Summer Street NE, Suite 100
Salem, OR 97301
(503) 378-3805

Applicant Owner Name, Firm and Address Ms. Ann Miller 1009 Ninth Street West Linn, OR 97068	Business Phone (503) 266-5811 Ext 1012 FAX: (503) 266-5068 Home Phone (optional): E-mail:
Authorized Legal Agent: Rita N. Mroczek, PWS 3980 SW 170th Ave. Aloha, OR 97007	Business Phone: (503) 642-3739 FAX: (503) 642-4158 E-mail: ritanancy@juno.com

The information contained in the attached report is true and accurate to the best of my knowledge. I either own the property described below or I have legal authority to allow access to the property. I authorize the Division to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact,
Typed/Printed Name: Ann D. Miller Signature: Ann D. Miller
Date: 7/4/03 Special instructions regarding site access:

PROJECT AND SITE INFORMATION (for latitude and longitude, use centroid of site or start and end of linear project)	
Project Name: Ninth Street, West Linn	Latitude: 45*20'30" Longitude: 122*39'
Proposed Use: Residential	Tax Map: 3 1E 2AC
Project Street Address or other descriptive location: 1009 Ninth Street City: West Linn County: Clackamas	Township: 3S Range: 1E Section: 2 QQ: NE Tax Lot(s): 1201 Waterway: Unnamed stream River Mile: n/a

WETLAND DETERMINATION INFORMATION

Wetland Consultant Name, Firm and Address: Rita N. Mroczek, PWS 3980 SW 170th Ave. Aloha, OR 97007	Business Phone: (503) 642-3739 FAX: (503) 642-4158 E-mail: ritanancy@juno.com

Primary contact for report review is: X Consultant Applicant/Owner Authorized Agent

Date of Delineation Report: April 2003	Wetland/Waters Present? Y N	Total Site Acreage: 3.4 Total Wetland Acreage: 1.5

OTHER INFORMATION

Is any of the property crop land? N
If yes, is Applicant /Owner a USDA participant? N/A
If yes, has a NRCS Form 026 been completed for the site? N/A
Does the site show as wetland on Local Wetland Inventory? unknown
If yes, LWI code:
Has a previous delineation/application been made for the property? N
If applicable, prevision Division of State Lands #:
NWI/Quad Name(s): Canby, OR
Site zoning: Residential

For Office Use Only

Corps Project #_____ DSL Wetland Mgr. _____ DSL WD #: 2003-0249
Date Delineation Received: __/__/__ DSL Project #: _____
Date Review Completed: / / Related Case Number(s):

Rita N. Mroczek, PWS
WETLAND SCIENTIST
3980 SW 170th Ave. Aloha, Oregon 97007 (503) 642-3739 Fax (503) 642-4158

April 28, 2003

Janet Morlan
Oregon Division of State Lands
775 Summer Street NE
Salem, OR 97301

Dear Ms. Morlan:

Enclosed is a wetland delineation report for a property proposed for partition, which is located on Ninth Street in West Linn, Clackamas County. The property is immediately north of Volpp Street and south of an undeveloped right-of-way for Third Ave.

As you will note in the report and on the survey map, wetlands were found in the northern one-third of the site. A residence and yard occupy the southernmost portion of the lot, and that area was not investigated. Data were gathered based on visible changes in elevation or vegetation throughout the study area.

If a site visit is indicated, I will be happy to accompany your staff. If you have any questions or comments, please feel free to call me.

Sincerely,

Rita Mroczek

for Rita N. Mroczek, PWS

Enclosure

cc: Ms. Ann Miller
AKS Engineering & Forestry

WETLAND DELINEATION REPORT
NINTH STREET, WEST LINN

Prepared for:
Ms. Ann Miller
1009 Ninth Street
West Linn, OR 97068

April 2003

Rita N. Mroczek, PWS 3980 SW 170th Ave. Aloha, OR 97007 (503) 642-3739 Fax 642-4158
E-mail: Ritanancy@juno.com

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2. Soils Map of Clackamas County, Oregon
3. NWI Map (Canby, Oregon Quadrangle)
4. Vicinity Map, Showing Site Location
5. Tax Map

Wetland Delineation/Determination Report Cover Form
Weather Data for Preceding Two-Week Period
Field Data Sheets

Survey Map of Delineation Site

INTRODUCTION

Ms. Ann Miller contracted with Rita N. Mroczek, Professional Wetland Scientist (PWS), to determine the presence/absence of wetlands on a proposed development property located on Ninth Street in West Linn, Clackamas County, Oregon. Preliminary investigations indicated that wetlands were present and that a formal delineation was required. This action is needed to meet the jurisdictional requirements of the US Army Corps of Engineers and the Oregon Division of State Lands.

SITE DESCRIPTION

The property is located at 1009 Ninth Street in West Linn, Clackamas County, Oregon (see Figures 1 and 4). The legal description locates it in the NE ¼ of Section 2, T 3S, R 1E, Willamette Meridian. It is further described as Tax Lot 1201, Map # 3 1E 2AC . The applicable USGS quadrangle is Canby, OR (Figure 1).

The site lies north of the Willamette River, immediately north of Volpp Street, in West Linn, Clackamas County. The subject property is an L-shaped lot, with the southernmost portion containing a residence and outbuildings. The northern part of the L abuts a large wetland crossing the vacant right-of-way for Third Avenue. A small stream crosses this portion of the site, with small-fruited bulrush (*Scirpus microcarpus)* along its edge. The land form slopes slightly downward toward the north. The study area was limited to the area south of the stream, and north of that part of the lot in residential use.

Vegetation is comprised of grass and weedy forbs, including creeping buttercup (*Ranunculus repens*), white clover (*Trifolium repens*), small bedstraw (*Galium trifidum*), dandelion (*Taraxacum officinale*), Canada thistle (*Cirsium arvense*), meadow foxtail (*Alopecurus pratensis*), quackgrass (*Agropyron repens*) and shepherd's purse (*Capsella bursa-pastoris)*.

METHODS AND MATERIALS

Prior to engaging in fieldwork, studies are made of available information such as the National Wetland Inventory (NWI) map of the area (See Figure

3). The Canby, OR Quadrangle, which indicates no wetlands on the site, was used for this delineation.

Ms. Mroczek uses the Routine Onsite Method as defined in the Corps of Engineers Wetlands Delineation Manual, January 1987. Vegetation is classified according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9), US Fish and Wildlife Service Biological Report 88, May 1988 and supplement dated December 1993.

Wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions. Vascular plants are divided into basic groups, commonly known as "wetland indicator status", based upon the frequency of the species' occurrence in wetlands. Dominant plant strata within a 15-foot radius of each soil pit were identified and percent cover of species within strata was visually estimated. This area is referred to as a 'sample plot.' Each species was classified according to moisture tolerance and placed in one of the indicator categories defined in Table 1.

Table 1. WETLAND INDICATOR STATUS

Obligate Wetland Plants (OBL)	Plants that almost always appear in wetlands	Estimated probability >99%
Facultative Wetland Plants (FACW)	Plants that usually occur in wetlands	Estimated probability 67-99%
Facultative Plants (FAC)	Plants that are equally likely to appear in wetlands or nonwetlands	Estimated probability 34-66%
Facultative Upland Plants (FACU)	Plants that usually occur in nonwetlands	Estimated probability 67-99%
Upland Plants (UPL)	Plant species that almost always occur in nonwetlands under normal conditions	Estimated probability >99%

(From: National List of Plant Species That Occur in Wetlands, Reed 1988)

Hydric soils are defined as soils that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part (SCS 1987). These soils usually support hydrophytic vegetation. The Clackamas County soils maps prepared by the Soil Conservation Service (SCS) were studied for mapping of hydric soils (See

Figure 2). Soils mapped on the site are Newberg fine sandy loam (non-hydric) and Wapato silty clay loam, a hydric soil.

During the field visit, soils were inspected for evidence of hydric soil indicators. Soil moisture content, matrix color and presence of mottles and/or gleying were recorded. Soil value, hue and chroma were determined using the Munsell Soil Color Chart. Soils were examined at six data points to verify the published mapping. Pits were dug to verify hydrology. Locations of data points were selected based on elevation breaks, changes in vegetative communities and evidence of standing water.

Wetland hydrology is the force that creates wetlands. It was investigated on a site-wide basis as well as at each data point. Hydrologic field indicators including inundation and soggy or saturated soils were noted and drainage patterns were examined for signs of periodic flooding or inundation. Hydric soils, hydrophytic vegetation and wetland hydrology are the three criteria that must be met when making a wetland determination.

RESULTS AND DISCUSSION

On April 15, 2003, Ms. Mroczek and Jack Parcell, Certified Soil Scientist, visited the site. Rainfall in the preceding two weeks, as presented on the NWS website, can be found in the Appendix. The determinations at each data point are summarized in Table 2.

Table 2. DATA POINT DETERMINATIONS

Data point	Soils	Vegetation- % of dominants which are hydrophytic	Evidence of Wetland Hydrology?	Determination
1	Hydric	100%	Yes	Wetland
2	Non-hydric	0%	No	Upland
3	Non-hydric	100%	No	Upland
4	Hydric	100%	Yes	Wetland
5	Hydric	100%	Yes	Wetland
6	Non-hydric	66%	No	Upland

The study area, data points and wetland boundary are identified on the survey map (see Appendix). Wetlands were flagged in the field with metal stakes with orange flagging. The wetlands were professionally surveyed by AKS Engineering & Forestry.

