

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s). DR-26-01/WAP-26-01	PRE-APPLICATION No. PA-25-01
NON-REFUNDABLE FEE(S) \$2,850.00	REFUNDABLE DEPOSIT(S) \$4,500	TOTAL \$7,350.00

Type of Review (Please check all that apply):

- | | | |
|---|---|---|
| ☐ Annexation (ANX) | ☐ Final Plat (FP) Related File# | ☐ Subdivision (SUB) |
| ☐ Appeal (AP) | ☐ Flood Management Area (FMA) | ☐ Temporary Uses (MISC) |
| ☐ CDC Amendment (CDC) | ☐ Historic Review (HDR) | ☐ Time Extension (EXT) |
| ☐ Code Interpretation (MISC) | ☐ Lot Line Adjustment (LLA) | ☐ Right of Way Vacation (VAC) |
| ☐ Conditional Use (CUP) | ☐ Minor Partition (MIP) | ☐ Variance (VAR) |
| ☒ Design Review (DR) | ☐ Modification of Approval (MOD) | ☒ Water Resource Area Protection/Single Lot (WAP) |
| ☐ Tree Easement Vacation (MISC) | ☐ Non-Conforming Lots, Uses & Structures | ☐ Water Resource Area Protection/Wetland (WAP) |
| ☐ Expediated Land Division (ELD) | ☐ Planned Unit Development (PUD) | ☐ Willamette & Tualatin River Greenway (WRG) |
| ☐ Extension of Approval (EXT) | ☐ Street Vacation | ☐ Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address:

18825 Willamette Drive

Assessor's Map No.: **21E14DD**

Tax Lot(s): **6100**

Total Land Area: **0.72 acres**

Brief Description of Proposal:

Design Review and concurrent WRA Permit application for a parking facility (surface lot) and accessory structure. Approximately 21 spaces are proposed, with a two-way access drive provided from adjacent TL 6200.

Applicant Name*: Jordan Matin / Matin Real Estate, LLC
Address: 18825 Willamette Drive
City State Zip: West Linn, OR 97068

Phone: 971-285-2180
Email: jmatin@matinrealestate.com

Owner Name (required): Jordan Matin / Matin Real Estate, LLC
Address: 18825 Willamette Drive
City State Zip: West Linn, OR 97068

Phone: 971-285-2180
Email: jmatin@matinrealestate.com

Consultant Name: Ken Sandblast / Westlake Consultants, Inc.
Address: 15115 SW Sequoia Pkwy., Ste. 150
City State Zip: Tigard, OR 97224

Phone: 503-684-0652
Email: ksandblast@westconsultants.com

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

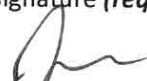
Applicant's signature



Date

7/25/25

Owner's signature (required)



Date

7/25/25

Parking Facility

Tax Map 21E14DD / Tax Lot 6100
Adjacent to 18825 Willamette Drive
West Linn, OR

Prepared For:

Jordan Matin
18825 Willamette Drive
West Linn, OR 97068

Prepared By:

Westlake Consultants, Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224

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List of Exhibits

- A. Land Use Application
- B. Tax Map (21E14DD)
- C. Pre-App Notes
- D. Preliminary Engineering Plans
- E. Natural Resource Assessment / Mitigation Plan
- F. Preliminary Stormwater Memo
- G. Arborist Report
- H. Accessory Storage Building Plans
- I. Service Provider Letter – TVFR

APPLICATION AND SUBJECT PROPERTY SUMMARY

SUBJECT PROPERTY: Tax Map 21E14DD, Tax Lot 6100

PROPERTY LOCATION: Adjacent to 18825 Willamette Drive
West Linn, OR 97068

PROPOSAL: Design Review and WRA Permit for a
parking facility with 21 spaces and an
accessory structure.

LOT SIZE: 0.72 Acres

ZONING DESIGNATION: General Commercial (GC)

APPLICANT / PROPERTY OWNER: Jordan Matin
18825 Willamette Drive
West Linn, OR 97068
Phone: 971-285-2180
Email: jmatin@matinrealestate.com

APPLICANT'S REPRESENTATIVE: Ken Sandblast, AICP
Westlake Consultants, Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224
Phone: 503-684-0652
Email: ksandblast@westlakeconsultants.com

PROJECT OVERVIEW

The subject site is located near the intersection of Willamette Drive and Walling Circle (adjacent to 18825 Willamette Drive) as shown in the Vicinity Map, Figure 1., below. The site is identified as Tax Lot 6100 of Tax Map 2-1E-14DD. The site is zoned General Commercial (GC) and is approximately 0.72 acres in size.

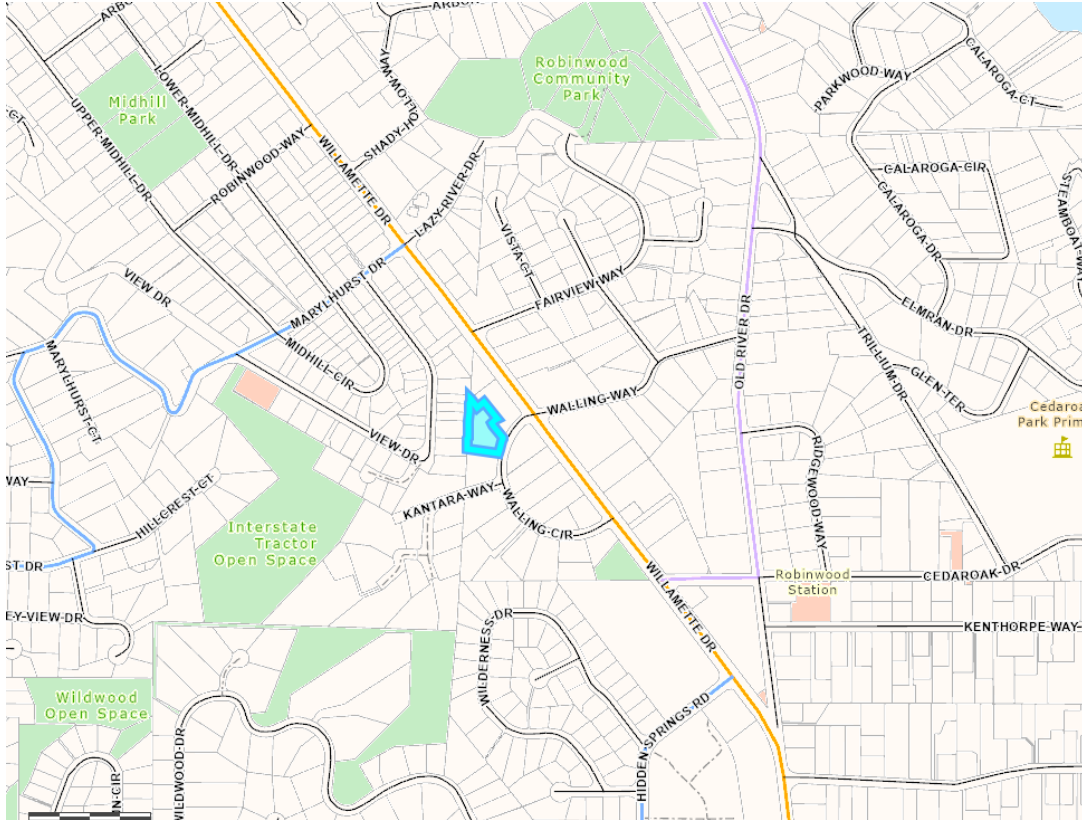
This application proposes a 21-space parking facility as allowed in the General Commercial zone and listed in *Section 19.030 Permitted Uses*. In addition, an accessory storage structure for parking facility maintenance supplies and equipment is proposed.

Access is proposed to be provided via an existing driveway from Willamette Drive, through the adjacent commercial business property located on Tax Lot 6200. The proposed 24'-wide access drive will extend into the subject property and allow for 2-way circulation on the site.

A designated Water Resource Area (WRA) associated with Fern Creek exists on the site as shown in the Site Plan, attached as Sheet P400 of Exhibit D. As such, the Applicant proposes a site design that minimizes impact to the resource area. The Applicant proposes the Alternate Review for the WRA permit request, as the existing condition of the WRA has been determined to be degraded. Through invasive plant removal and native plant replanting, the Applicant proposes to enhance and improve the functions of the WRA as detailed in the submitted site assessment and mitigation plan, included in the attached report completed by Schott & Associates, attached as Exhibit E.

In addition to limiting the size and configuration of the parking facility to reduce impacts, the on-site stormwater management is proposed to include a rain garden for water quality and infiltration. This method of stormwater detention and treatment is a preferred method of the West Linn Public Works Department. The stormwater management design and calculations are outlined in the attached Preliminary Stormwater Memo, Exhibit F.

FIGURE 1. VICINITY MAP



LAND USE PERMIT REQUEST

The Applicant requests a Class II Design Review for a 21-space private parking facility and accessory storage structure on the 0.72-acre site. In addition, the Applicant requests an Alternate Review, per *Section 32.070*, for a Water Resource Area Permit for the proposed development on the site.

APPLICABLE CODE PROVISIONS

The Applicant has found the following provisions of the West Linn *Community Development Code* to be applicable to this application for Design Review and Water Resource Area Permit.

The Applicant's responses are provided below. In addition, this application includes a Natural Resource Assessment and Mitigation Report prepared by Schott & Associates, and an Arborist Report prepared by Todd Prager & Associates, which address applicable criteria.

19.020 PROCEDURES AND APPROVAL PROCESS

19.030 PERMITTED USES

- A. A use permitted outright, CDC [19.030](#), is a use which requires no approval under the provisions of this code, except that some uses require design review pursuant to CDC [19.090](#)(B). If a use is not listed as a use permitted outright, it may be held to be a similar unlisted use under the provisions of Chapter [80](#) CDC.

RESPONSE:

Per Section 19.030, a parking facility is an outright permitted use in the General Commercial zone.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

- A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:
1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
 2. The average minimum lot width shall be 50 feet.
 3. The average minimum lot depth shall not be less than 90 feet.
 4. Where the use abuts a residential district, except as provided in CDC [58.090](#)(C)(1), the setback distance of the residential zone shall apply.

RESPONSE: As shown on the submitted Site Plan, Sheet P300 of the attached Preliminary Plan Set, Exhibit D, the subject property has over 71 feet of frontage on Walling Circle and the property meets all other dimensional requirements of this provision. The site abuts R-10 zoned properties to the west and south, and is bordered on the north and east by General Commercial zoning. As indicated on the Site Plan, the proposed site development meets applicable setbacks.

CHAPTER 32
WATER RESOURCE AREA PROTECTION

32.060 APPROVAL CRITERIA (STANDARD PROCESS)

RESPONSE: The Applicant proposes the Alternate Review Process for the proposed parking facility development on the subject site. As required by *Section 32.080 Alternate Review*, the applicable sections of *Section 32.060* are addressed below. These criteria are further addressed in the attached Natural Resource Assessment and Mitigation Plan, prepared by Schott & Associates and attached as Exhibit E.

