

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyses</i>	PROJECT NO(S). <i>MIP-18-04</i>	
NON-REFUNDABLE FEE(S) <i>500</i>	REFUNDABLE DEPOSIT(S) <i>2800</i>	TOTAL <i>3300</i>

Type of Review (Please check all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input checked="" type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
|---|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>2180 SE 8TH COURT; WEST LINN, OREGON</i>	Assessor's Map No.: 21E35D
	Tax Lot(s): 903
	Total Land Area: 1.044 acres

Brief Description of Proposal: WE ARE SEEKING A APPROVED TENTATIVE PLAT MINOR PARTITION. WITH AN APPROVED TENTATIVE MINOR PARTITION WE PLAN TO SUBMIT SITE AND BUILDING PERMITS FOR THE PROPOSED DEVELOPMENT AND FINALIZE THE PARTITION WITH THE BUILDING PERMIT PROCESS.

Applicant Name: ED BRUIN <small>(please print)</small>	<div style="border: 1px solid black; padding: 5px; color: red; font-weight: bold;">SEP 18 2018</div>	Phone: 503-292-7733
Address: 735 SW 20 TH PLACE, SUITE 220		Email: ed@edgedevelop.com
City State Zip: PORTLAND, OR 97205	PLANNING & BUILDING CITY OF WEST LINN	



Owner Name (required): WILLAMETTE CAPITAL INVESTMENTS, LLC <small>(please print)</small>	Phone: (503) 407-8957
Address: PO BOX 2507	Email: phanlin@msn.com
City State Zip: WILSONVILLE, OR. 97070	

Consultant Name: CHRIS DESLAURIERS, PE, WDY ENGINEERS <small>(please print)</small>	Phone: 503-203-8111 Ext 40
Address: 6443 SW BEAVERTON-HILLSDALE HWY; SUITE 210	Email: chris@wdyi.com
City State Zip: PORTLAND, OR 97221-4229	

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	<i>9/18/18</i> Date		<i>9/18/18</i> Date
Applicant's signature		Owner's signature (required)	



Edge Development
735 SW 20th Place, Suite 220
Portland, OR 97205

August 10, 2018

Tentative Minor Partition Application
2180 8th Court
West Linn, Oregon

Project Details:

Tax Lot No: 903 Assesor's Map 21E35D
Site Area: 1.044 Acre's (45,489 sf)
Neighborhood: Willamette
Comp Plan: Commercial
Zoning: General Commercial
Environmental Overlays: WRA
Applicable Zoning Code Chapters: Chpt 19, Chpt 32, Chpt 85

This proposal is applying for a tentative minor partition to split one commercial lot into two commercial lots and include a public access easement per the West Linn CDC Chapter 85

Plan Submittal Requirements Per Chapter 85.160

- A. A City-wide map to identify the site. A vicinity map covering one-quarter-mile radius showing existing subdivisions, streets and un-subdivided land ownerships adjacent to the proposed partition. **Provided in submittal**
- B. Tentative Subdivision plat prepared by registered civil engineer or land surveyor. **Provided in the submittal.**
- C. Scale drawing of partition. **Provided in the submittal.**

Narrative Submittal Requirements Per Chapter 85.170, 180

- A. General
 - 1. This narrative will show how the partition meets the applicable criteria of each subsection.
 - 2. The statement of affidavit of ownership of the tract will be provided by the owner prior to partition approval and recording.
 - 3. Tax lot 903, Map 2S, 1E, 35D; Located in the SE ¼ Section 35, T.2S, R.1E W.M., City of West Linn, Clackamas County, Oregon.
 - 4. The partition is expected to be phased with regard to the building permits and development as follows.
 - a. Step 1: Obtain Approved Tentative Partition
 - b. Step 2: Demolition of existing buildings.
 - c. Step 3:Phase1/Phase2: Develop one or both partitioned lots separately or jointly. This Phasing is to be determined. It should be assumed for the purposes of this tentative plan that each lot will be developed separately.
 - 5. The entire area proposed by the partition is owned by the one contiguous landowner. No adjoining lots, parcels, tracts or otherwise are believed to be

required to be shown in a Master Plan at this time. Therefore, no master plan has been provided.

6. The subject property is pursuing a Type II Land Use application as identified in CDC Chapter 02.030. There is approximately a 10 foot wide strip of land along the north property boundary that is identified on the Water Resources Area map that drains to Berner Creek and is considered a significant riparian corridor. The applicant is seeking the "Alternative Review Process" per CDC Chapter 32. This application developed by an experienced Environmental Engineering Consultant and is in the process of review. The property is not located within FEMA mapped 100 year flood plain per FRIM 410024.
7. The existing lot area is 45,489 sf more or less. The two lots are at the end of a cul-de-sac. The original lot was permitted with less than 35' front lot line. The two new lots will be seeking modification to this requirement. There was no lot size minimum or density requirement but each lot proposed otherwise meets the minimum dimensional standards of Chapter 19.
8. The tentative plan map shows the riparian area.