CONCLUSION

After careful review of available reference material and an onsite evaluation of conditions on the property, it was concluded that wetlands exist in the northern portion of this L-shaped lot. A small stream crossing the area supports hydrophytic vegetation, and a wetland lies offsite to the north, adjacent to the tax lot. To a small but obvious elevation break, these wetland conditions continue southward. The southern part of the subject property is higher in elevation and contains upland soils and vegetation.

SUMMARY

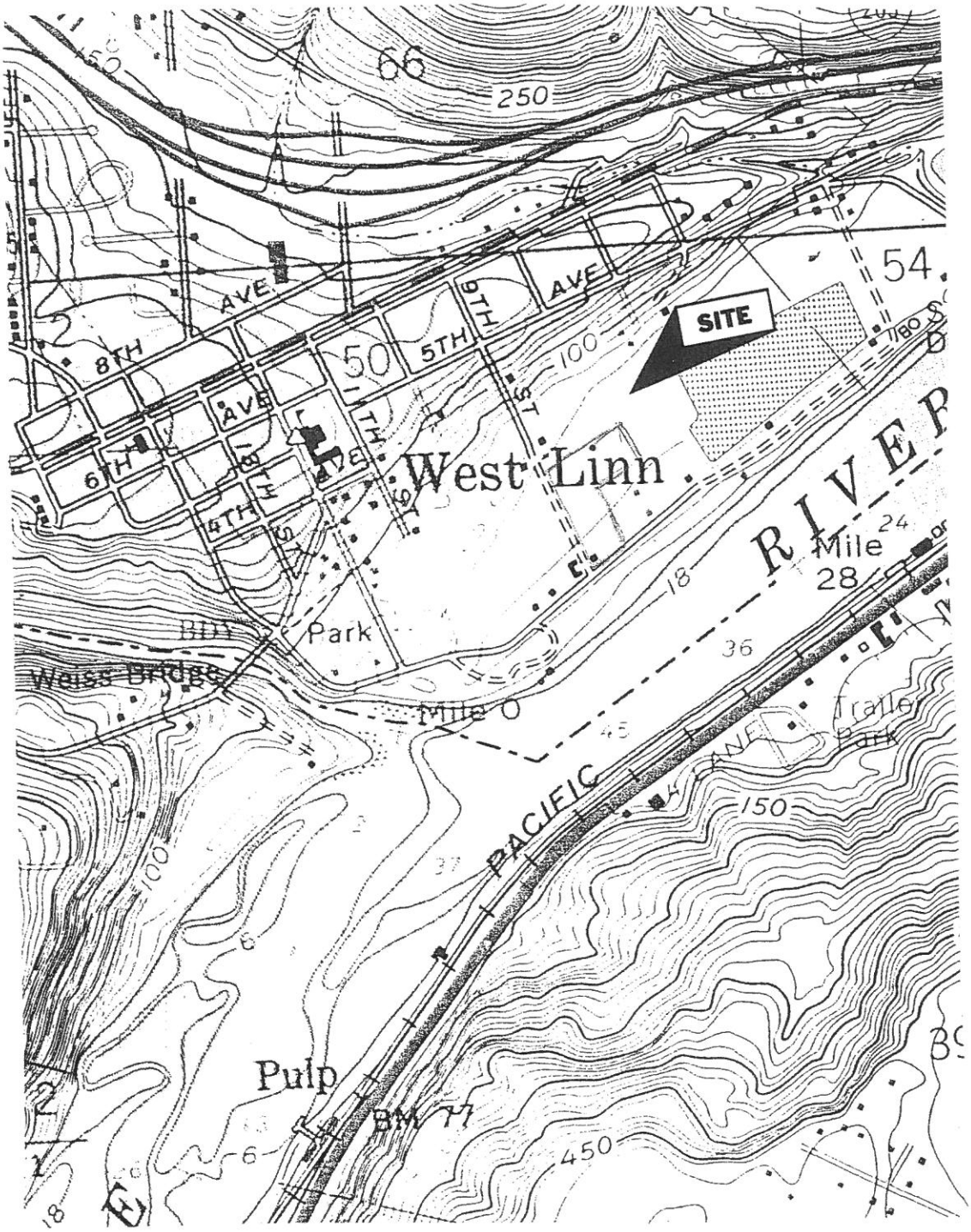
On April 15, 2003, Rita N. Mroczek, PWS and Jack Parcell, Certified Soil Scientist, examined soils, hydrology and vegetation on a property located at 1009 Ninth Street, West Linn, Clackamas County, OR. Wetlands were found in the northern portion of this L-shaped tax lot, in conjunction with a small stream and a larger wetland offsite to the north. The southern part of the property is upland.

This report documents the investigation, best professional judgment and conclusions of the investigator. It should be considered a Preliminary Jurisdictional Determination and used at your own risk until it has been reviewed and approved in writing by the Oregon Division of State Lands in accordance with OAR 141-090-0005 through 141-090-0055.

The US Army Corps of Engineers and the Oregon Division of State Lands are the final authority regarding wetlands. This determination is subject to their confirmation.

Rita N. Mroczek
Professional Wetland Scientist

APPENDIX

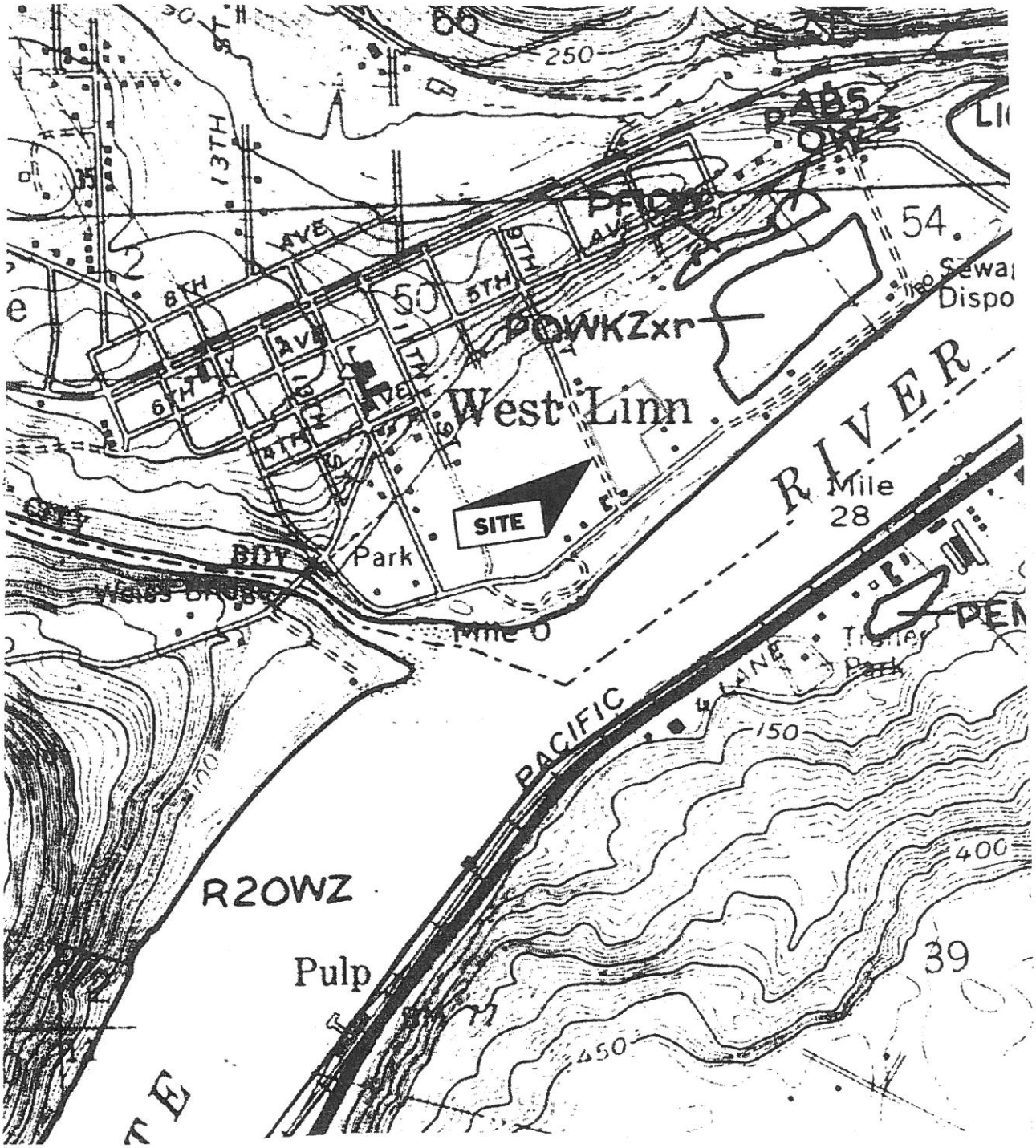


RITA MROCZEK, PWS **3980 SW 170TH AVE.** **ALOHA, OR 97007**	**FIGURE 1.** **USGS QUADRANGLE MAP -** **CANBY, OR QUADRANGLE**	PROJECT: NINTH STREET PREPARED FOR: MS. ANN MILLER APRIL 2003 N