A. WRA protection/minimizing impacts.

1. Development shall be conducted in a manner that will avoid or, if avoidance is not possible, minimize adverse impact on WRAs.
2. Mitigation and re-vegetation of disturbed WRAs shall be completed per CDC [32.090](#) and [32.100](#), respectively.

RESPONSE: This application includes preliminary plans, attached as Exhibit D, demonstrating the placement of the proposed parking facility outside of the WRA to the extent possible. In addition, a Natural Resource Assessment and Mitigation Plan, attached as Exhibit E, details the conditions of the WRA and the enhancement proposed through mitigation, as required by *Sections 32.090 and 32.100*.

B. Storm water and storm water facilities.

1. Proposed developments shall be designed to maintain the existing WRAs and utilize them as the primary method of storm water conveyance through the project site unless:
 - a. The surface water management plan calls for alternate configurations (culverts, piping, etc.); or
 - b. Under CDC [32.070](#), the applicant demonstrates that the relocation of the water resource will not adversely impact the function of the WRA including, but not limited to, circumstances where the WRA is poorly defined or not clearly channelized.
Re-vegetation, enhancement and/or mitigation of the re-aligned water resource shall be required as applicable.
2. Public and private storm water detention, storm water treatment facilities and storm water outfall or energy dissipaters (e.g., rip rap) may encroach into the WRA if:
 - a. Accepted engineering practice requires it;

- b. *Encroachment on significant trees shall be avoided when possible, and any tree loss shall be consistent with the City's Tree Technical Manual and mitigated per CDC [32.090](#);*
- c. *There shall be no direct outfall into the water resource, and any resulting outfall shall not have an erosive effect on the WRA or diminish the stability of slopes; and*
- d. *There are no reasonable alternatives available.
A geotechnical report may be required to make the determination regarding slope stability.*
3. *Roadside storm water conveyance swales and ditches may be extended within rights-of-way located in a WRA. When possible, they shall be located along the side of the road furthest from the water resource. If the conveyance facility must be located along the side of the road closest to the water resource, it shall be located as close to the road/sidewalk as possible and include habitat friendly design features (treatment train, rain gardens, etc.).*
4. *Storm water detention and/or treatment facilities in the WRA shall be designed without permanent perimeter fencing and shall be landscaped with native vegetation.*
5. *Access to public storm water detention and/or treatment facilities shall be provided for maintenance purposes. Maintenance driveways shall be constructed to minimum width and use water permeable paving materials. Significant trees, including roots, shall not be disturbed to the degree possible. The encroachment and any tree loss shall be mitigated per CDC [32.090](#). There shall also be no adverse impacts upon the hydrologic conditions of the site.*
6. *Storm detention and treatment and geologic hazards. Per the submittals required by CDC [32.050](#)(F)(3) and [92.010](#)(E), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.*

RESPONSE: As shown in the submitted plans, Exhibit D, and detailed in the Preliminary Storm Memo, Exhibit F, the Applicant proposes a rain garden for stormwater detention and infiltration on the site. The facility is designed to West Linn Public Works Standards.

F. Roads, driveways and utilities.

1. *New roads, driveways, or utilities shall avoid WRAs unless the applicant demonstrates that no other practical alternative exists. In that case, road design and construction techniques shall minimize impacts and disturbance to the WRA by the following methods: ...*

RESPONSE:

As demonstrated in the submitted plans, Exhibit D, the proposed parking facility and circulation drive aisle are located in the outer portion of the WRA buffer and are designed to minimize impacts and meet applicable design standards.

....

I. The following habitat friendly development practices shall be incorporated into the design of any improvements or projects in the WRA to the degree possible:

...

RESPONSE: As noted above and detailed in the submitted materials, the Applicant proposes to utilize a rain garden for on-site detention and treatment of storm water. Access to the parking facility will be provided via an existing driveway on the adjacent property. The proposal minimizes disturbance area and will provide for extensive mitigation of the WRA.

32.080 APPROVAL CRITERIA (ALTERNATE REVIEW PROCESS)

Applications reviewed under the alternate review process shall meet the following approval criteria:

- A. *The proposed WRA shall be, at minimum, qualitatively equal, in terms of maintaining the level of functions allowed by the WRA standards of CDC [32.060\(D\)](#).*
- B. *If a WRA is already significantly degraded (e.g., native forest and ground cover have been removed or the site dominated by invasive plants, debris, or development), the approval authority may allow a reduced WRA in exchange for mitigation, if:*
 1. *The proposed reduction in WRA width, coupled with the proposed mitigation, would result in better performance of functions than the standard WRA without such mitigation. The approval authority shall make this determination based on the applicant's proposed mitigation plan and a comparative analysis of ecological functions under existing and enhanced conditions (see Table 32-4).*
 2. *The mitigation project shall include all of the following components as applicable. It may also include other forms of enhancement (mitigation) deemed appropriate by the approval authority.*
 - a. *Removal of invasive vegetation.*
 - b. *Planting native, non-invasive plants (at minimum, consistent with CDC [32.100](#)) that provide improved filtration of sediment, excess nutrients, and pollutants. The amount of enhancement (mitigation) shall meet or exceed the standards of CDC [32.090\(C\)](#).*
 - c. *Providing permanent improvements to the site hydrology that would improve water resource functions.*
 - d. *Substantial improvements to the aquatic and/or terrestrial habitat of the WRA.*
- C. *Identify and discuss site design and methods of development as they relate to WRA functions.*

RESPONSE:

In response to the applicable provisions of Section 32.080, the Applicant has submitted a Natural Resource Assessment Report prepared by Schott & Associates, attached as Exhibit E. The report includes a wetland delineation and natural resource assessment of the subject site, documenting existing and proposed conditions within the Water Resource Area (WRA), as well as a mitigation plan that meets the requirements of Sections 32.090 and 32.100.

D. Address the approval criteria of CDC [32.060](#), with the exception of CDC [32.060\(D\)](#).

RESPONSE: Please see the narrative responses to Section 32.060 in this narrative, above, and in the attached Natural Resource Assessment prepared by Schott & Associates, attached as Exhibit E.

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

- A. Accessory structures shall comply with all requirements for the principal use except as provided in CDC [34.040](#) and where specifically modified by this code as follows.*
- B. A side yard or rear yard requirement may be reduced to three feet for an accessory structure except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this code; provided, that:*
 - 1. The structure is erected more than 60 feet from the front lot line;*
 - 2. The structure does not exceed one story or 15 feet in height;*
 - 3. The structure does not exceed an area of 500 square feet; and*
 - 4. The structure does not violate any existing utility easements.*

RESPONSE: The Applicant proposes to include an accessory structure on the parking facility site for storage of maintenance equipment and supplies. As shown on the Site Plan in Exhibit D, the proposed storage structure is located approximately 125 feet from the site's front lot line at Walling Circle. The height of the structure is planned to be approximately 10' feet, and the structure area will not exceed the 500 sq.ft. limit. No utility easements are located within the area proposed for the accessory structure.

- C. Attached accessory structures. When an accessory structure is attached to the main structure (wall to wall or by any permanent attachment), including via a covered walkway, such accessory structure shall be considered as part of the main structure. (Ord. [1604](#) § 38, 2011; Ord. [1742](#) § 1 (Exh. A), 2023)*

RESPONSE:

The proposed accessory structure is not attached to any other structure.

CHAPTER 46 OFF-STREET PARKING, LOADING AND RESERVOIR AREAS
46.020 APPLICABILITY AND GENERAL PROVISIONS

46.030 SUBMITTAL REQUIREMENTS

RESPONSE:

The Applicant has submitted a site plan, attached as Exhibit D, that includes elements showing compliance with applicable requirements of Chapter 46.

46.150 DESIGN AND IMPROVEMENT STANDARDS

A. Design standards.

1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multifamily parking stalls back onto a driveway, as opposed to a drive aisle within a parking lot, the stalls shall be nine feet by 20 feet. Parking for development in water resource areas may have 100 percent compact spaces.

RESPONSE:

This application proposes 21 standard parking spaces within the parking facility, as shown on the submitted Site Plan, included in Exhibit D.

2. Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and subsection B of this section and placed nearest to accessible building entryways and ramps.

RESPONSE:

The proposed parking facility is intended as private parking, not for public or visitor use. As such, the requirement for disabled parking is not applicable to this application.

...

4. Service drives for non-residential development shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

RESPONSE:

As shown on the Site Plan in Exhibit D, the access drive and parking facility circulation aisle are designed to meet all requirements and facilitate safe access and egress for pedestrians and vehicular traffic.

5. Each parking and/or loading space shall have clear access, whereby the relocation of other vehicles to utilize the parking space is not required, except where stacked parking is permitted pursuant to CDC [46.070\(B\)\(4\)](#) or [46.090\(A\)](#).

RESPONSE:

All parking spaces will have clear access, as demonstrated in the submitted plans.

6. *Except for single-family attached and detached residences, any area intended to be used for off-street parking as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety. Permeable parking surface spaces may have an alternative delineation for parking spaces.*

RESPONSE:

Parking spaces will be marked with permanent paint; the access aisle will be marked to indicate the two-way flow of circulation. This provision is satisfied.

7. *Except for residential parking, and parking for public parks and trailheads, at least 50 percent of all areas used for the parking and/or storage and/or maneuvering of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of City streets. The remainder of the areas used for parking may use a permeable paving surface designed to reduce surface runoff. Parking for public parks or trailheads may use a permeable paving surface designed to reduce surface runoff for all parking areas. Where a parking lot contains both paved and unpaved areas, the paved areas shall be located closest to the use which they serve.*

RESPONSE:

The proposed parking areas and access aisle will be improved with an asphalt surface, per the applicable construction standards.

...

9. *Access drives from the street to off-street parking or loading areas for non-residential development shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site. The number of access drives shall be limited to the minimum that will allow the property to accommodate and service the anticipated traffic. Access drives for all development shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.*

RESPONSE:

The proposed parking facility will be accessed via an existing access drive through an adjacent commercial property which has frontage on Willamette Drive. No other street access is proposed.

10. *Access drives shall have a minimum vision clearance as provided in Chapter [42](#) CDC, Clear Vision Areas.*

RESPONSE:

The proposed parking facility will be accessed via an existing access drive on an adjacent property with frontage on Willamette Drive.

11. *Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located two feet back from the front of the parking stall. Such parking spaces may be provided without wheel stops if the sidewalks or landscaped areas adjacent the parking stalls are two feet wider than the minimum width.*

RESPONSE:

The proposed parking spaces will be provided with appropriate wheel stops. This provision is met.

12. *Off-street parking and loading areas shall be drained in accordance with City of West Linn Public Works Design Standards. Storm drainage at commercial sites may also have to be collected to treat oils and other residue.*

RESPONSE:

As shown in the submitted Preliminary Grading Plan, on-site stormwater will be collected and infiltrated on the site in the proposed rain garden facility, as shown on the Grading and Stormwater Plan, Sheet P400 of Exhibit D.