B. Transportation

1. This partition request is within a developed right of way corridor with streets, sidewalks and utilities and therefore it is understood that the streets and cul-de-sack will remain as is and reconstruct the driveway as necessary.
2. The proposed project does not propose to change the current zoning. The applicants anticipate and consider that any new uses under the current zoning will not negatively impact traffic. If Traffic Impact Analysis are required, the applicant requests this analysis requirement be differed and addressed at building permit for each individual use.

C. Grading

1. This partition request will maintain the current grading of the lots and provide shared storm facilities. The site is relatively flat, paved with curbs and existing storm collections systems appear to be in good working order. Development grading will be minimal under development permits as the lots have been previously developed. Retaining walls may be necessary along the south property line but unknown at this time and if required. Full grading plans will be provided along with building permits. Street grading is planned to remain as the current street is existing and is anticipated to remain unchanged.
2. Grading to install future buildings will be minimal. The current streets are planned to remain and not proposed to be regraded.
3. The existing conditions plan shows existing/current grading.

D. Water

1. The site is currently served by public domestic water. The partition does not anticipate any need to increase private demand above the public capacity able



to serve the site. Each lot will propose new domestic water services at time of building permit.

2. Public water shown is existing.
3. Fire flow demand for the proposed portion is not expected to increase demand from current circumstances.

E. Sewer

1. This site is currently served by public domestic water and the proposed partition and current zoning do not anticipate an increase in demand and the current sewer is anticipated to be adequate in capacity to serve the proposed partition. Sewer services may be proposed as new and independent to each a lot or a shared service may be proposed an located in an easement.
2. Sanitary sewer information shown is existing.

F. Storm

1. The partition process proposes to postpone storm drainage design for each lot to provide a shared or independent detention and water quality facility to time of first building permit if shared or independent building permits if not shared.

Narrative Submittal Requirements Per Chapter 85.200

A. Streets

The site is currently served by a public street with a 90 foot radius cul-de-sac. Contact with Engineering Department Amy Pepper has indicated street lights may be required along Willamette Falls Drive and street trees may be required along 8th court. The existing right of way is anticipated to remain in its current configuration without any new improvements other than potential street lights and street tree improvements. The pre-app notes from Amy Pepper have been reviewed. Additional details of site layout will be provided at time of building permit for each lot.



EXISTING CONDITIONS MAP

TAX LOT 903, MAP 2S, 1E, 35D
 LOCATED IN THE S.E. 1/4 SECTION 35, T.2S., R.1E., W.M.,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 MARCH 7, 2018 SCALE 1"=20'

INTERSTATE 205

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF "WILLAMETTE COMMERCIAL PARK", RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