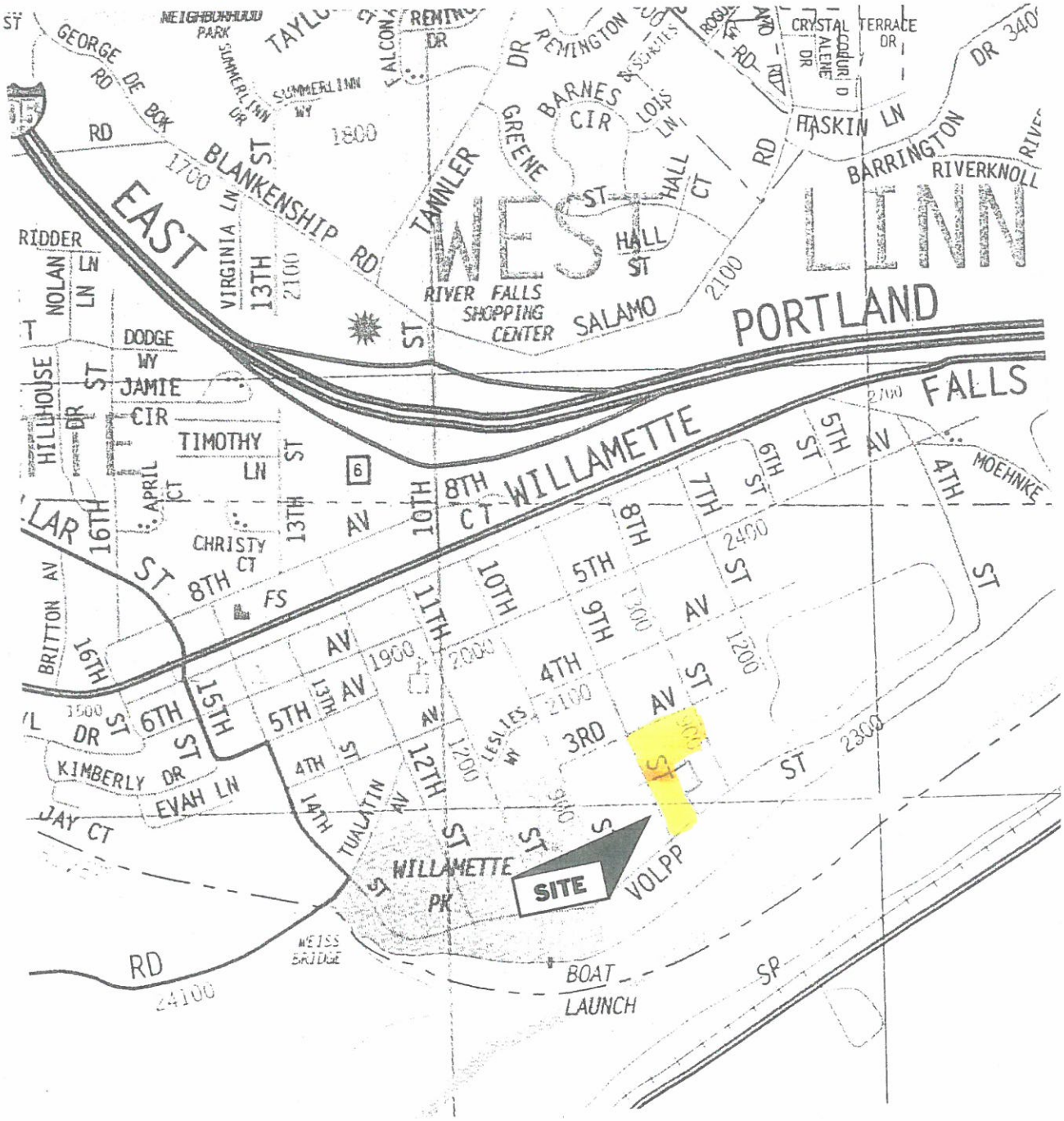
67 84

Page 13 Newberg fine sandy loam (non-hydric), Wapato silty clay loam (hydric)

RITA MROCZEK, PWS **3980 SW 170TH AVE.** **ALOHA, OR 97007**	**FIGURE 2.** **SOIL MAP FOR CLACKAMAS COUNTY, OR**	PROJECT: NINTH STREET PREPARED FOR: MS. ANN MILLER APRIL 2003 N



RITA MROCZEK, PWS **3980 SW 170TH AVE.** **ALOHA, OR 97007**	**FIGURE 3.** **NATIONAL WETLAND INVENTORY MAP – CANBY, OR QUADRANGLE**	PROJECT: NINTH STREET PREPARED FOR: MS. ANN MILLER APRIL 2003 N



RITA MROCZEK, PWS **3980 SW 170TH AVE.** **ALOHA, OR 97007**	**FIGURE 4.** **VICINITY MAP**	PROJECT: NINTH STREET PREPARED FOR: MS. ANN MILLER APRIL 2003 N

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6)

STATION: PORTLAND
MONTH: MARCH
YEAR: 2003
LATITUDE: 45 35 N
LONGITUDE: 122 36 W

TEMPERATURE IN F:							:PCPN:	SNOW:		WIND			:SUNSHINE:		SKY		:PK WND	
1	2	3	4	5	6A	6B	7	8	9	10	11	12	13	14	15	16	17	18
DY	MAX	MIN	AVG	DEP	HDD	CDD	WTR	SNW	DPTH	AVG SPD	MX SPD	2MIN DIR	MIN	PSBL	S-S	WX	SPD	DR
1	56	36	46	1	19	0	0.01	M	0	4.6	9	110	M	M	6	1	10	100
2	46	32	39	-6	26	0	0.16	M	0	3.3	10	150	M	M	7	1	12	150
3	52	36	44	-1	21	0	0.01	M	0	3.0	8	310	M	M	9	1	9	290
4	46	36	41	-5	24	0	0.06	M	0	3.7	10	90	M	M	10	1	12	90
5	51	44	48	2	17	0	0.12	M	0	12.8	23	220	M	M	10	1	31	210
6	51	43	47	1	18	0	0.29	M	0	7.2	24	270	M	M	10	1	29	260
7	48	41	45	-1	20	0	0.93	M	0	4.6	21	210	M	M	10	1	26	210
8	50	40	45	-1	20	0	0.40	M	0	3.7	14	120	M	M	10	1	16	120
9	58	46	52	6	13	0	0.43	M	0	10.2	20	200	M	M	9	1	24	200
10	61	48	55	9	10	0	0.02	M	0	8.6	18	230	M	M	9		22	240
11	58	49	54	7	11	0	T	M	0	10.1	22	210	M	M	10		24	220
12	55	50	53	6	12	0	0.45	0.0	0	10.9	17	110	M	M	10	1	21	150
13	62	50	56	9	9	0	0.20	0.0	0	10.6	28	200	M	M	10		33	180
14	60	49	55	8	10	0	0.24	M	0	10.1	20	110	M	M	9	1	23	120
15	57	44	51	4	14	0	0.13	M	0	9.4	20	110	M	M	8		23	130
16	57	40	49	2	16	0	0.09	M	0	7.0	18	270	M	M	7	1	23	280
17	55	37	46	-1	19	0	0.06	M	0	4.1	25	320	M	M	6	128	28	320
18	54	38	46	-2	19	0	0.06	M	0	10.2	20	220	M	M	8	1	24	210
19	54	43	49	1	16	0	0.28	M	0	10.4	20	110	M	M	9	1	22	100
20	57	47	52	4	13	0	0.06	M	0	12.4	22	260	M	M	9		25	270
21	54	46	50	2	15	0	0.45	M	0	14.4	24	200	M	M	10	1	29	200
22	55	44	50	2	15	0	0.45	M	0	13.6	23	270	M	M	8	1	29	210
23	52	35	44	-4	21	0	0.18	M	0	8.9	21	320	M	M	6	1	23	320
24	54	33	44	-4	21	0	0.03	M	0	5.3	26	190	M	M	8	12	31	200
25	56	46	51	3	14	0	0.23	M	0	8.4	21	210	M	M	10	1	25	210
26	54	39	47	-1	18	0	0.23	M	0	7.3	17	280	M	M	7	1	22	280
27	53	41	47	-2	18	0	0.04	M	0	4.2	14	210	M	M	8	1	16	200
28	60	37	49	0	16	0	0.00	0.0	0	2.3	9	290	M	M	8	12	12	290
29	71	41	56	7	9	0	0.00	0.0	0	2.3	9	110	M	M	6	1	10	310
30	72	46	59	10	6	0	0.00	0.0	0	3.8	14	270	M	M	7		16	280
31	61	49	55	6	10	0	0.14	M	0	5.6	14	320	M	M	9	1	16	340
SM	1730	1306			490	0	5.75		0.0	233.0				M	263			
AV	55.8	42.1									7.5	FASTST		PSBL	%	8	MAX(MPH)	
									MISC ---->		28	200					33	180

NOTES:
LAST OF SEVERAL OCCURRENCES

COLUMN 17 PEAK WIND IN M.P.H.