13. *Artificial lighting on all off-street parking facilities shall be concealed or shielded with an Illuminating Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property and so as not to create a hazard to the public use of any road or street. Examples of shielded light fixtures are shown below....*

RESPONSE:

Any lighting provided in the proposed parking facility will be shielded to minimize potential for glare.

14. *Directional arrows and traffic control devices which are placed on parking lots shall be identified.*

RESPONSE:

The circulation aisle is proposed to be 24' wide to accommodate two-way traffic on the site. Directional arrows will be provided to guide circulation.

15. *The maximum driveway grade for single-family housing shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter [75](#) CDC. Regardless, the last 18 feet in front of the garage must maintain a maximum grade of 12 percent as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.*

RESPONSE:

This provision is not applicable to this application for private parking.

16. *Visitor or guest parking must be identified by painted "GUEST" or "VISITOR."*

RESPONSE:

This provision is not applicable to this application for private parking.

17. *Parking spaces shall have less than a five percent grade. No drainage across adjacent sidewalks or walkways is allowed.*

RESPONSE:

As demonstrated in the submitted Grading Plan, Sheet P400 of Exhibit D, the proposed parking spaces will not exceed the allowed grade. No drainage across adjacent sidewalks or walkways is proposed. The attached Grading Plan demonstrates the proposed stormwater management.

18. *Commercial, office, industrial, and public parking lots may not occupy more than 50 percent of the main lot frontage of a development site. The remaining frontage shall comprise buildings or landscaping. If over 50 percent of the lineal frontage comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet wide and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. The defensible space of the parking lot should not be compromised.*

RESPONSE:

As demonstrated on the submitted Site Plan included in Exhibit D, the proposed parking facility has no frontage on Willamette Drive and will be accessed via a drive aisle through an existing commercial development on an adjacent lot with Willamette Drive frontage. The proposed parking facility is located a minimum of 90 feet from the site's Walling Circle frontage. The area between the parking facility and Walling Circle is within the WRA and will be enhanced through the proposed mitigation, as outlined in the Schott & Associates report, attached as Exhibit E.

19. *Areas of the parking lot improved with asphalt or concrete surfaces shall be designed into areas of 12 or less spaces through the use of defined landscaped area. ...Groups of 12 or less spaces are defined as:*

...

- e. *The requirements of this chapter relating to total parking lot landscaping, landscaping buffers, perimeter landscaping, and landscaping the parking lot islands and interior may be waived or reduced pursuant to CDC [32.110\(F\)](#) in a WRA application without a variance being required.*

RESPONSE:

As demonstrated on the Site Plan in Exhibit D, proposed parking is arranged in groups of fewer than 12 spaces. As this application requests Alternate Review for the WRA Permit, the provisions of *Section 32.060(A)(1) and (2)* are applicable to this application. As this application proposes a site design that minimizes impacts on the WRA and includes a

mitigation plan for WRA enhancement, the Applicant requests that landscaping requirements referenced above be waived.

20. Pedestrian connections through parking areas.

- a. *Pedestrian walkways shall be provided in parking areas that are larger than one-half acre. The pedestrian walkways or sidewalks should provide access to building entrances, existing or planned pedestrian facilities in the public right-of-way, and to accessible parking spaces.*
- b. *Walkways or sidewalks shall be constructed through parking lots where such parking lots lie between major buildings/activity areas (an example in multifamily housing: between recreation center, swimming pool, manager's office, park or open space areas, parking lots, etc.) within a development and adjacent streets or adjacent transit stops. The walkways or sidewalks should also provide access to building entrances, existing or planned pedestrian facilities in the public rights-of-way, and to accessible parking spaces.*

RESPONSE:

As demonstrated in the submitted plans, Exhibit D, the proposed parking facility is less than one-half acre in size. The proposed facility does not lie between activity areas and accessible streets or adjacent transit stops. Subsections 46.150 A.20.(c) and (d) are not applicable to this application.

21. *Parking and circulation patterns shall be easily comprehended and defined. The patterns shall be clear to minimize traffic hazards and congestion and to facilitate emergency vehicles. Residential developments which are exempt from design review or subject to only clear and objective design review are not required to comply with this design standard.*

RESPONSE:

As demonstrated in the submitted plans, the proposed 21-space parking facility is designed to be easily navigated via a 24'-wide drive aisle providing ingress and egress to the parking facility.

22. *Parking spaces for residential development subject to clear and objective review shall be provided on the same lot. Parking spaces for non-residential development or for residential development subject to discretionary review shall be close to the related use.*

RESPONSE:

This application proposes a private parking facility that is a permitted use in the GC zone. This provision is not applicable to this application.

23. *Permeable parking spaces shall be designed and built in compliance with the West Linn Public Works Design Standards.*

RESPONSE:

No permeable paving is proposed through this application.

- B. *Accessible parking standards for persons with disabilities. If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or current applicable federal standards, whichever are more stringent:*

RESPONSE:

The proposed parking facility is intended as private parking, not for public or visitor use. As such, the provisions of this section are not applicable to this application.

- C. *Landscaping in parking areas. Reference Chapter [54](#) CDC, Landscaping.*

RESPONSE:

Please see the Applicant's responses to applicable standards of Chapter 54.

- D. *Bicycle facilities and parking.*

1. *Provisions shall be made for pedestrian and bicycle ways if such facilities are identified on pages 24-26 of the West Linn Transportation System Plan or in the 2013 West Linn Trails Plan.*

....

RESPONSE:

No bicycle or pedestrian facilities are identified for the subject site on the City's TSP or Trails Plan.

- E. *Minimum Standards For Parking Lot Layout*

RESPONSE: As demonstrated in the Site Plan, included in Exhibit D, the parking facility layout conforms to the standards of this provision. Standard parking spaces 9' by 18' in size will be arranged at 90 degree angles in two rows.

CHAPTER 48 ACCESS, EGRESS AND CIRCULATION

48.010 PURPOSE

48.020 APPLICABILITY AND GENERAL PROVISIONS

48.025 ACCESS CONTROL

1. *Traffic impact analysis requirements. A traffic analysis prepared by a qualified professional may be required to determine access, circulation and other transportation requirements. The purpose, applicability and standards of this analysis are found in CDC [85.170\(B\)\(2\)](#).*

RESPONSE:

As this application proposes no new building construction, no additional traffic is expected to be generated. The proposed private parking facility will not generate additional trips but will provide parking for existing users of the adjacent business.

2. *In order to comply with the access standards in this chapter, the City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit. Access to and from off-street parking areas shall not permit backing onto a public street.*

RESPONSE:

As the project site is located off-street and will be accessed via an existing driveway through an existing development, the Applicant does not propose to add or remove any existing curb cuts or driveway access points. The Applicant acknowledges that provisions of this section may be determined to be applicable.

3. *Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.*
 - a) *Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted. For the purpose of this subsection, a mid-block lane is a narrow private drive providing lot frontage and access for rear lot development.*
 - b) *Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to ensure access to the closest public street for all users of the private street/drive.*

RESPONSE:

As the project site is located off-street and will be accessed via an existing driveway through the adjacent property, the Applicant does not propose to add or remove any existing curb cuts or driveway access points. The Applicant acknowledges that provisions of this section may be determined to be applicable.

...

6. Access spacing.

- a. *The access spacing standards found in Tables 14 and 15 of the TSP and in CDC [48.060](#) shall be applicable to all newly established public street intersections, non-traversable medians, and curb cuts. Deviation from the access spacing standards may be granted by the City Engineer as part of a discretionary review if the applicant demonstrates that the deviation will not compromise the safe and efficient operation of the street and highway system.*
- b. *Private drives and other access ways are subject to the requirements of CDC [48.060](#).*

RESPONSE: No new curb cuts or access points are proposed through this application. The proposed parking facility will be accessed via an existing driveway on an adjacent commercial property.

- 7. Number of access points. *For single-family (detached and attached) housing types, one street access point is permitted per lot or parcel when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in CDC [48.060](#). The number of street access points for multiple family development is subject to the access spacing standards in CDC [48.060](#). The number of street access points for commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (C)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.*

RESPONSE: No new curb cuts or access points are proposed through this application. The proposed parking facility will be accessed via an existing driveway on an adjacent commercial property.

- 8. Shared driveways. *For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:*

- a. *When necessary pursuant to this subsection (C)(8), shared driveways and/or frontage streets shall be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops. "Developable" means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*
- b. *Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.*

RESPONSE:

The proposed parking facility will be located off-street and will be accessed via an existing driveway through the adjacent commercial property. The Applicant acknowledges that provisions of this section may be determined to be applicable.

...

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

- A. *Service drives for non-residential uses shall be fully improved with hard surface pavement:*
 1. *With a minimum of 24-foot width when accommodating two-way traffic; or*
 2. *With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.*
 3. *Meet the requirements of CDC [48.030\(E\)](#)(3) through (6):*
 3. *Minimum vertical clearance of 13 feet, six inches.*
 4. *Turnaround facilities as required by TVF&R standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed seven percent grade unless waived by TVF&R.*
 5. *The grade shall not exceed 10 percent on average, with a maximum of 15 percent.*
 6. *A minimum centerline turning radius of 45 feet for the curve.*
4. *Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.*

RESPONSE:

As demonstrated on the submitted plans, Exhibit D, circulation within the parking facility will be provided by a 24' drive aisle and the proposed parking facility meets the requirements of this section. A Service Provider Letter from Tualatin Valley Fire & Rescue is attached as Exhibit I. The applicable provisions of this subsection are met.

- B. *All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC [48.030\(A\)](#). In no case shall the design of the service drive or drives*

require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

RESPONSE: As shown on the submitted plans, attached as Exhibit D, backward movement or other maneuvering into a street will not be required for vehicle use of the proposed parking facility.

C. All on-site maneuvering and/or access drives shall be maintained pursuant to CDC [46.130](#).

RESPONSE:

This application proposes a private parking facility for standard vehicles. No delivery truck loading or maneuvering will be required. This provision is not applicable.

D. Gated accessways to non-residential uses are prohibited unless required for public safety or security.

RESPONSE:

The application does not propose a gated accessway. This provision is not applicable.

CHAPTER 54 LANDSCAPING

54.020 APPROVAL CRITERIA

A. Tree preservation.

RESPONSE:

This application includes a Tree Inventory and Assessment Report, prepared by Todd Prager & Associates and attached as Exhibit G. No heritage trees were identified on the site. The Tree Inventory Table and Map in the report identify trees to be retained and trees to be removed.

B. Landscaping – By type, location and amount.

...

RESPONSE:

In accordance with the requirements of *Section 32.060.A(1) and (2)*, the Applicant requests that landscaping requirements for the site, parking area and interior, and buffer be waived. As demonstrated on the submitted plans, Exhibit D, the proposed parking facility is located outside of the WRA to the extent possible. In addition, the Applicant proposes enhancement of the WRA through mitigation and replanting, as detailed in the Natural Resource Assessment and Mitigation Plan, attached as Exhibit E.