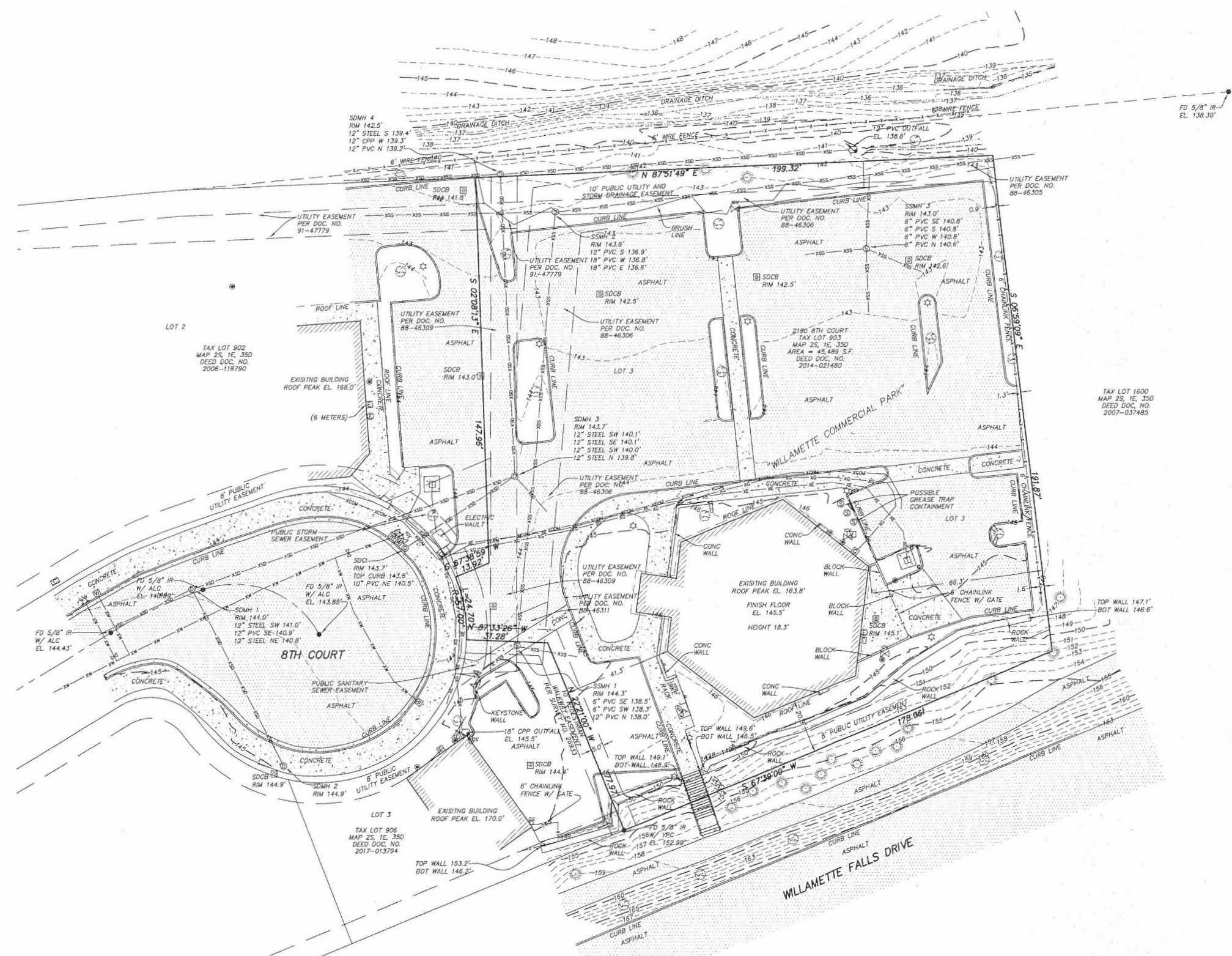
THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

EASEMENTS SHOWN WITHOUT DOCUMENT NUMBER ARE PER THE PLAT OF "WILLAMETTE COMMERCIAL PARK"

LEGEND:

Some Symbols shown may not be used on map

- | | |
|----------------------------|---------------------------|
| DECIDUOUS TREE W/ TREE TAG | UTILITY AND LIGHT POLE |
| EVERGREEN TREE W/ TREE TAG | UTILITY POLE |
| STORM SEWER MANHOLE | LIGHT POLE |
| CATCH BASIN | GUY WIRE |
| SANITARY SEWER CLEANOUT | ELECTRIC BOX |
| SANITARY SEWER MANHOLE | ELECTRIC METER |
| WATER VALVE | ELECTRICAL POWER PEDESTAL |
| WATER METER | ELECTRIC CONNECTION |
| FIRE HYDRANT | HEAT PUMP |
| GAS VALVE | OVERHEAD LINE |
| GAS METER | GAS LINE |
| BOLLARD | ELECTRICAL LINE |
| SIGN | COMMUNICATIONS LINE |
| MAILBOX | SANITARY SEWER LINE |
| COMMUNICATIONS PEDESTAL | STORM DRAIN LINE |
| COMMUNICATIONS MANHOLE | WATER LINE |
| COMMUNICATIONS BOX | FENCELINE |
| STORM OUTFALL | UTILITY RISER |
| FOUND MONUMENT | ELECTRIC TRANSFORMER |
| DOWN SPOUT TO STORM SYSTEM | 3' x 7' BIKE LOCKER |
| IRRIGATION CONTROL VALVE | UNKNOWN UTILITY VAULT |
| F = FIR TREE | FD = FOUND |
| PI = PINE TREE | IR = IRON ROD |
| CE = CEDAR TREE | YPC = YELLOW PLASTIC CAP |
| DE = DECIDUOUS TREE | ALC = ALUMINUM CAP |



SIGNED ON: 15 MAR 18
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 13, 2004
 TOBY G. BOLDEN 60377LS
 RENEWS: DECEMBER 31, 2019

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

Plotted: M:\PROJECTS\EDGE DEV-8TH CT-2180\dwg\ECM.dwg

TENTATIVE PARTITION MAP

A PORTION OF LOT 3, WILLAMETTE COMMERCIAL PARK
 LOCATED IN THE
 S.E. 1/4 SECTION 35, T.2S., R.1E., W.M.,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 AUGUST 1, 2018 SCALE 1"=20'