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6) , PAGE 2

STATION: PORTLAND

MONTH: MARCH
YEAR: 2003
LATITUDE: 45 35 N
LONGITUDE: 122 36 W

[TEMPERATURE DATA]

AVERAGE MONTHLY: 49.0
DPTR FM NORMAL: 1.8
HIGHEST: 72 ON 30
LOWEST: 32 ON 2

[PRECIPITATION DATA]

TOTAL FOR MONTH: 5.75
DPTR FM NORMAL: 2.04
GRTST 24HR 0.93 ON 7- 7

SNOW, ICE PELLETS, HAIL
TOTAL MONTH: 0.0 INCH
GRTST 24HR 0.0
GRTST DEPTH: 0

SYMBOLS USED IN COLUMN 16

1 = FOG
2 = FOG REDUCING VISIBILITY TO 1/4 MILE OR LESS
3 = THUNDER
4 = ICE PELLETS
5 = HAIL
6 = GLAZE OR RIME
7 = BLOWING DUST OR SAND: VSBY 1/2 MILE OR LESS
8 = SMOKE OR HAZE
9 = BLOWING SNOW
X = TORNADO

[NO. OF DAYS WITH]

MAX 32 OR BELOW: 0
MAX 90 OR ABOVE: 0
MIN 32 OR BELOW: 1
MIN 0 OR BELOW: 0

[WEATHER - DAYS WITH]

0.01 INCH OR MORE: 27
0.10 INCH OR MORE: 17
0.50 INCH OR MORE: 1
1.00 INCH OR MORE: 0

[HDD (BASE 65)]

TOTAL THIS MO. 490
DPTR FM NORMAL -46
SEASONAL TOTAL 3266
DPTR FM NORMAL -395

CLEAR (SCALE 0-3) 0
PTCLDY (SCALE 4-7) 8
CLOUDY (SCALE 8-10) 23

[CDD (BASE 65)]

TOTAL THIS MO. 0
DPTR FM NORMAL 0
SEASONAL TOTAL 0
DPTR FM NORMAL 0

[PRESSURE DATA]

HIGHEST SLP 30.51 ON 28
LOWEST SLP 29.25 ON 15

[REMARKS]

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6)

STATION: PORTLAND
MONTH: APRIL
YEAR: 2003
LATITUDE: 45 35 N
LONGITUDE: 122 36 W

TEMPERATURE IN F:							:PCPN:	SNOW:	WIND			:SUNSHINE:	SKY		:PK WND		
1	2	3	4	5	6A	6B	7	8	9	10	11	12	13	14	15	16	17	18
DY	MAX	MIN	AVG	DEP	HDD	CDD	WTR	SNW	DPTH	AVG SPD	MX SPD	2MIN DIR	MIN	PSBL	S-S	WX	SPD	DR
1	51	40	46	-3	19	0	0.18	M	0	9.4	22	240	M	M	9	1	26	250
2	48	37	43	-6	22	0	0.13	M	0	14.2	29	240	M	M	9	35	33	220
3	49	38	44	-5	21	0	0.17	M	0	10.1	23	210	M	M	9	13	29	200
4	52	38	45	-4	20	0	0.06	M	0	5.0	20	320	M	M	9	1	23	330
5	46	39	43	-7	22	0	0.18	M	0	10.0	21	210	M	M	9		25	210
6	54	42	48	-2	17	0	0.11	M	0	7.3	18	240	M	M	9		22	240
7	57	44	51	1	14	0	0.22	M	0	11.0	18	120	M	M	9		20	120
8	68	45	57	7	8	0	0.11	M	0	10.5	22	200	M	M	9		26	180
9	61	43	52	2	13	0	0.04	M	0	5.1	10	90	M	M	6		12	310
10	58	49	54	4	11	0	0.14	M	0	6.3	16	200	M	M	10	1	20	160
11	64	49	57	7	8	0	0.10	M	0	8.0	17	300	M	M	9	1	20	290
12	64	47	56	5	9	0	0.71	M	0	5.8	26	210	M	M	9	1	32	230
13	60	45	53	2	12	0	0.25	M	0	7.9	21	210	M	M	9	1	24	210
14	57	42	50	-1	15	0	T	M	0	11.1	21	250	M	M	8		25	210
15	59	45	52	1	13	0	T	M	0	6.9	17	280	M	M	9		20	290
16	60	47	54	3	11	0	0.23	M	0	6.3	20	320	M	M	9	1	22	320
SM	908	690			235	0	2.63	M		134.9				M	141			
AV	56.8	43.1								8.4	FASTST		PSBL	%	9		MAX(MPH)	
									MISC ---->		29	240					33	220

NOTES:
LAST OF SEVERAL OCCURRENCES

COLUMN 17 PEAK WIND IN M.P.H.

□

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6) , PAGE 2

STATION: PORTLAND
MONTH: APRIL
YEAR: 2003
LATITUDE: 45 35 N
LONGITUDE: 122 36 W

[TEMPERATURE DATA]

AVERAGE MONTHLY: 49.9
DPTR FM NORMAL: -0.1
HIGHEST: 68 ON 8
LOWEST: 37 ON 2

[PRECIPITATION DATA]

TOTAL FOR MONTH: 2.63
DPTR FM NORMAL: 1.13
GRTST 24HR 0.73 ON 12-13

SNOW, ICE PELLETS, HAIL
TOTAL MONTH: M
GRTST 24HR M ON M
GRTST DEPTH: 0

SYMBOLS USED IN COLUMN 16

1 = FOG
2 = FOG REDUCING VISIBILITY TO 1/4 MILE OR LESS
3 = THUNDER
4 = ICE PELLETS
5 = HAIL
6 = GLAZE OR RIME
7 = BLOWING DUST OR SAND:

VSBY 1/2 MILE OR LESS
8 = SMOKE OR HAZE
9 = BLOWING SNOW
X = TORNADO

[NO. OF DAYS WITH]		[WEATHER - DAYS WITH]	
MAX 32 OR BELOW:	0	0.01 INCH OR MORE:	14
MAX 90 OR ABOVE:	0	0.10 INCH OR MORE:	12
MIN 32 OR BELOW:	0	0.50 INCH OR MORE:	1
MIN 0 OR BELOW:	0	1.00 INCH OR MORE:	0

[HDD (BASE 65)]			
TOTAL THIS MO.	235	CLEAR (SCALE 0-3)	0
DPTR FM NORMAL	4	PTCLDY (SCALE 4-7)	1
SEASONAL TOTAL	3501	CLOUDY (SCALE 8-10)	15
DPTR FM NORMAL	-391		

[CDD (BASE 65)]		
TOTAL THIS MO.	0	
DPTR FM NORMAL	0	[PRESSURE DATA]
SEASONAL TOTAL	0	HIGHEST SLP M ON M
DPTR FM NORMAL	0	LOWEST SLP M ON M

[REMARKS]

DIVISION OF STATE LANDS – WETLAND DETERMINATION DATA FORM

COUNTY: Clackamas DATE: April 15, 2003 FILE #:
PROJECT/CONTACT: Ninth St., West Linn DET. BY: Rita N. Mroczek, PWS, Jack Parcell
PLANT COMMUNITY: forbs PLOT #: 1
PLOT LOCATION: near e. property bdry.
RECENT WEATHER: See Appendix
DO NORMAL ENVIRONMENTAL CONDITIONS EXIST? YES NO EXPLAIN:
HAS VEG. SOIL HYDROLOGY BEEN SIGNIFICANTLY DISTURBED? NO
EXPLAIN:

VEGETATION

DOMINANT SPECIES	STATUS	% COVER	DOMINANT SPECIES	STATUS	% COVER
TREE STRATUM			HERB STRATUM		
TOTAL COVER:			TOTAL COVER: 100%		
1			1 Ranunculus repens	FACW	40
2			2 Trifolium repens	FAC	30
3			3 Galium trifidum	FACW+	15
4			4 Taraxacum officinale	FACU	10
SAPLING/SHRUB STRATUM			5 Cirsium arvense	FACU+	T
TOTAL COVER:					
1			6 Juncus sp.	FACW	T
2			7 Alopecurus pratensis	FACW	T
3			8		
4			9		
5			10		

PERCENT OF DOMINANT SPECIES THAT ARE OBL, FACW, FAC (not FAC-) 100%
OTHER NOTABLE SPECIES:
CRITERIA MET? YES NO

SOILS

MAP UNIT NAME: Wapato-like DRAINAGE CLASS: poorly
TAXONOMY: Haplaquolls ON HYDRIC SOILS LIST? YES NO

DEPTH	HORIZON	MATRIX COLOR	REDOX CONCENTRATIONS	REDOX DEPLETIONS	TEXTURE	STRUCTURE
0-3		10YR 3/1	No	No	Silt loam	Slightly sticky & plastic*
3-14		10YR 3/1	Common 10YR 4/6	No	Same	Same
14-24		10YR 4/1	Many 10YR 4/6	No	Silty clay loam	Sticky & plastic
24-32		10YR 5/1	Common 10YR 4/6	No	Same	Same

* High organic content

HYDRIC SOIL INDICATORS:

- HISTOSOL
- HISTIC EPIPEDON
- SULFIDIC ODOR
- REDUCING CONDITIONS (TESTS POSITIVE)
- GLEYED
- REDOX. FEATURES (W/IN 10")

CONCRETIONS/NODULES (W/IN3"; >2MM)
HIGH ORGANIC CONTENT IN SURFACE (IN SANDY SOILS)
ORGANIC STREAKING (IN SANDY SOILS)
ORGANIC PAN (IN SANDY SOILS)
LISTED ON HYDRIC SOILS LIST (AND SOIL PROFILE MATCHES)
OTHER:

CRITERIA MET? YES NO

HYDROLOGY

RECORDED DATA
RECORDED DATA AVAILABLE YES NO AERIAL PHOTOS STREAM GAUGE OTHER:

FIELD DATA
DEPTH OF INUNDATION none DEPTH TO SATURATION surface DEPTH TO FREE WATER 14"

PRIMARY HYDROLOGY INDICATORS:

- INUNDATED
- SATURATED IN UPPER 12"
- WATER MARKS
- DRIFT LINES
- SEDIMENT DEPOSITS
- DRAINAGE PATTERNS

SECONDARY HYDROLOGY INDICATORS (2 OR MORE REQUIRED)

- OXIDIZED ROOT CHANNELS (UPPER 12")
- WATER-STAINED LEAVES
- LOCAL SOIL SURVEY DATA
- FAC-NEUTRAL TEST
- OTHER

CRITERIA MET? YES NO
WETLAND? YES NO COMMENTS: The three wetland criteria are met.