Further, as shown in the attached site plan, on-site stormwater management will be accomplished with the use of a rain garden adjacent to the parking facility to treat and infiltrate stormwater from proposed impervious surfaces.

D. Landscaping requirements in water resource areas (WRAs). Pursuant to CDC 32.110(E)(3) the requirements of this chapter relating to total site landscaping, landscaping buffers, landscaping around parking lots, and landscaping the parking lot interior may be waived or reduced in a WRA application without a variance being required.

RESPONSE: Please see the response to Subsection B, above.

CHAPTER 55 DESIGN REVIEW
55.070 SUBMITTAL REQUIREMENTS

RESPONSE:

The Applicant has submitted an application that includes applicable required components for the requested Class II Design Review and WRA Permit, including: application form, pre-application conference notes, preliminary plan set, Natural Resource Assessment and Mitigation Plan, Arborist Tree Assessment and Inventory Report, Stormwater Memo, and Tualatin Valley Fire & Rescue SPL, in addition to this narrative which addresses applicable approval criteria.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW – GENERAL/DISCRETIONARY

A. The provisions of the following chapters shall be met...

RESPONSE:

All applicable chapters of the West Linn Community Development Code have been addressed herein and above, and in the attached plans, reports and exhibits. This provision has been met.

B. Relationship to the natural and physical environment.

- 1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at their direction.*

RESPONSE:

A tree inventory and assessment was completed by Todd Prager & Associates and is attached as Exhibit G. No heritage trees were identified on the site.

...

- 3. The topography and natural drainage shall be preserved to the greatest degree possible.*

RESPONSE:

The proposed parking facility has been designed and located to minimize impact to the site and the WRA to the extent possible. Access into the site will be provided by an existing driveway located on an adjacent property and no other access to the facility is

proposed. Stormwater from the improvements is proposed to be treated and infiltrated via a rain garden designed to the City's Public Works design standards. The WRA is proposed to be enhanced through mitigation and replanting which will improve water quality function of the WRA, as detailed in the Natural Resource Assessment, attached as Exhibit E.

4. *The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.*

RESPONSE: The Applicant acknowledges this provision. A geotechnical evaluation will be provided during engineering if deemed necessary.

5. *There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.*

RESPONSE:

This application proposes a surface parking facility with a 10' tall accessory structure. As such, the proposed development will not obstruct light or air circulation on adjoining properties.

...

7. *Transportation.*

d. Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces. Sidewalks in front of storefronts on the arterials and main store entrances on the arterials identified in CDC [85.200\(A\)\(3\)](#) shall be 12 feet wide to accommodate pedestrians, sidewalk sales, sidewalk cafes, etc. Sidewalks in front of storefronts and main store entrances in commercial/OBC zone development on local streets and collectors shall be eight feet wide.

RESPONSE: As shown on the submitted plans, adequate pedestrian circulation will be provided via the onsite paved plaza and sidewalks on the adjacent property.

...

- C. Compatibility between adjoining uses, buffering, and screening.*

RESPONSE:

As shown in the submitted plans and discussed above, this application proposes a 21-space parking facility and an accessory structure approximately 10' in height. The proposed structure is located outside of required setbacks. Existing vegetation and proposed mitigation of the WRA will provide buffering between the proposed development and adjacent uses.

...

1. Public facilities.

2. Streets

RESPONSE:

The proposed parking facility will be accessed via an existing driveway located on an adjacent property. This access will provide ingress and egress from Willamette Drive. The site also has frontage along Walling Circle, however, access to that right-of-way is not proposed through this application.

3. Storm detention and treatment and geologic hazards.

RESPONSE:

As noted in the submitted plans, attached as Exhibit D, and the Stormwater Memo, attached as Exhibit F, this application proposes the use of a rain garden to treat and infiltrate stormwater from the proposed improvements. The rain garden will be designed to the West Linn Public Works Design Standards.

...

O. Refuse and recycling standards

RESPONSE:

The proposed refuse/recycling area will be appropriately located on a concrete pad and screened from public view.

55.110 SITE ANALYSIS

RESPONSE:

The Applicant has provided an existing conditions site analysis, attached as Sheets P200 and P300 of Exhibit D. As indicated, a Water Resource Area and buffer associated with Fern Creek are present on the site. A Natural Resource Site Assessment, attached as Exhibit E, further details site and WRA conditions. Site access to and from Willamette Drive is provided via an existing driveway over the adjacent commercial property. No access is proposed via Walling Circle.

55.120 SITE PLAN

RESPONSE:

The attached Site Plan, Sheet P300 of Exhibit D, depicts all applicable elements required by this section.

55.125 TRANSPORTATION ANALYSIS

RESPONSE:

The proposed parking facility does not require a traffic impact analysis, as the proposal does not meet the thresholds of *Section 85.170.B.2.(c)(1)*.

55.139 GRADING AND DRAINAGE PLANS

RESPONSE:

Grading and drainage plans are provided in the preliminary plan set, attached as Sheet P400 of Exhibit D. In addition, stormwater calculations are provided in the Preliminary Stormwater Memo, attached as Exhibit F.

55.140 ARCHITECTURAL DRAWINGS

RESPONSE:

The proposed development includes a 21-space parking facility and a 500-sq.ft. accessory storage structure. Exhibit H, attached, provides preliminary plans and elevations of the proposed storage shed. No other buildings are proposed.

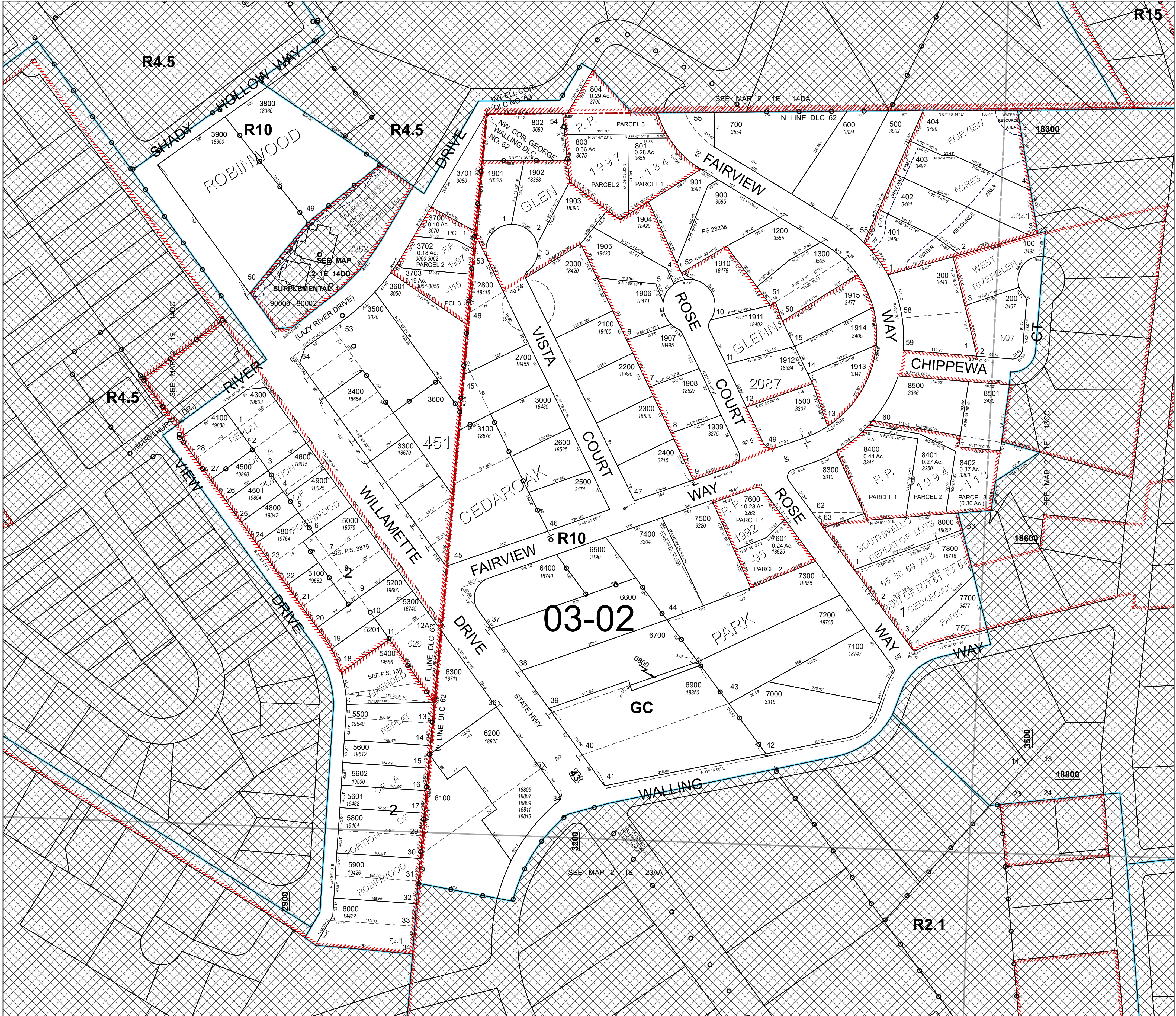
55.150 LANDSCAPE PLAN

RESPONSE:

This application proposes extensive mitigation of the WRA buffer, including removing invasives and replanting with native plants over a large portion of the site. The Natural Resources Assessment and Mitigation Plan, attached as Exhibit E, details the proposed mitigation and planting plan.

Conclusion

This application provides substantial evidence demonstrating that the proposed parking facility and accessory storage structure are designed in compliance with all applicable standards of the of the West Linn *Community Development Code*. The Applicant respectfully requests approval of this Design Review and Water Resource Area Permit application.