INTERSTATE HIGHWAY NO. 205

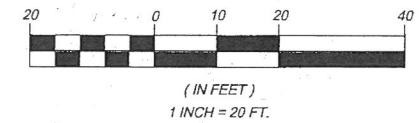
PERMANENT WETLAND
 BUFFER DISTURBANCE

PERMANENT WETLAND
 BUFFER DISTURBANCE

LEGEND:

- MONUMENT TO BE SET
- FOUND MONUMENT

GRAPHIC SCALE



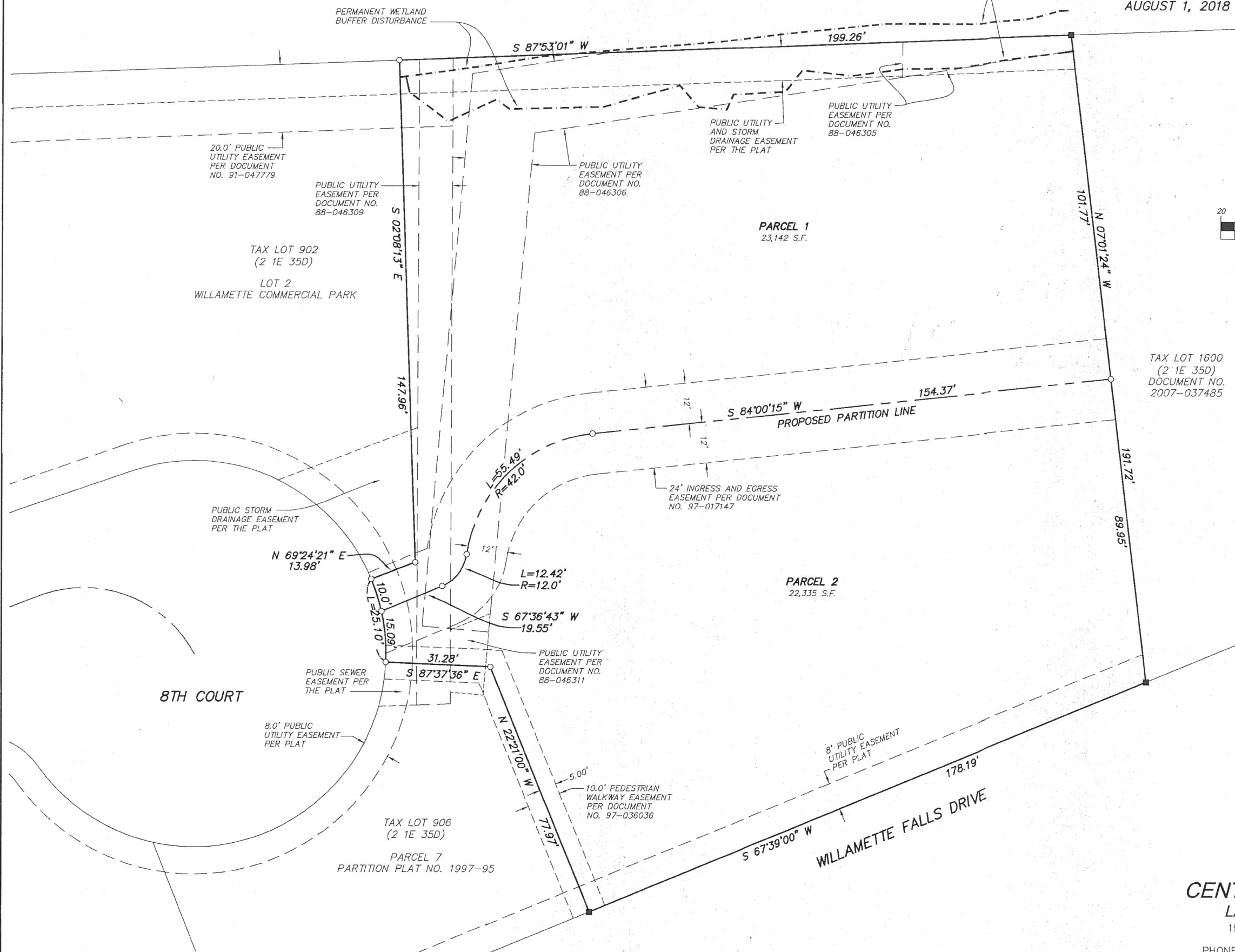
TAX LOT 1600
 (2 1E 35D)
 DOCUMENT NO.
 2007-037485

SIGNED ON: *D. A. G. 18*

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2019



8TH COURT

TAX LOT 906
 (2 1E 35D)
 PARCEL 7
 PARTITION PLAT NO. 1997-95

PARCEL 2
 22,335 S.F.