Soil Type WAPATO LIKE	Date 4/15/03	Stop No. 1
Classification HAPLAQUOLLS	Location WEST LINN	
N. Veg. (or crop)	Parent material ALLUVIUM	
Drainage POORLY	Depth to Water Table FREE WATER AT 14"	
Slope	Moisture 0-14" SATURATED	
Permeability SLOW		
Is Soil Hydric? YES	Why? LOW CHROMA & HIGH WATER TABLE	

Additional Notes

Horizon	Depth	Color D(ry) M(oist)	Texture	Mottles	Con-sistence	Roots	Special Features
	0-3	D 10YR 3/1 M VERY DARK GRAY	SILT LOAM	NONE	SLIGHTLY STICKY & SL. PLASTIC		HIGH ORGANIC CONTENT
	3-14	D M ↓	SILT LOAM	COMMON 10YR 4/6	↓		
	14-24	D 10YR 4/1 M DARK GRAY	SILTY CLAY LOAM	MANY 10YR 4/6	STICKY & PLASTIC		
	24-32	D 10YR 5/1 M GRAY	↓	COMMON 10YR 4/6	↓		
		D M					
		D M					
		D M					

Notes:

By: Jack Parrill

DIVISION OF STATE LANDS – WETLAND DETERMINATION DATA FORM

COUNTY: Clackamas DATE: April 15, 2003 FILE #:
PROJECT/CONTACT: Ninth St., West Linn DET. BY: Rita N. Mroczek, PWS, Jack Parcell
PLANT COMMUNITY: forbs PLOT #: 2
PLOT LOCATION: 20' s. of #1
RECENT WEATHER: See Appendix
DO NORMAL ENVIRONMENTAL CONDITIONS EXIST? YES NO EXPLAIN:
HAS VEG. SOIL HYDROLOGY BEEN SIGNIFICANTLY DISTURBED? NO
EXPLAIN:

VEGETATION

DOMINANT SPECIES	STATUS	% COVER	DOMINANT SPECIES	STATUS	% COVER
TREE STRATUM			HERB STRATUM		
TOTAL COVER:			TOTAL COVER: 100%		
1			1 Cirsium arvense	FACU+	50
2			2 Capsella bursa-pastoris	FACU	30
3			3 Galium trifidum	FACW+	10
4			4 Alopecurus pratensis	FACW	10
SAPLING/SHRUB STRATUM			5		
TOTAL COVER:					
1			6		
2			7		
3			8		
4			9		
5			10		

PERCENT OF DOMINANT SPECIES THAT ARE OBL, FACW, FAC (not FAC-) 0%
OTHER NOTABLE SPECIES:
CRITERIA MET? YES NO

SOILS

MAP UNIT NAME: Woodburn-like DRAINAGE CLASS: moderately well
TAXONOMY: Argixerolls ON HYDRIC SOILS LIST? YES NO

DEPTH	HORIZON	MATRIX COLOR	REDOX CONCENTRATIONS	REDOX DEPLETIONS	TEXTURE	STRUCTURE
0-12		10YR 3/2	No	No	Silt loam	Slightly sticky & plastic
12-24		10YR 4/3	No	No	Silty clay loam	Sticky & plastic
24-30		10YR 4/3	Common 10YR 4/6	No	Same	Same
30-35		10YR 5/1	Many 10YR 4/6	No	Same	Same

HYDRIC SOIL INDICATORS:

- HISTOSOL
- HISTIC EPIPEDON
- SULFIDIC ODOR
- REDUCING CONDITIONS (TESTS POSITIVE)
- GLEYED
- REDOX. FEATURES (W/IN 10")
- CONCRETIONS/NODULES (W/IN3"; >2MM)
- HIGH ORGANIC CONTENT IN SURFACE (IN SANDY SOILS)
- ORGANIC STREAKING (IN SANDY SOILS)
- ORGANIC PAN (IN SANDY SOILS)
- LISTED ON HYDRIC SOILS LIST (AND SOIL PROFILE MATCHES)
- OTHER:

CRITERIA MET? YES NO

HYDROLOGY

RECORDED DATA
RECORDED DATA AVAILABLE YES NO AERIAL PHOTOS STREAM GAUGE OTHER:

FIELD DATA
DEPTH OF INUNDATION none DEPTH TO SATURATION 24-30" DEPTH TO FREE WATER 30"

PRIMARY HYDROLOGY INDICATORS:

- INUNDATED
- SATURATED IN UPPER 12"
- WATER MARKS
- DRIFT LINES
- SEDIMENT DEPOSITS
- DRAINAGE PATTERNS

SECONDARY HYDROLOGY INDICATORS (2 OR MORE REQUIRED)

- OXIDIZED ROOT CHANNELS (UPPER 12")
- WATER-STAINED LEAVES
- LOCAL SOIL SURVEY DATA
- FAC-NEUTRAL TEST
- OTHER

CRITERIA MET? YES NO
WETLAND? YES NO COMMENTS: Wetland criteria are not met.

Soil Type WOODBURN LIKE	Date 4/15/03	Stop No. 2
Classification ARGIXEROLLS	Location WEST LINN	
N. Veg. (or crop)	Parent material ALLUVIUM	
Drainage MODERATELY WELL	Depth to Water Table FREE WATER AT 30"	
Slope	Moisture VERY MOIST 0-24", SATURATED 24-30"	
Permeability MODERATELY SLOW		
Is Soil Hydric? NO	Why?	

Additional Notes

Horizon	Depth	Color D(ry) M(oist)	Texture	Mottles	Con-sistence	Roots	Special Features
	0-12	D 10YR 3/2 VERY M DARK GRAYISH BROWN	SILT LOAM	NONE	SLIGHTLY STICKY & SL. PLASTIC		
	12-24	D 10YR 4/3 M BROWN	SILTY CLAY LOAM	↓	STICKY & PLASTIC		
	24-30	D M ↓	↓	COMMON 10YR 4/6	↓		
	30-35	D 10YR 5/1 M GRAY	↓	MANY 10YR 4/6	↓		
		D M					
		D M					
		D M					

Notes:

By: Jacki Garrett

DIVISION OF STATE LANDS – WETLAND DETERMINATION DATA FORM

COUNTY: Clackamas DATE: April 15, 2003 FILE #:
PROJECT/CONTACT: Ninth St., West Linn DET. BY: Rita N. Mroczek, PWS, Jack Parcell
PLANT COMMUNITY: forbs PLOT #: 3
PLOT LOCATION: 20' from s. prop. bdry.
RECENT WEATHER: See Appendix
DO NORMAL ENVIRONMENTAL CONDITIONS EXIST? YES NO EXPLAIN:
HAS VEG. SOIL HYDROLOGY BEEN SIGNIFICANTLY DISTURBED? NO
EXPLAIN:

VEGETATION

DOMINANT SPECIES	STATUS	% COVER	DOMINANT SPECIES	STATUS	% COVER
TREE STRATUM			HERB STRATUM		
TOTAL COVER:			TOTAL COVER: 100%		
1			1 Alopecurus pratensis	FACW	80
2			2 Galium trifidum	FACW+	10
3			3 Juncus sp.	FACW	10
4			4 Cirsium arvense	FACU+	T
SAPLING/SHRUB STRATUM			5		
TOTAL COVER:					
1			6		
2			7		
3			8		
4			9		
5			10		

PERCENT OF DOMINANT SPECIES THAT ARE OBL, FACW, FAC (not FAC-) 100%
OTHER NOTABLE SPECIES:
CRITERIA MET? YES NO

SOILS

MAP UNIT NAME: Woodburn-like
DRAINAGE CLASS: moderately well to somewhat poorly
TAXONOMY: Argixerolls
ON HYDRIC SOILS LIST? YES NO

DEPTH	HORIZON	MATRIX COLOR	REDOX CONCENTRATIONS	REDOX DEPLETIONS	TEXTURE	STRUCTURE
0-6		10YR 3/2	No	No	Silt loam	Slightly sticky & plastic
6-13		10YR 2/2	No	No	Same	Same
13-24		10YR 3/1	No	No	Same	Same
24-30		10YR 5/1	Common 10YR 5/6	No	Silty clay loam	Sticky & plastic