2 1E 14DD
WEST LINN

S.E.1/4 S.E.1/4 SEC.14 T.2S. R.1E. W. M.
CLACKAMAS COUNTY

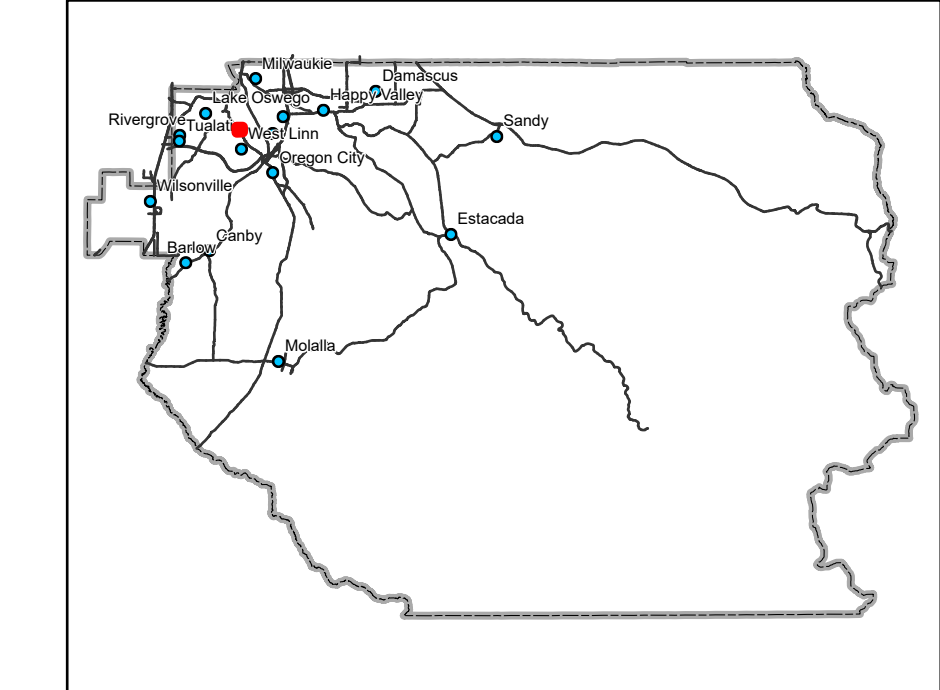
1" = 100'

D. L. C.
GEORGE WALLING NO. 62
GABRIEL WALLING NO. 63

Cancelled Numbers

- 3100E1
- 2900
- 500A1
- 6401
- 7900
- 3001
- 3200
- 5700
- 8100
- 8200
- 4200
- 4400
- 3400E1
- 1400
- 1600
- 4000
- 4001
- 4002
- 4700
- 3300E1
- 5200

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

Print Date: 10/10/2024

2 1E 14DD
WEST LINN

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
February 6, 2025

SUBJECT: Class II Design Review and Water Resource Area Permit.

FILE: PA-25-01

APPLICANTS PRESENT: Jordan Matin, Ken Sandblast (Westlake), Julia (Westlake)

STAFF PRESENT: Chris Myers, Associate Planner

PUBLIC PRESENT: None

These pre-application summary notes have been prepared for the applicant to identify applicable code sections and critical issues for the proposed application and summarize the application process and fees. Pre-Application summary notes are based on preliminary information and may not include all considerations. Contact the assigned planner for additional information regarding the process, approval criteria, submittal requirements, questions, and clarifications. Pre-Application Conference summary notes are valid for eighteen months from the meeting date. Once a complete application is submitted, the final decision can take 6-10 months.*

SITE INFORMATION:

Site Address: 18825 Willamette Drive
Tax Lot No.: 21E14DD6100
Site Area: 0.72 Acres
Neighborhood: Robinwood Neighborhood Association
Comp. Plan: Commercial
Zoning: General Commercial
Zoning Overlays: Riparian Corridor

PROJECT DESCRIPTION:

The applicant proposes the construction of a 24-space parking lot as well as the addition of two accessory structures.

APPLICABLE COMMUNITY DEVELOPMENT CODE SECTIONS:

Approval standards and criteria in effect when an application is *received* will be applied to the proposed development. The following Community Development Code (CDC) Chapters apply to this proposal:

- [Chapter 19: General Commercial](#)
 - 19.030 Permitted Uses
 - 19.070 Dimensional Requirements, Uses Permitted Outright
 - 19.090 Other Applicable Development Standards
- [Chapter 32: Water Resource Area Permit](#)
 - 32.010 Purpose
 - 32.020 Applicability
 - 32.030 Prohibited Uses – See Table 32-1
 - 32.040 Exemptions
 - 32.050 Application (see 32.050.F.4)
 - 32.060 Approval Criteria (Standard Process) See Table 32-2 (required width of WRA)
 - 32.080 Approval Criteria (Alternate Review Process)
 - 32.090 Mitigation Plan
 - 32.100 Re-Vegetation Plan Requirements
- [Chapter 46: Off-Street Parking, Loading, and Reservoir Areas](#)
 - 46.010 Purpose
 - 16.020 Applicability and General Provisions

- 46.030 Submittal Requirements
- 46.040 Approval Standards
- 46.060 Storage in Parking and Loading Areas Prohibited
- 46.070 Maximum Distance Allowed Between Parking Area and Use (see 46.070.B.3 ADA)
- 46.090 Off-Street Parking Space Requirements (Maximum Spaces) 3 spaces per 1000 square feet of leasable space. Current – 7000 leasable square feet = 21 allowed spaces. Site has 30 spaces.
- 46.150 Design and Standards (see 46.150.A.1 Parking stall design standards) minimum of 8x16 “compact” and 9x18 standard size. 50% must be standard size.
 - See 46.150.B Accessible parking standards for persons with disabilities
 - See 46.150.D.2 and 3 Bicycle parking improvements and location. Check minimum required for office uses
 - 46.150.E Minimum standards for parking lot layout
 - 46.150.G New construction electric service
- [Chapter 48: Access, Egress, and Circulation](#)
- [Chapter 54: Landscaping](#)
- [Chapter 55: Design Review](#)
 - 55.070 Submittal Requirements
 - 55.090 Approval Standards – Class I Design Review
 - 55.100(B)(5) and (6)
 - 55.110 Site Analysis
 - 55.120 Site Plan
 - 55.140 Architectural Drawings
- [Chapter 85: Land Divisions](#)
 - 85.010 Purpose
 - 85.150 Application – Tentative Plan
 - 85.210 Property Line Adjustments – Approval Standards (Lot Consolidation)
- [Chapter 99: Procedures for Decision Making: Quasi-Judicial](#)

KEY ISSUES & CONSIDERATIONS

Staff has identified the following development issues, design considerations, or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of additional issues or considerations:

1. Accessory structures must be located on properties that have a principal use. In this case the proposed location of the two accessory structures is an undeveloped parcel. A lot consolidation will be needed.
2. In order to construct anything within the Riparian Corridor the applicant must obtain a report from a certified engineering firm (Geo Tech) to show that shrinking the 100-foot buffer from the water resource will not impact the habitat of the water resource.
3. CDC Chapter 46.090 off-street parking space requirements. Maximum parking numbers for General Office are 3 spaces per 1000 square feet of leasable space. Subject property has 7000 leasable square feet for a total maximum parking spaces of 21. Subject property currently has 30 parking spaces. No further parking will be allowed.

RESPONSE TO APPLICANT QUESTIONS:

None.

ENGINEERING:

The Engineering department comments are attached. For further details, contact Clark Ida at 503-722-3437 or Cide@westlinnoregon.gov.

BUILDING:

For building code and ADA questions, contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054 or Alisha Bloomfield at abloomfield@westlinnoregon.gov or 503-742-6053.

TUALATIN VALLEY FIRE & RESCUE:

A Service Provider Permit must be provided with this application - <https://www.tvfr.com/399/Service-Provider-Permit>. Contact Jason Arn at jason.arn@tvfr.com or 503-259-1510 with any questions.

TREES:

For information on the tree requirements for this proposal, contact the Mike Perkins, City Arborist at Mperkins@westlinnoregon.gov or 503-722-4728.

PROCESS:

A Class II Design Review and a Water Resource Area Permit are a Planning Director's decision. No public hearing is required. Once the application is declared complete, staff will review the application, send a 20-day public comment notice, and post a notice sign on the property. When the public comment period closes, the Planning Director will prepare a decision. A final decision can take 6-10 months.

There is a 14-day appeal period after the decision. If the decision is not appealed, the applicant may proceed with the development.

NEIGHBORHOOD MEETING:

A neighborhood meeting is not required for a Class II Design Review.

HOW TO SUBMIT AN APPLICATION:

Submit a complete application in a single PDF document through the [Submit a Land Use Application](#) web portal. A complete application should include:

1. A [development application](#);
2. Application materials identified in the [Development Review Checklist](#).

COMPLIANCE NARRATIVE:

Written responses supported by substantial evidence must address all applicable approval standards and criteria. Written materials must explain how and why the proposed application will meet each applicable approval criteria. "Not Applicable" is not an acceptable response to the approval criteria.

Submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in writing, that the Planning Manager waive the requirement. The applicant must identify the specific grounds for the waiver. The Planning Manager will respond with a written determination about the waiver request before applying.

APPLICATION FEES & DEPOSITS:

The Planning Division Fee Schedule can be found on our website: <https://westlinnoregon.gov/finance/current-fee-schedule>

- Fee for a Class II Design Review = \$4,500 + \$500 Inspection Fee
- Fee for a Water Resource Area Permit = \$2,850

Applications with deposits will be billed monthly for time and materials. Please provide the name and address of the party responsible for the final invoice in your application.

Timelines:

Once the application and payment are received, the City has 30 days to determine if the application is complete. If the application is incomplete, the applicant has 180 days to complete it or provide written notice to staff that no other information will be provided. Once complete, the City has 120 days from the completeness determination

to make a final decision on the application. Typical land use applications can take 6-10 months from beginning to end.

*** DISCLAIMER:** *These pre-application notes have been prepared per [CDC Section 99.030.B.7](#). The information provided is an overview of the proposal considerations and requirements. Staff responses are based on limited material presented at the pre-application conference. New issues and requirements can emerge as the application is developed. Failure to provide information does not constitute a waiver of the applicable standards or requirements. The applicant has the burden of proof to demonstrate that all approval criteria have been satisfied. These notes do not constitute an endorsement of the proposed application or assure project approval.*