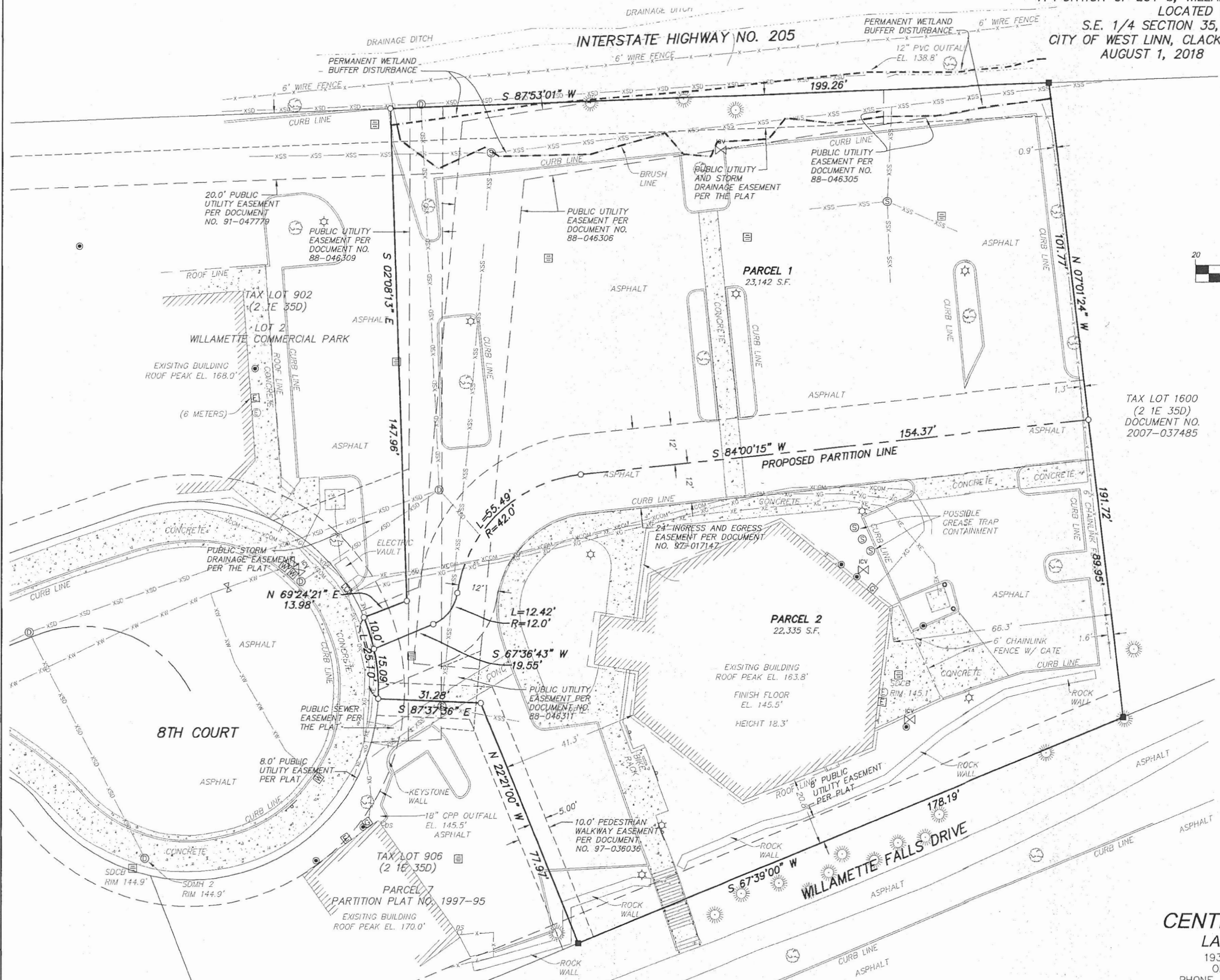
PARCEL 1
 23,142 S.F.