HYDRIC SOIL INDICATORS:
- HISTOSOL
- HISTIC EPIPEDON
- SULFIDIC ODOR
- REDUCING CONDITIONS (TESTS POSITIVE)
- GLEYED
- REDOX. FEATURES (W/IN 10")

CONCRETIONS/NODULES (W/IN3"; >2MM)
HIGH ORGANIC CONTENT IN SURFACE (IN SANDY SOILS)
ORGANIC STREAKING (IN SANDY SOILS)
ORGANIC PAN (IN SANDY SOILS)
LISTED ON HYDRIC SOILS LIST (AND SOIL PROFILE MATCHES)
OTHER:

CRITERIA MET? YES NO

HYDROLOGY

RECORDED DATA
RECORDED DATA AVAILABLE YES NO AERIAL PHOTOS STREAM GAUGE OTHER:

FIELD DATA
DEPTH OF INUNDATION none DEPTH TO SATURATION 14-25" DEPTH TO FREE WATER 25"

PRIMARY HYDROLOGY INDICATORS:
- INUNDATED
- SATURATED IN UPPER 12"
- WATER MARKS
- DRIFT LINES
- SEDIMENT DEPOSITS
- DRAINAGE PATTERNS

SECONDARY HYDROLOGY INDICATORS (2 OR MORE REQUIRED)
- OXIDIZED ROOT CHANNELS (UPPER 12")
- WATER-STAINED LEAVES
- LOCAL SOIL SURVEY DATA
- FAC-NEUTRAL TEST
- OTHER

CRITERIA MET? YES NO
WETLAND? YES NO COMMENTS: Criteria are not met.

Soil Type WOODBURN LIKE	Date 4/15/03	Stop No. 3
Classification ARGIXERULLS	Location WEST LINN	
N. Veg. (or crop)	Parent material ALLUVIUM	
Drainage MODERATELY WELL TO SOMEWHAT POORLY	Depth to Water Table FREE WATER AT 25"	
Slope	Moisture VERY MOIST 0-14", SATURATED 14-25"	
Permeability MODERATELY SLOW		
Is Soil Hydric? NO	Why?	

Additional Notes

Horizon	Depth	Color D(ry) M(oist)	Texture	Mottles	Consistence	Roots	Special Features
	0-6	D 10YR 3/2 VERY M DARK GRAYISH BROWN	SILT LOAM	NONE	SLIGHTLY STICKY & SL. PLASTIC		
	6-13	D 10YR 2/2 M VERY DARK BROWN	↓	↓	↓		
	13-24	D 10YR 3/1 M VERY DARK GRAY	SILT LOAM	↓	↓		
	24-30	D 10YR 5/1 M GRAY	SILTY CLAY LOAM	COMMON 10YR 5/6	STICKY & PLASTIC		
		D M					
		D M					
		D M					

Notes:

By: Jack I Parrill

DIVISION OF STATE LANDS – WETLAND DETERMINATION DATA FORM

COUNTY: Clackamas DATE: April 15, 2003 FILE #:
PROJECT/CONTACT: Ninth St., West Linn DET. BY: Rita N. Mroczek, PWS, Jack Parcell
PLANT COMMUNITY: forbs PLOT #: 4
PLOT LOCATION: 18' n. of #3
RECENT WEATHER: See Appendix
DO NORMAL ENVIRONMENTAL CONDITIONS EXIST? YES NO EXPLAIN:
HAS VEG. SOIL HYDROLOGY BEEN SIGNIFICANTLY DISTURBED? NO
EXPLAIN:

VEGETATION

DOMINANT SPECIES	STATUS	% COVER	DOMINANT SPECIES	STATUS	% COVER
TREE STRATUM			HERB STRATUM		
TOTAL COVER:			TOTAL COVER: 100%		
1			1 Alopecurus pratensis	FACW	75
2			2 Trifolium repens	FAC	10
3			3 Galium trifidum	FACW+	10
4			4 Cirsium arvense	FACU+	5
SAPLING/SHRUB STRATUM			5		
TOTAL COVER:					
1			6		
2			7		
3			8		
4			9		
5			10		

PERCENT OF DOMINANT SPECIES THAT ARE OBL, FACW, FAC (not FAC-) 100%
OTHER NOTABLE SPECIES:
CRITERIA MET? YES NO

SOILS

MAP UNIT NAME: Wapato-like
TAXONOMY: Haplaquolls
DRAINAGE CLASS: poorly
ON HYDRIC SOILS LIST? YES NO

DEPTH	HORIZON	MATRIX COLOR	REDOX CONCENTRATIONS	REDOX DEPLETIONS	TEXTURE	STRUCTURE
0-3		10YR 3/1	No	No	Silt loam	Slightly sticky & plastic
3-15		10YR 3/1	Few 10YR 4/6	No	Same	Same
15-20		10YR 4/1	Few 10YR 4/6	No	Silty clay loam	Sticky & plastic
20-32		10YR 5/1	Common 10YR 4/6	No	Same	Same

HYDRIC SOIL INDICATORS:
- HISTOSOL
- HISTIC EPIPEDON
- SULFIDIC ODOR
- REDUCING CONDITIONS (TESTS POSITIVE)
- GLEYED
- REDOX. FEATURES (W/IN 10")

CONCRETIONS/NODULES (W/IN3"; >2MM)
HIGH ORGANIC CONTENT IN SURFACE (IN SANDY SOILS)
ORGANIC STREAKING (IN SANDY SOILS)
ORGANIC PAN (IN SANDY SOILS)
LISTED ON HYDRIC SOILS LIST (AND SOIL PROFILE MATCHES)
OTHER:

CRITERIA MET? YES NO

HYDROLOGY

RECORDED DATA
RECORDED DATA AVAILABLE YES NO AERIAL PHOTOS STREAM GAUGE OTHER:

FIELD DATA
DEPTH OF INUNDATION none DEPTH TO SATURATION surface DEPTH TO FREE WATER 18"

PRIMARY HYDROLOGY INDICATORS:
- INUNDATED
- SATURATED IN UPPER 12"
- WATER MARKS
- DRIFT LINES
- SEDIMENT DEPOSITS
- DRAINAGE PATTERNS

SECONDARY HYDROLOGY INDICATORS (2 OR MORE REQUIRED)
- OXIDIZED ROOT CHANNELS (UPPER 12")
- WATER-STAINED LEAVES
- LOCAL SOIL SURVEY DATA
- FAC-NEUTRAL TEST
- OTHER

CRITERIA MET? YES NO
WETLAND? YES NO COMMENTS: Wetland criteria are met.

Soil Type WAPATO LIKE	Date 4/15/03	Stop No. 4
Classification HAPLAQUOLLS	Location WEST LINN	
N. Veg. (or crop)	Parent material ALLUVIUM	
Drainage POORLY	Depth to Water Table FREE WATER AT 18"	
Slope	Moisture SATURATED 0-18"	
Permeability MODERATELY SLOW		
Is Soil Hydric? YES	Why? LOW CHROMA & HIGH WATER TABLE	

Additional Notes

Horizon	Depth	Color D(ry) M(oist)	Texture	Mottles	Consistence	Roots	Special Features
	0-3	D 10YR 3/1 M VERY DARK GRAY	SILT LOAM	NONE	SLIGHTLY STICKY & SL. PLASTIC		
	3-15	D M ↓	SILT LOAM	FEW 10YR 4/6	↓		
	15-20	D 10YR 4/1 M DARK GRAY	SILTY CLAY LOAM	↓	STICKY & PLASTIC		
	20-32	D 10YR 5/1 M GRAY	↓	COMMON 10YR 4/6	↓		
		D M					
		D M					
		D M					

Notes:

By: Jack Parrill

DIVISION OF STATE LANDS – WETLAND DETERMINATION DATA FORM

COUNTY: Clackamas DATE: April 15, 2003 FILE #:
PROJECT/CONTACT: Ninth St., West Linn DET. BY: Rita N. Mroczek, PWS, Jack Parcell
PLANT COMMUNITY: forbs PLOT #: 5
PLOT LOCATION: 40' from corner of "L"
RECENT WEATHER: See Appendix
DO NORMAL ENVIRONMENTAL CONDITIONS EXIST? YES NO EXPLAIN:
HAS VEG. SOIL HYDROLOGY BEEN SIGNIFICANTLY DISTURBED? NO
EXPLAIN:

VEGETATION

DOMINANT SPECIES	STATUS	% COVER	DOMINANT SPECIES	STATUS	% COVER
TREE STRATUM			HERB STRATUM		
TOTAL COVER:			TOTAL COVER: 100%		
1			1 Alopecurus pratensis	FACW	80
2			2 Trifolium repens	FAC	15
3			3 Agropyron repens	FAC-	5
4			4		
SAPLING/SHRUB STRATUM			5		
TOTAL COVER:					
1			6		
2			7		
3			8		
4			9		
5			10		

PERCENT OF DOMINANT SPECIES THAT ARE OBL, FACW, FAC (not FAC-) 100%
OTHER NOTABLE SPECIES:
CRITERIA MET? YES NO

SOILS

MAP UNIT NAME: Wapato-like DRAINAGE CLASS: poorly
TAXONOMY: Haplaquolls ON HYDRIC SOILS LIST? YES NO