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PRELIMINARY PLANS FOR
MATIN PARKING FACILITY
WEST LINN, OREGON



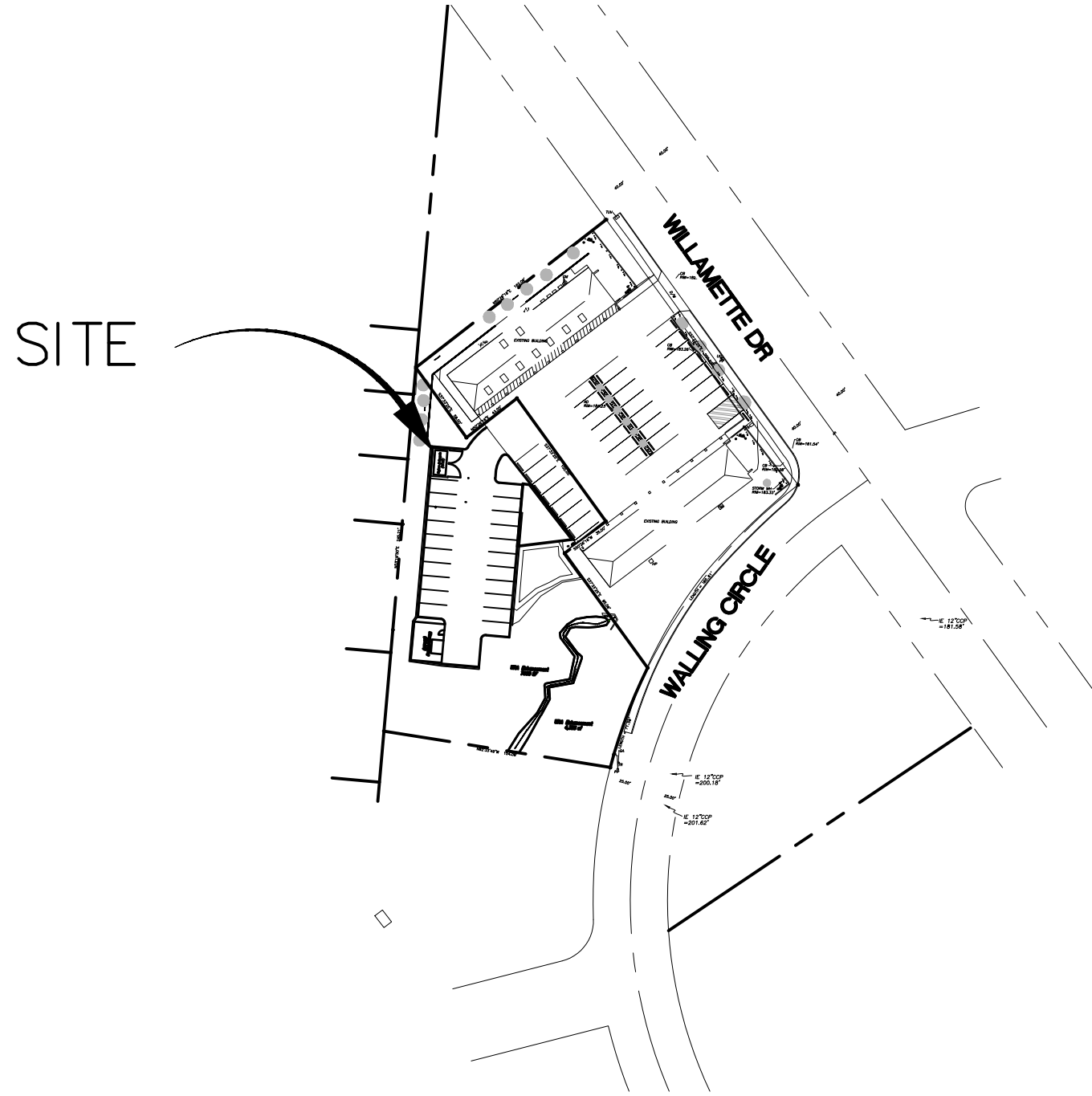
VICINITY MAP

NOT TO SCALE



SHEET INDEX

C100	COVER SHEET
C200	EXISTING CONDITIONS
C300	SITE PLAN
C400	GRADING PLAN



LOCATION MAP

SCALE: 1"=100'



PROPERTY DESCRIPTION

TAX MAP & TL:
TAX MAP 2 1E 14DD, TAX LOT 6100

SITE SIZE:
0.72 ACRES

PROPOSAL:
PARKING LOT

STREET ADDRESS

ADJACENT TO
18825 WILLAMETTE DR
WEST LINN, OR 97068

APPLICANT

JORDAN MATIN
18825 WILLAMETTE DR
WEST LINN, OR 97068
PHONE-971-285-2180
EMAIL: JMATIN@MATINREALESTATE.COM

ENGINEER

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
CONTACT: DANIEL BAILEY, PE
EMAIL: DBAILEY@WESTLAKECONSULTANTS.COM

ENVIRONMENTAL CONSULTANT

SCHOTT & ASSOCIATES, INC.
PHONE: (503) 678-6007
CONTACT: JODI FORGIONE, PWS GE
OWNER, WETLAND ECOLOGIST
PO BOX 589
AURORA, OREGON 97002

ATTENTION:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION:

CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

ORS UTILITY STATEMENT

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



Know what's below.
Call before you dig.

WESTLAKE
CONSULTANTS

Planning | Engineering | Surveying

MATIN PARKING FACILITY
WEST LINN, OR

COVER SHEET

PRELIMINARY

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

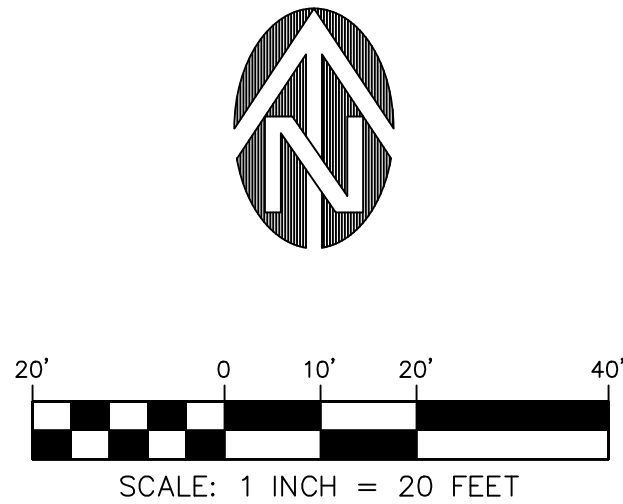
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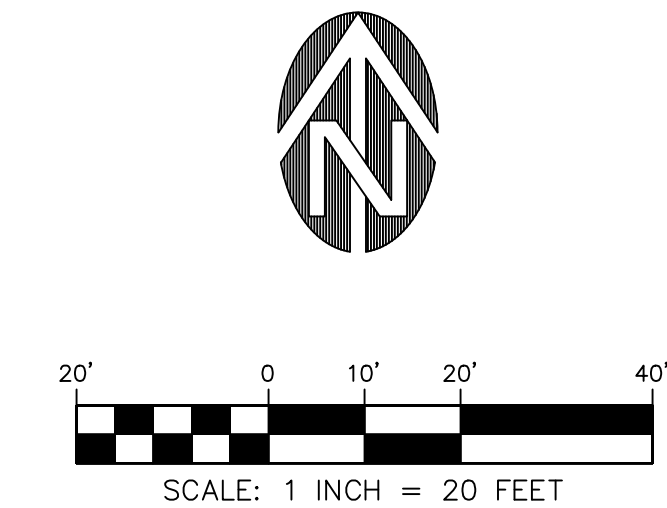
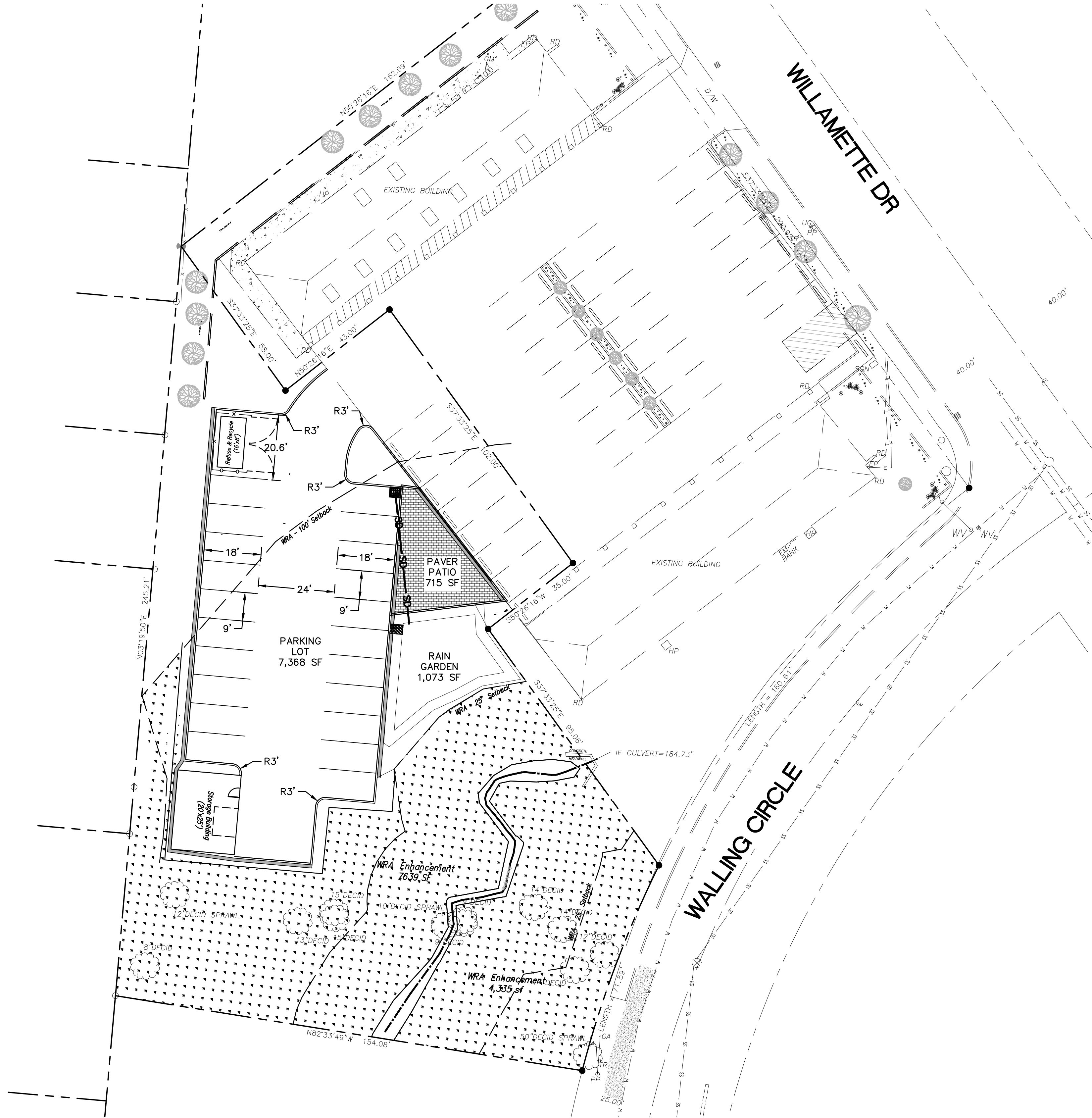


MATIN PARKING FACILITY
WEST LINN, OR
EXISTING CONDITIONS AND DEMOLITION

PRELIMINARY

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:



LEGEND

- EXISTING LOT LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED CURB

MATIN PARKING FACILITY

WEST LINN, OR

SITE PLAN

PRELIMINARY

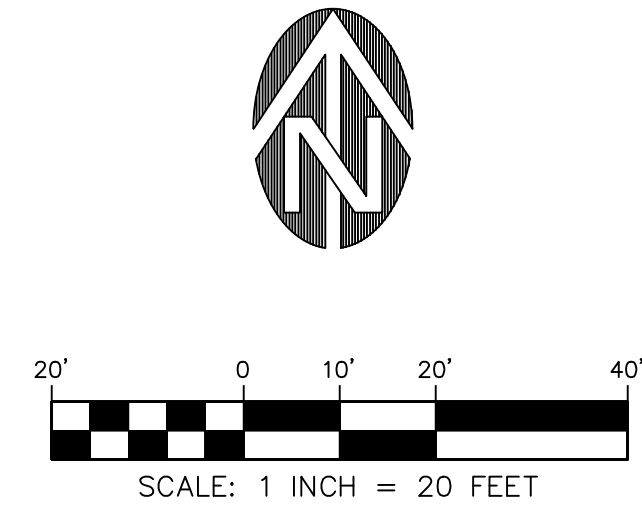
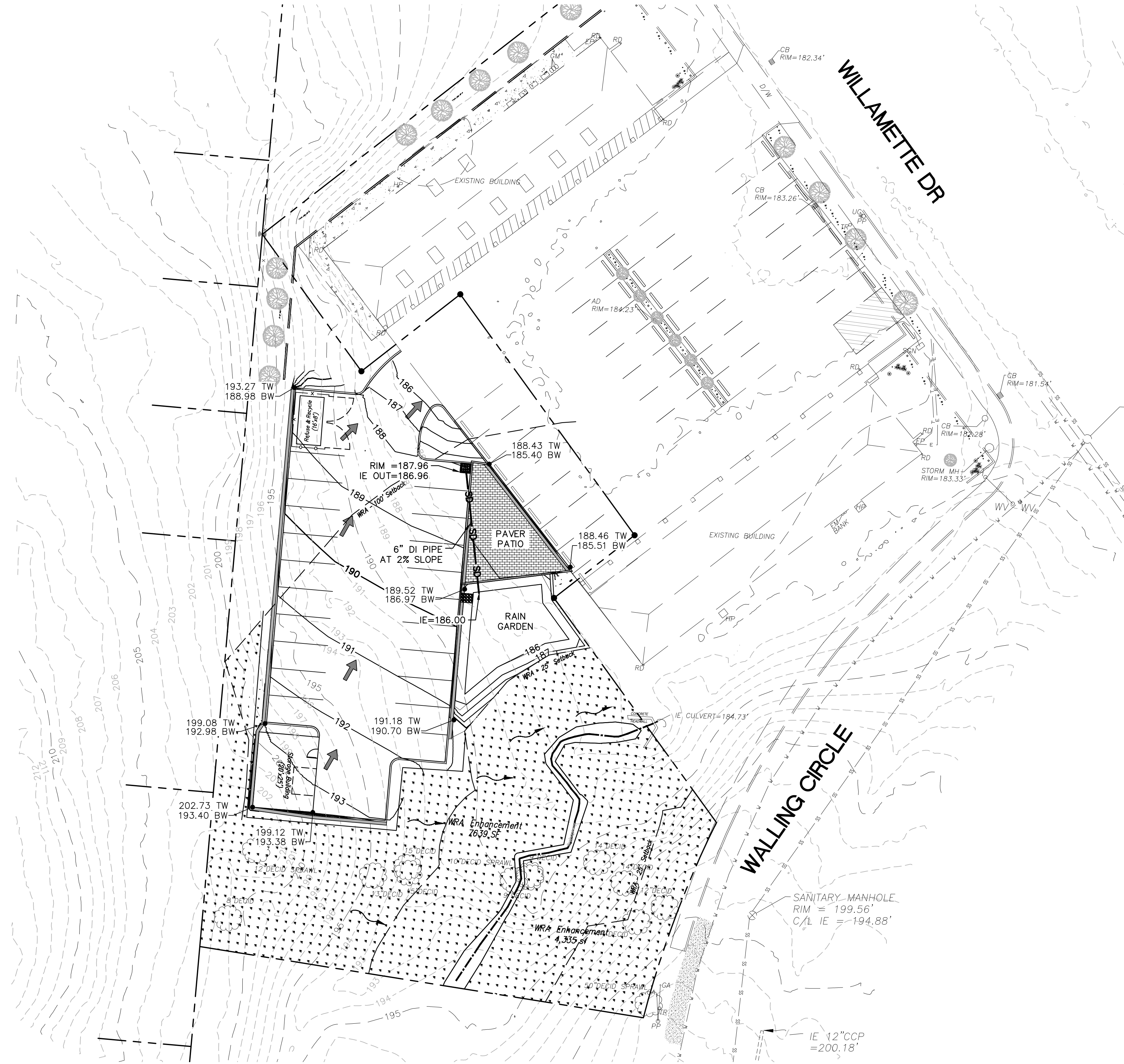
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SHEET

P300

JOB NO. 3038-001



LEGEND

	EXISTING CONTOUR - 1' INTERVAL
	EXISTING CONTOUR - 5' INTERVAL
	PROPOSED CONTOUR - 1' INTERVAL
	PROPOSED CONTOUR - 5' INTERVAL
	RETAINING WALL
	DRAINAGE FLOW DIRECTION (PAVED)
	DRAINAGE FLOW DIRECTION (UNPAVED)

MATIN PARKING FACILITY
WEST LINN, OR

GRADING AND STORM WATER PLAN



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PRELIMINARY

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JOB NO.
3038-001



Schott & Associates

Ecologists & Wetland Specialists

P.O. Box 589 | Aurora, OR 97002 | (503) 678-6007

NATURAL RESOURCE ASSESSMENT
Within
Water Resource Area (WRA)

Willamette Drive Project Site

18825 Willamette Drive
T1N, R1E, Section 14DD, Tax Lot 6100
West Linn, Clackamas County, Oregon

Prepared for

Jordan Matin
Matin Real Estate
5441 S Macadam Ave., Suite 208
Portland, OR 97239

Prepared by

Juniper Tagliabue
Schott & Associates, Inc.

Date:

V2. February 2026

Project #: 3096

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Introduction

Schott & Associates (S&A) was contracted to conduct a wetland delineation and natural resource assessment report for the 0.73-acre project site at located at the address of 18825 Willamette Drive, West Linn, Clackamas County, Oregon (T1N, R1E, Section 14DD, Tax Lot 6100; Figure 1). Wetland delineation has been completed and concurred with by DSL (WD#2024-0526; Appendix A). This subject property contains zoning overlays including Water Resource Area (WRA; Figure 4) and Habitat Conservation Area (HCA; Figure 5) and is subject to the regulations of West Linn Community Development Code (CDC) Chapter 32. The purpose of this report is to document existing water resources and existing and proposed conditions with regards to the WRA setback to gain approvals for WRA permit. Any other required assessments including arborist reports, geologic surveys, or construction management plan are outside the scope of this assessment and will be provided, as needed, by others.

All work on this project has been completed by qualified natural resource specialists. Onsite assessment was conducted by Jodi Forgione, principal of S&A, a wetland and wildlife ecologist with over 10 years' experience in conducting natural resource assessments. The project management and reporting were completed by Juniper Tagliabue, a senior wetland ecologist with over 20 years' experience conducting natural resource assessments and permitting.

Site Description and Land Use

The mostly undeveloped study site consisted primarily of a forested hillslope extending down to an intermittent tributary to the Willamette River. To the north and extending offsite was a parking lot. The eastern portion of the site consisted of a hillslope up to South Walling Circle which defined the eastern study site boundary. The tributary flowed northeast through the bottom of a well-defined channel, exiting via a drain grate in the northeast part of the site. Wetland delineation conducted onsite by S&A documented jurisdictional OHWM boundaries of the onsite water resource and was concurred with by DSL (WD#2024-0526; Jan. 2, 2025).

Vegetation onsite was dominated by a mix of cottonwood (*Populus balsamifera*) and cherry (*Prunus avium*) trees with a few western red cedar (*Thuja plicata*) and Oregon oak (*Quercus garryana*). Himalayan blackberry (*Rubus armeniacus*) as well as knotweed (*Fallopia japonica*) and English ivy (*Hedera helix*) were dominant in the understory and climbing into the tree canopy. Vegetation surrounding the stream was predominantly blackberry thicket.

West Linn WRA mapping shows a stream in the southeast portion of the site and Significant Riparian Corridor extending 100' on either side of the stream boundary as per CDC Chapter 32. West Linn HCA mapping identifies both Moderate and Low HCA onsite corresponding with Metro 2005 Riparian Class II mapping. As per Chapter 28.020(A)3 HCAs are regulated "if all or any part of a lot or parcel is in the Willamette Greenway and Tualatin River Protection Area boundaries." This chapter does not apply to the study site. The onsite resource is regulated under Chapter 32 for Water Resource Areas. The property is located within General Commercial (GC) zoning as mapped by the city of West Linn. Surrounding land use was commercial to the north and east and residential to the west and south.

Project Objectives

The applicant proposes development of a parking facility and accessory storage building. The parking area would extend west and south into the northwest portion of the study site, providing 21 standard parking spaces bound by a retaining wall to minimize impacts. A small patio and rain garden are proposed east of the parking lot. All proposed development is outside the delineated waterway within the mapped WRA. A WRA permit is required. The proposed development plan is provided in Appendix B.

The applicant requests approval under the Alternative Review Process per Section 32.080. In order to complete the parking lot development, the applicant proposes a reduced WRA width of 25' west of the stream in an otherwise degraded portion of the 100' wide WRA. No reduction is proposed east of the stream. This will maximize development potential of the property while maintaining the highest quality onsite resources.

Methods

While preparing this application site visit was conducted and the following existing data and information was reviewed:

- Clackamas County tax map (Figure 2)
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) and West Linn Local Wetland Inventory (LWI)
- West Linn Water Resource Area (WRA) Map (Figure 4)
- West Linn HCA Map (Figure 5)
- Tree Survey (Figure 6)
- Oregon Department of Forestry (ODF) and Metro stream mapping
- U.S. Department of Agriculture (USDA) NRCS gridded Soil Survey Geographic (gSSURGO) database for Clackamas County
- Aerial photographs from the time period between 1994 and 2023, obtained from Google Earth
- Contours derived from the Oregon Department of Geology and Mineral Industries (DOGAMI, 2009)
- WD#2024-0526 (Appendix A)
- Site Plan prepared by Westlake Consultants (Appendix B)

Schott & Associates completed the initial fieldwork on September 7, 2023 and revisited the site on September 4, 2024. Delineation data were collected according to methods described in the *1987 Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast (Version 2.0)*. Three sample plots were established throughout the site to document site conditions and locate the boundaries of any wetlands. For each sample plot, data on vegetation, hydrology, and soils was collected, recorded in the field and later transferred to data forms. Plant indicator status was determined using the 2022 National Wetland Plant List (Corps 2022). The onsite stream was delineated via the ordinary high-water mark (OHWM) as indicated by top of bank, wrack or scour lines, and change in vegetation communities.

All identified wetlands and waters are classified according to the USFWS *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979) and the *Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites* (DSL 2001). Delineation report was submitted to DSL and was approved in January, 2025.

Vegetation communities for mapped WRA were assessed in the field and documented by sample plots 1, 2, and 3 located within the delineation report. Data forms are located in Appendix B of the delineation report (Appendix A). Results are described below.

Ground level photographs were taken to document site conditions (See Appendix C of Delineation Report).

Results

One soil series was mapped within the study site boundary according to the USDA NRCS soil survey for Clackamas County: Cascade silt loam, 8 to 15 percent slopes, a non-hydric, somewhat poorly drained soil series.

LWI mapping does not identify any water resources onsite. NWI mapping shows a riverine intermittent streambed seasonally flooded (R4SBC) water corresponding approximately with the location of the onsite drainage. A stream and Significant Riparian Corridor were mapped as WRA area onsite.