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

TENTATIVE PARTITION MAP

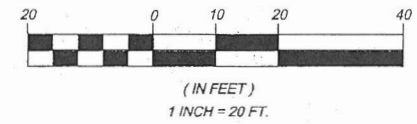
A PORTION OF LOT 3, WILLAMETTE COMMERCIAL PARK
 LOCATED IN THE
 S.E. 1/4 SECTION 35, T.2S., R.1E., W.M.,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 AUGUST 1, 2018 SCALE 1"=20'



LEGEND:

- MONUMENT TO BE SET
- FOUND MONUMENT

GRAPHIC SCALE



SIGNED ON: *EAUG 18*

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2019

TAX LOT 1600
 (2 1E 35D)
 DOCUMENT NO.
 2007-037485

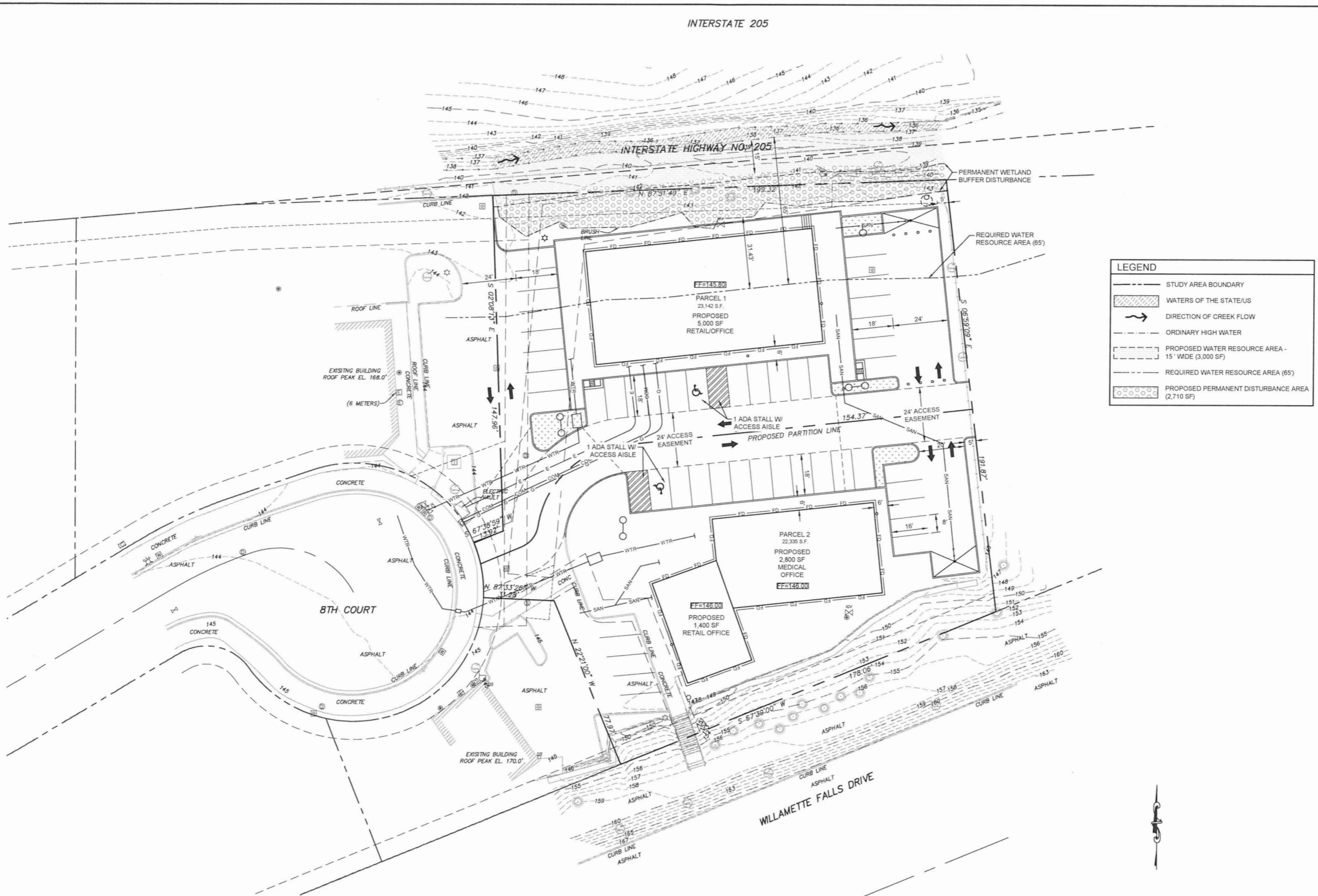


CENTERLINE CONCEPTS
 LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
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 PHONE 503.650.0188 FAX 503.650.0189

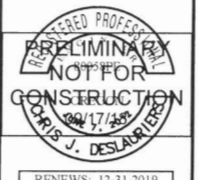
INTERSTATE 205

INTERSTATE HIGHWAY NO. 205



LEGEND

- STUDY AREA BOUNDARY
- WATERS OF THE STATE/US
- DIRECTION OF CREEK FLOW
- ORDINARY HIGH WATER
- PROPOSED WATER RESOURCE AREA - 15' WIDE (3,000 SF)
- REQUIRED WATER RESOURCE AREA (65')
- PROPOSED PERMANENT DISTURBANCE AREA (2,710 SF)