DEPTH	HORIZON	MATRIX COLOR	REDOX CONCENTRATIONS	REDOX DEPLETIONS	TEXTURE	STRUCTURE
0-8		10YR 3/1	No	No	Silt loam	Slightly sticky & plastic
8-14		10YR 3/1	Few 10YR 4/6	No	Same	Same
14-20		10YR 4/1	Many 10YR 4/4	No	Silty clay loam	Sticky & plastic
20-30		10YR 4/1	Common 10YR 4/4	No	Same	Same

HYDRIC SOIL INDICATORS:

- HISTOSOL
- HISTIC EPIPEDON
- SULFIDIC ODOR
- REDUCING CONDITIONS (TESTS POSITIVE)
- GLEYED
- REDOX. FEATURES (W/IN 10")

CONCRETIONS/NODULES (W/IN3"; >2MM)
HIGH ORGANIC CONTENT IN SURFACE (IN SANDY SOILS)
ORGANIC STREAKING (IN SANDY SOILS)
ORGANIC PAN (IN SANDY SOILS)
LISTED ON HYDRIC SOILS LIST (AND SOIL PROFILE MATCHES)
OTHER:

CRITERIA MET? YES NO

HYDROLOGY

RECORDED DATA
RECORDED DATA AVAILABLE YES NO AERIAL PHOTOS STREAM GAUGE OTHER:

FIELD DATA
DEPTH OF INUNDATION none DEPTH TO SATURATION surface DEPTH TO FREE WATER 24"

PRIMARY HYDROLOGY INDICATORS:

- INUNDATED
- SATURATED IN UPPER 12"
- WATER MARKS
- DRIFT LINES
- SEDIMENT DEPOSITS
- DRAINAGE PATTERNS

SECONDARY HYDROLOGY INDICATORS (2 OR MORE REQUIRED)

- OXIDIZED ROOT CHANNELS (UPPER 12")
- WATER-STAINED LEAVES
- LOCAL SOIL SURVEY DATA
- FAC-NEUTRAL TEST
- OTHER

CRITERIA MET? YES NO
WETLAND? YES NO COMMENTS: Wetland criteria are met.

Soil Type WAPATO LIKE	Date 4/15/03	Stop No. 5
Classification HAPLAQUOLLS	Location WEST LINN	
N. Veg. (or crop)	Parent material ALLUVIUM	
Drainage POORLY	Depth to Water Table FREE WATER AT 24"	
Slope	Moisture SATURATED 0-24"	
Permeability MODERATELY SLOW		
Is Soil Hydric? YES	Why? LOW CHROMA & HIGH WATER TABLE	

Additional Notes

Horizon	Depth	Color D(ry) M(oist)	Texture	Mottles	Consistence	Roots	Special Features
	0-8	D 10YR 3/1 M VERY DARK GRAY	SILT LOAM	NONE	SLIGHTLY STICKY & SL. PLASTIC		
	8-14	D M ↓	SILT LOAM	FEW 10YR 4/6	↓		
	14-20	D 10YR 4/1 M DARK GRAY	SILTY CLAY LOAM	MANY 10YR 4/4	STICKY & PLASTIC		
	20-30	D M ↓	↓	COMMON 10YR 4/4	↓		
		D M					
		D M					
		D M					

Notes:

By: Jack Parrell

DIVISION OF STATE LANDS – WETLAND DETERMINATION DATA FORM

COUNTY: Clackamas DATE: April 15, 2003 FILE #:
PROJECT/CONTACT: Ninth St., West Linn DET. BY: Rita N. Mroczek, PWS, Jack Parcell
PLANT COMMUNITY: forbs PLOT #: 6
PLOT LOCATION: 18' s. of #5
RECENT WEATHER: See Appendix
DO NORMAL ENVIRONMENTAL CONDITIONS EXIST? YES NO EXPLAIN:
HAS VEG. SOIL HYDROLOGY BEEN SIGNIFICANTLY DISTURBED? NO
EXPLAIN:

VEGETATION

DOMINANT SPECIES	STATUS	% COVER	DOMINANT SPECIES	STATUS	% COVER
TREE STRATUM			HERB STRATUM		
TOTAL COVER:			TOTAL COVER: 100%		
1			1 Alopecurus pratensis	FACW	45
2			2 Agropyron repens	FAC-	25
3			3 Holcus lanatus	FAC	20
4			4 VInca major	n.l.	10
SAPLING/SHRUB STRATUM			5		
TOTAL COVER:					
1			6		
2			7		
3			8		
4			9		
5			10		

PERCENT OF DOMINANT SPECIES THAT ARE OBL, FACW, FAC (not FAC-) 66%
OTHER NOTABLE SPECIES:
CRITERIA MET? YES NO

SOILS

MAP UNIT NAME: Woodburn-like
TAXONOMY: Argixerolls
DRAINAGE CLASS: moderately well
ON HYDRIC SOILS LIST? YES NO

DEPTH	HORIZON	MATRIX COLOR	REDOX CONCENTRATIONS	REDOX DEPLETIONS	TEXTURE	STRUCTURE
0-10		10YR 3/2	No	No	Silt loam	Slightly sticky & plastic
10-20		10YR 3/2	Few 10YR 4/4	No	Same	Same
20-25		10YR 4/2	Common 10YR 4/6	No	Silty clay loam	Sticky & plastic
25-33		10YR 4/1	Common 10YR 4/4	No	Same	Same

HYDRIC SOIL INDICATORS:
- HISTOSOL
- HISTIC EPIPEDON
- SULFIDIC ODOR
- REDUCING CONDITIONS (TESTS POSITIVE)
- GLEYED
- REDOX. FEATURES (W/IN 10")

CONCRETIONS/NODULES (W/IN3"; >2MM)
HIGH ORGANIC CONTENT IN SURFACE (IN SANDY SOILS)
ORGANIC STREAKING (IN SANDY SOILS)
ORGANIC PAN (IN SANDY SOILS)
LISTED ON HYDRIC SOILS LIST (AND SOIL PROFILE MATCHES)
OTHER:

CRITERIA MET? YES NO

HYDROLOGY

RECORDED DATA
RECORDED DATA AVAILABLE YES NO AERIAL PHOTOS STREAM GAUGE OTHER:

FIELD DATA
DEPTH OF INUNDATION none DEPTH TO SATURATION 16-25" DEPTH TO FREE WATER 25"

PRIMARY HYDROLOGY INDICATORS:
- INUNDATED
- SATURATED IN UPPER 12"
- WATER MARKS
- DRIFT LINES
- SEDIMENT DEPOSITS
- DRAINAGE PATTERNS

SECONDARY HYDROLOGY INDICATORS (2 OR MORE REQUIRED)
- OXIDIZED ROOT CHANNELS (UPPER 12")
- WATER-STAINED LEAVES
- LOCAL SOIL SURVEY DATA
- FAC-NEUTRAL TEST
- OTHER

CRITERIA MET? YES NO
WETLAND? YES NO COMMENTS: Wetland criteria are not met.

Soil Type WOODBURN LINE	Date 4/15/03	Stop No. 6
Classification ARGIXERULLS	Location WEST LINN	
N. Veg. (or crop)	Parent material ALLUVIUM	
Drainage MODERATELY WELL	Depth to Water Table FREE WATER AT 25"	
Slope	Moisture 0-16" VERY MOIST, 16-25" SATURATED	
Permeability MODERATELY SLOW		
Is Soil Hydric? NO	Why?	

Additional Notes

Horizon	Depth	Color D(ry) M(oist)	Texture	Mottles	Consistence	Roots	Special Features
	0-10	D 10YR 3/2 VERY M DARK GRAYISH BROWN	SILT LOAM	NONE	SLIGHTLY STICKY & SL. PLASTIC		
	10-20	D M ↓	↓	FEW 10YR 4/4	↓		
	20-25	D 10YR 4/2 M DARK GRAYISH BROWN	SILTY CLAY LOAM	COMMON 10YR 4/4	STICKY & PLASTIC		
	25-33	D 10YR 4/1 M DARK GRAY	↓	↓	↓		
		D M					
		D M					
		D M					

Notes:

By: Jack Parrell

Oregon
Theodore R. Kulongoski, Governor

Division of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 378-3805
FAX (503) 378-4844
www.oregonstatelands.us.

State Land Board

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

August 12, 2003

Ms. Ann Miller
1009 Ninth Street
West Linn, OR 97068

Re: Wetland Delineation for parcel located in T 3S R 1E Section 2
Tax Lot 1201 in West Linn; WD #2003-0249

Dear Ms. Miller:

I have reviewed the wetland delineation report prepared by Rita Mroczek for the project referenced above. Based on the information presented in the report, I concur with the revised attached map of the wetland boundaries. Please note that there is also a stream contained within the wetland area and the exact location of the stream channel within the wetland was not mapped. These wetlands and the stream are subject to the permit requirements of the state Removal-Fill Law. A state permit is required for fill or excavation of 50 cubic yards or more in a wetland area or below the ordinary high water mark of a waterway.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, therefore, we recommend that you work with Division staff on appropriate site design before completing the city or county land use approval process. The permit coordinator for this site is Mike Powers at ext. 226.

This jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Division may change a determination and procedures for renewal of an expired

determination are found in OAR 141-090-0045 (available on our web site or upon request). A request for reconsideration of this determination may be submitted in writing by the applicant, landowner, or agent within 60 calendar days of the date of this letter. Thank you for your report.

Sincerely,

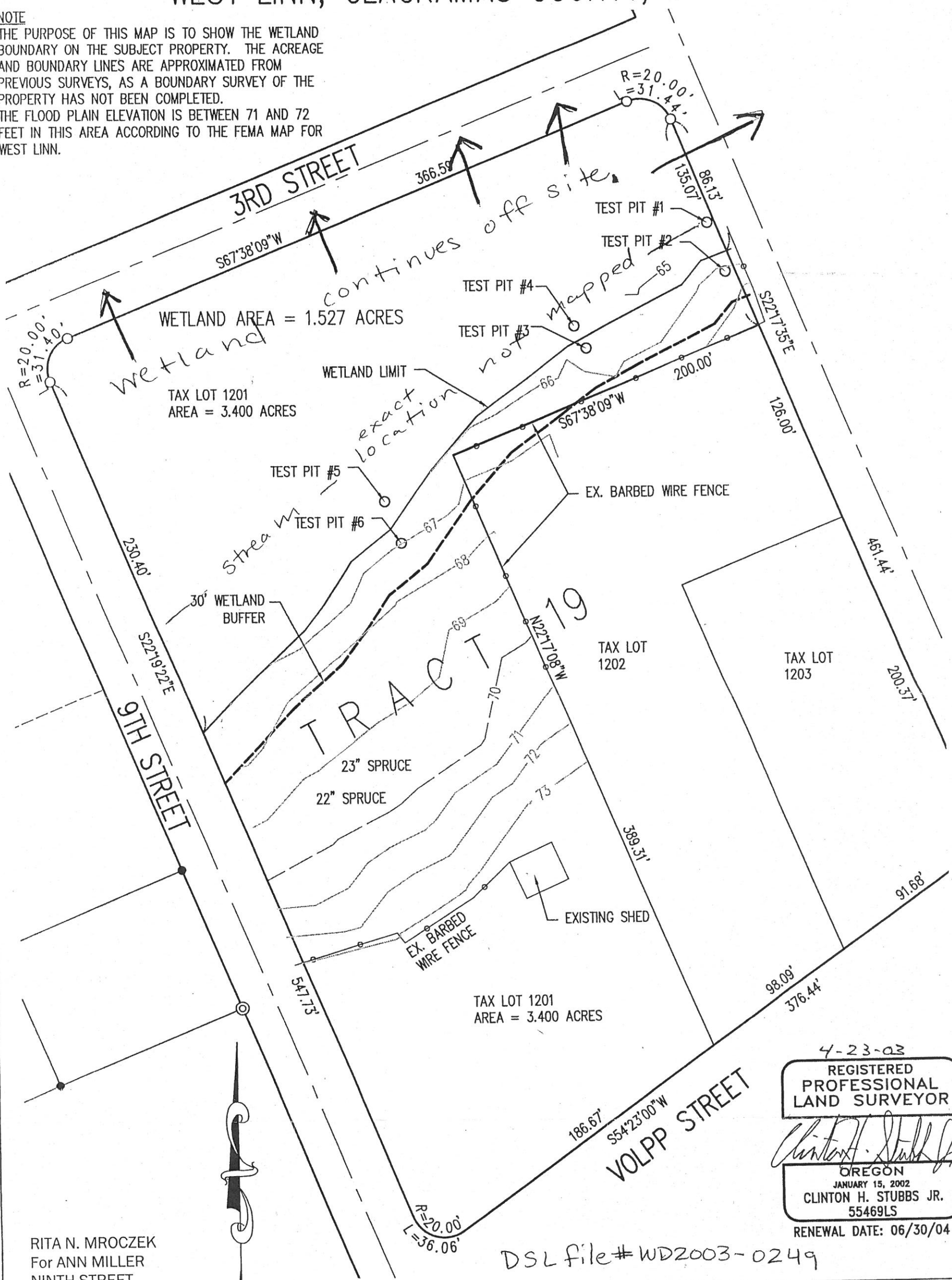
Jennifer Goodridge
Wetland Specialist

Approved by Janet C. Morlan
Janet C. Morlan, PWS
Wetlands Program Manager

cc: Rita Mroczek
West Linn Planning Department
John Barco, Corps of Engineers
Mike Powers, DSL

WETLAND BOUNDARY MAP
TAX MAP 31E2AC LOT 1201
WEST LINN, CLACKAMAS COUNTY, OREGON

NOTE
THE PURPOSE OF THIS MAP IS TO SHOW THE WETLAND BOUNDARY ON THE SUBJECT PROPERTY. THE ACREAGE AND BOUNDARY LINES ARE APPROXIMATED FROM PREVIOUS SURVEYS, AS A BOUNDARY SURVEY OF THE PROPERTY HAS NOT BEEN COMPLETED.
THE FLOOD PLAIN ELEVATION IS BETWEEN 71 AND 72 FEET IN THIS AREA ACCORDING TO THE FEMA MAP FOR WEST LINN.



4-23-03
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS
RENEWAL DATE: 06/30/04

DSL file # WD2003-0249

RITA N. MROCZEK
For ANN MILLER
NINTH STREET
APRIL 2003

SCALE 1" = 60 Feet
60 0 24 36 48 60

Map accuracy ± .05'

JOB NAME:	MILLER 9TH STREET SUB
JOB NUMBER:	988
DRAWN BY:	CHS
CHECKED BY:	CHS
DRAWING NO.:	998WETLAND

ENGINEERING PLANNING SURVEYING FORESTRY
LICENSED IN OR & WA
AKS ENGINEERING & FORESTRY
13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
E-MAIL: aks@aks-eng.com

FINAL DECISION NOTICE

MIP-05-02/MISC-05-10/MISC-05-11

IN THE MATTER OF A MINOR PARTITION, WILLAMETTE RIVER GREENWAY PERMIT, AND FLOOD MANAGEMENT PERMIT AT 1009 NINTH STREET

At their regular meeting of June 9, 2005, the West Linn Planning Commission held a public hearing to consider the request by Ann Miller to divide a 1.2-acre property at 1009 Ninth Street into three parcels. The applicant also requested approval of a Willamette River Greenway Permit, and a Flood Management Permit. The site is at Tax Lot 1201 of Assessor's Map 3-1E-2AC. The approval criteria for a Minor Partition are found in the Community Development (CDC,) Chapter 85; Flood Management Permit in Chapter 27; Willamette River Greenway Permit in Chapter 28. The hearing was conducted pursuant to the provisions of CDC, Chapter 99.

The hearing commenced with a staff report presented by Gordon Howard, Senior Planner. There was public testimony in favor of the application and in opposition to the street improvement conditions of approval from the applicant, Ann Miller, and Thomas Harwell, Scott Clark, Carol Gronwald, Gerry Paulsen, Tor Bundy, and Krista Ross. Testimony was also received from Alice Richmond. Written testimony in favor of the application and in opposition to the street improvement conditions of approval was received from Gregory and Rebecca Smith, Gerald and Sharon Paulsen, and Jon and Ellen Bradford. The public hearing was closed.

The Planning Commission made the following findings, in addition to and supplementing the findings proposed in the Staff Report to the Planning Commission:

1. The proposed street frontage improvements recommended by the City Engineer could not be continued to the north without impacting existing wetland areas. Additionally, several homes along Ninth Street have minimum setbacks to the street right-of-way of twenty feet (as allowed by the R-10 zoning classification), and dedication of an additional eight feet of right-of-way in these areas would result in these homes being unacceptably close to the widened street.

2. The proposed street frontage improvements would result in additional impervious surface and perhaps additional fill areas within a 100-year flood plain.

3. Traffic on Ninth Street is light and the existing roadway is adequate to serve the existing homes along with a limited number of additional homes allowed along the street corridor. If traffic becomes heavier in the future, the City Engineer should consider proposing making Ninth Street a one-way couplet with Twelfth Street to the west, rather than widening the roadway.

4. The two additional homes on the site will have negligible impacts upon traffic, either vehicular or pedestrian. Thus, in –lieu fees are not appropriate for off-site road improvements because there is no rough proportionality between such fees and any off-site street impacts.

5. The staff-proposed conditions relating to limitation of building to the southern half of each parcel are unnecessary. Since each proposed home will require a future flood management permit, the two future homes will not have any impacts to the 100-year flood management area.

Commissioner Jones made a motion to approve the Minor Partition, Willamette River Greenway Permit, and Flood Management Permit, with only staff recommended condition of approval # 5. Commissioner Springman seconded the motion. The motion was approved unanimously. The following condition of approval was attached:

1. Any future construction on Lots 2 or 3 which is not at least one foot above the base 100-year flood elevation shall require approval of a subsequent flood management permit for specific building issues.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of $400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

J. Kovash

JOHN KOVASH, CHAIR
WEST LINN PLANNING COMMISSION

17 June 2005
DATE

Mailed this 21st day of June, 2005.

Therefore, this decision becomes final at 5 p.m., July 5, 2005.

Devrev/Finaldecisions/MIP 05-02.doc