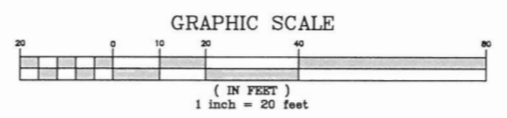
WDY Structural Civil Engineers
 6443 SW Beaverton-Hillsdale Hwy, Suite 210 Portland, OR 97221
 ph: 503.203.8111 fx: 503.203.8122 www.wdy.com

8TH COURT COMMERCIAL
 2180 8TH COURT
 WEST LINN, OR 97068
 MINOR PARTITION

REVISIONS	DATE	DRAWN	CHECKED
	08-14-2018	JANI	CJD

SHEET
C1.0
 1 OF 1

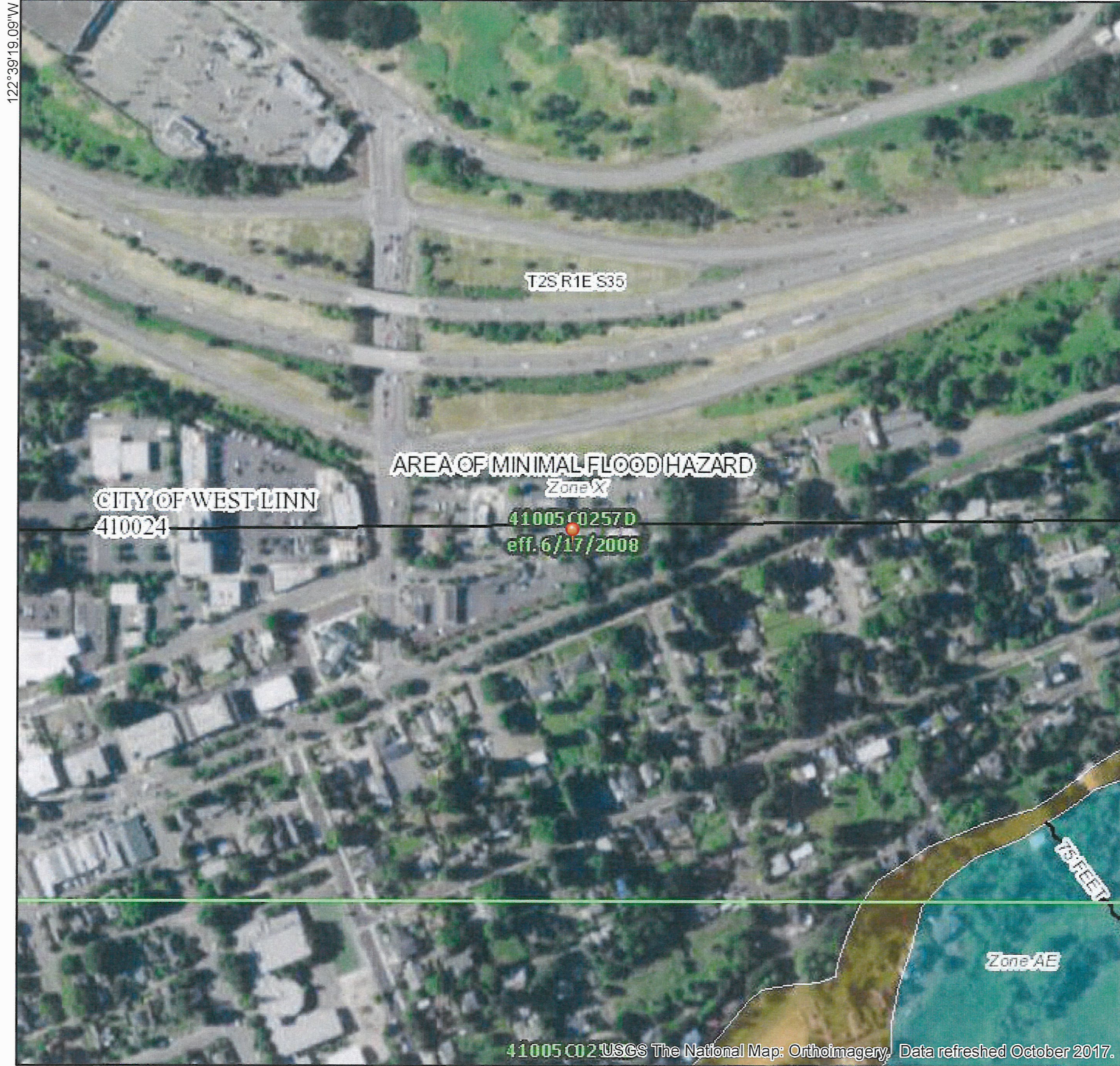
1
C1.0 PROPOSED SITE PLAN
 SCALE: 1" = 20'



National Flood Hazard Layer FIRMette



45°20'58.92"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/6/2018 at 6:36:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

West Linn City Map

AUGUST 2015

Map Legend

ZONING DESIGNATIONS

Zoning designations shown on this map are for general reference only. This map is not considered the official zoning map for the City of West Linn. See adopted land-use source documents for specifics on individual locations.

Low Density Residential	Single Family Residential Detached, R-30
	Single Family Residential Detached, R-20
	Single Family Residential Detached, R-15
	Single Family Residential Detached, R-10
Medium Density Residential	Single Family Residential Detached and Attached, R-7
	Single Family Residential Detached and Attached/Duplex, R-5
	Single Family and Multiple Family Residential, R-4.5
Medium High Density Residential	Single Family and Multiple Family Residential, R-3
Mixed Use	Mixed Use Transition, MU
Commercial	Neighborhood Commercial, NC
	General Commercial, GC
	Office Business Center, OBC
Industrial	Campus Industrial, CI
	General Industrial, GI
Other	I-205

Other Incorporated Cities* (Lake Oswego, Oregon City, & Gladstone)
 * White background areas outside West Linn City Limits are unincorporated Clatsop County
 R10 Zoning Labels Clatsop County Zoning Labels**

HISTORIC RESOURCES

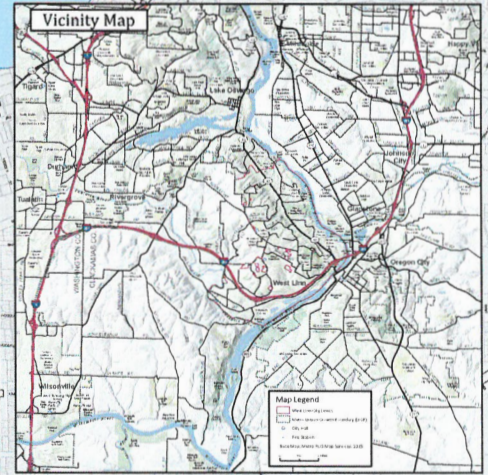
Overlay Zones
 Willamette Historic District
 Willamette Falls Drive Commercial Design District

Historic Landmarks
 Other
 Willamette Historic District National Register

Contact the West Linn Planning Department regarding information on Historic Districts, Landmarks, Wetlands, and Overlay Zones. If you are adjacent to a river or stream, check with the West Linn Planning Department regarding Water Resource Areas, the Willamette River Greenway, the Troutly River Protection Area, and the Flood Management Area (FMA). For Flood Insurance Rate Maps (FIRMs), contact the Federal Emergency Management Agency (FEMA).

West Linn GIS
 GIS SOURCE: ESRI

**PROJECT SITE
2180 8TH COURT**



West Linn Population: 25,560
 Area of City Limits: 8.58 square miles (5,179 acres)
 Area of Urban Growth Boundary (West Linn): 9.2 square miles (5,914 acres)

Elevation:
 Highest Location: 783 Feet (Corner of One and One by Street)
 Lowest Location: 10 Feet (North end of Willamette River)

Zoning (percentages of land area)
 Low Density Residential: 73%
 Medium Density Residential: 7%
 Medium High Density Residential: 4%
 Commercial: 4%
 Industrial: 4%
 Future Urban: <1%
 No Zoning (Open & Forested): 39%

July 1, 2014 P20 Population Research Center
 Census Population Estimates (Published 12/15/2014)

GIS maps are available on the city website at: <http://www.westlinnoregon.gov/maps>

Significant Riparian Corridors

WEST LINN GOAL 5 INVENTORY, JANUARY 2007

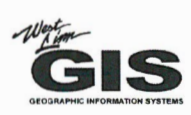


0 1,000 2,000 4,000 Feet

Legend

- Significant Riparian Corridors
- Streams
- Piped Segments
- Other Open Ditches
- Rivers
- DSL Approved Wetlands, 2005
- Parks, Open Space, & Natural Areas*
- West Linn City Limits

* Includes some areas of other misc. city property ("City" type classification)
See Parks, Open Space, & Natural Areas Map



GOALS_2006 \sigriparian.mxd \K.A.H.A \1-2-07 (1st draft)
This map was created from Riparian.mxd and published map dated July 2006

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Property information Taxlot Base Source: Clackamas County GIS

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.