Chapter 32 Water Resource Area

Protected Water Features

Based on soils, vegetation, hydrology, and ordinary high-water mark (OHWM) data gathered in the field, S&A identified one intermittent drainage in the southeastern portion of the study site. Drainage channel, sample plots, and photo point locations are shown in the delineation report (Appendix A; Figure 6).

The intermittent tributary (138 linear feet onsite) to the Willamette River was mapped flowing northeast through the eastern portion of the site, exiting via a drain grate near the northeast property corner. The banks of the stream were nearly vertical (approximately 2-3 feet) and clearly defined with five inches, or less, of slow to moderately flowing water observed at the time of both site visits. The maximum width onsite was seven feet. OHWM indicators were based on top of bank (at vertical embankments). The substrate was a mix of cobble/gravel and sand.

The stream was classified as a riverine flow through (RFT) HGM class and a riverine intermittent streambed seasonally flooded (RS4BC) Cowardin class.

Water Resource Areas (WRA)

As required by Table 32-2, the required width of the Riparian Corridor Water Resource Area extends 100 feet from the OHWM on each side of the water resource. A 100-foot buffer was assessed extending west and an approximately 40-foot buffer was assessed to the east, extending to S Walling Circle (Figure 3). As per CDC Section 32.050(F)(8) plant communities within the undisturbed WRA were identified and characterized. Adjacent riparian vegetation west of the stream consisted predominantly of Himalayan blackberry (FAC) and clematis (*Clematis ligusticifolia*; FAC) with horsetail (*Equisetum arvense*; FAC), Canada thistle (*Cirsium arvense*; FACU) and geranium (*Geranium robertianum*; FACU) in the herbaceous layer. Some vine maple (*Acer circinatum*, FAC), red osier dogwood (*Cornus sericea*, FACW), and cherry trees (FACU) were also observed.

Further upslope, the hillside was dominated by a forested canopy of black cottonwood (FAC) and sweet cherry trees with a few western red cedar (FAC) in the overstory. Himalayan blackberry, English ivy (FACU) and a patch of Japanese knotweed dominated the understory. Tree survey was completed by an arborist (Figure 6) and estimated canopy is included on Figure 3.

East of the stream was predominantly bare ground and unmowed non-native grasses with blackberry thickets. The entire WRA was found to be in degraded condition.

Chapter 32 Approval Criteria

32.070 ALTERNATE REVIEW PROCESS

This section establishes a review and approval process that applicants can use when there is reason to believe that the width of the WRA prescribed under the standard

process (CDC 32.060(D)) is larger than necessary to protect the functions of the water resource at a particular site. It allows a qualified professional to determine what water resources and associated functions (see Table 32-4 below) exist at a site and the WRA width that is needed to maintain those functions. (Ord. 1623 § 1, 2014)

32.080 APPROVAL CRITERIA (ALTERNATE REVIEW PROCESS)

Applications reviewed under the alternate review process shall meet the following approval criteria:

A. The proposed WRA shall be, at minimum, qualitatively equal, in terms of maintaining the level of functions allowed by the WRA standards of CDC 32.060(D).

Response: As described in this report, the existing WRA to the west consists of a riparian corridor dominated by invasive Himalayan blackberry and a mix of predominantly sweet cherry and black cottonwood; to the east it is dominated by a single stratum of non-native invasive vegetation. The proposed WRA will extend a minimum of 25 feet west and approximately 40 feet east of the stream OHWM. The entire remaining buffer, extending to the western property line to the south shall be enhanced to good condition with a diverse mix of native trees, shrubs and groundcover species (Appendix B and Table 2). The proposed WRA shall be, at minimum, qualitatively equal in terms of maintaining the level of functions allowed by the WRA standards of CDC 32.060(D).

B. If a WRA is already significantly degraded (e.g., native forest and ground cover have been removed or the site dominated by invasive plants, debris, or development), the approval authority may allow a reduced WRA in exchange for mitigation, if:

1. The proposed reduction in WRA width, coupled with the proposed mitigation, would result in better performance of functions than the standard WRA without such mitigation. The approval authority shall make this determination based on the applicant's proposed mitigation plan and a comparative analysis of ecological functions under existing and enhanced conditions (see Table 32-4).

Response: As described in this report, the existing WRA is significantly degraded. Native forest has been disturbed, and the site is dominated by non-native invasive forest and understory species. Closer to the stream vegetation is dominated by Himalayan blackberry. Significant transient use of the site has occurred, resulting in vegetation disturbance as well as dispersal of significant inorganic debris (i.e. garbage). The applicant proposes to reduce the existing WRA west of the stream only. The proposed WRA will extend a minimum of 25 feet west from OHWM (7,639sf) and all the way to the property boundary defined by S Walling Circle (approximately 40 feet; 4,335sf) to the east for a total area of 11,974sf (0.27-acre). Mitigation will consist of removal of garbage and invasive species followed by planting of native trees, shrubs, and groundcover in the proposed WRA as well as the remainder of the unimpacted WRA. The proposed reduced WRA, along with mitigation, will result in significantly higher functions than the existing (standard) WRA without mitigation.

Table 1. Ecological Functions Comparison per Table 32-4

Ecological Functions	WRA existing conditions	WRA enhanced conditions
Stream flow moderation and/or water storage	Wetland Storage functions low. Surface water flows through small well-defined intermittent stream. No adjacent wetlands. Does not overflow bank.	Storage functions will increase with vegetation density in WRA slowing flows for better storage capacity.

Sediment or pollution control	Vegetation is present but highly disturbed within 100' of wetland /waterways. Significant garbage and debris. Bare ground, non-native grasses, and Himalayan blackberry dominate adjacent to the stream.	Increased native vegetation and tree canopy within the entire remaining onsite WRA, especially adjacent to the stream, will increase functions by slowing water flow, creating more tree canopy and increasing the capacity to filter nutrients and retain sediments.
Bank stabilization	Well defined bank for small intermittent stream.	Increased native vegetation may help bank stabilization although significant erosion is not evident.
Large wood recruitment for a fish bearing section of stream	Not a fish bearing stream. Few trees for LWD recruitment.	Not a fish bearing stream. Additional trees will eventually increase tree canopy.
Organic material sources	Dominance of bare ground, Himalayan blackberry shrub, and non-native grasses adjacent to the stream.	Additional trees/shrubs will increase organic material sources throughout the WRA.
Shade (water temperature moderation) and microclimate	Not a fish bearing stream. Currently minimal shade.	Not a fish bearing stream. Tree planting will reduce onsite temperatures and support reduced downstream temperatures.
Stream flow that sustains in-stream and adjacent habitats	Minor channel with no adjacent wetland habitat. Intermittent flow.	Intermittent flow will be maintained. No hydrologic impacts anticipated.
Other terrestrial habitat	Habitat within 100 feet of the resource is a mix of native and non-native vegetation with significant disturbance from use as transient camp.	Removal of garbage, removal of invasive vegetation, and planting of diverse native species shall increase type and diversity of cover and food sources, significantly improving terrestrial habitat.

2. The mitigation project shall include all of the following components as applicable. It may also include other forms of enhancement (mitigation) deemed appropriate by the approval authority.

- a. Removal of invasive vegetation.*
- b. Planting native, non-invasive plants (at minimum, consistent with CDC 32.100) that provide improved filtration of sediment, excess nutrients, and pollutants. The amount of enhancement (mitigation) shall meet or exceed the standards of CDC 32.090(C).*
- c. Providing permanent improvements to the site hydrology that would improve water resource functions.*
- d. Substantial improvements to the aquatic and/or terrestrial habitat of the WRA.*

Response: The mitigation plan shall consist of removal of invasive species and planting a diverse assemblage of native trees, shrubs, and groundcover species to improve water quality functions including filtration of sediment, excess nutrients, and pollutants onsite as well improving water quality parameters

for downstream waters. An adjacent rain garden will provide additional filtration for runoff from the parking lot. Proposed enhancement will substantially improve adjacent terrestrial habitat of the WRA. Proposed enhancement area is 11,974sf which exceeds the standards of CDC 32.090(C).

C. Identify and discuss site design and methods of development as they relate to WRA functions.

Response: Site design was based on locating the proposed parking area at the top of the hillslope as far from the proposed WRA boundary as possible, minimizing potential impacts to the stream and WRA. The lot will be constructed with a retaining wall ranging from 0.5'-9.5' in height in order to reduce impacts to the limits of the proposed parking area. This area is in degraded condition and directly adjacent to an existing parking area to the north. The WRA to the south and east will be protected and enhanced as described in this report. This higher functioning WRA boundary will support functions of the intermittent stream as well as improving onsite habitat functions within the remainder of the riparian corridor.

D. Address the approval criteria of CDC 32.060, with the exception of CDC 32.060(D).

Response: The proposed application is limited to a parking lot and adjacent rain garden in the outer portion of the mapped WRA. No stormwater facilities, roads, utilities, or passive recreation is proposed within the reduced WRA. Approval criteria related to these items do not apply. Applicable approval criteria addressed below.

No application for development on property containing a WRA shall be approved unless the approval authority finds that the proposed development is consistent with the following approval criteria, or can satisfy the criteria by conditions of approval:

- A. *WRA protection/minimizing impacts.*
 - 1. *Development shall be conducted in a manner that will avoid or, if avoidance is not possible, minimize adverse impact on WRAs.*
 - 2. *Mitigation and re-vegetation of disturbed WRAs shall be completed per CDC 32.090 and 32.100 respectively.*

Response: Proposed development shall minimize adverse impact on the WRA to the extent possible while still constructing the parking lot onsite. Impacts are limited to the outer edge of the western portion of the mapped WRA buffer, minimizing potential impacts to the onsite water. Degraded WRA conditions are present, and a reduced but enhanced buffer is proposed. To this end, the applicant requests approval pursuant to the Alternative Review Process provisions of Section 32.080 rather than this Section. Mitigation and revegetation is provided per the standards of CDC 32.090 and 32.100.

32.090 MITIGATION PLAN

A. A mitigation plan shall only be required if development is proposed within a WRA (including development of a PDA). (Exempted activities of CDC 32.040 do not require mitigation unless specifically stated. Temporarily disturbed areas, including TDAs associated with exempted activities, do not require mitigation, just grade and soil restoration and re-vegetation.) The mitigation plan shall satisfy all applicable provisions of CDC 32.100, Re-Vegetation Plan Requirements.

Response: Development is proposed under the Alternative Review Process per CDC Chapter 32.080 resulting in a reduced WRA boundary. Reduced WRA area is defined as Previously Disturbed Area (PDA). Total reduced WRA area is 0.28-acre and mitigation is required at 1:1/2. No impacts are proposed

within the proposed 25' (west) or 40' (east) WRA. The entire remaining WRA will be enhanced for mitigation as described below.

B. Mitigation shall take place in the following locations, according to the following priorities (subsections (B)(1) through (4) of this section):

- 1. On-site mitigation by restoring, creating, or enhancing WRAs.*

Response: Mitigation is proposed by enhancing onsite WRA.

C. Amount of mitigation.

- 1. The amount of mitigation shall be based on the square footage of the permanent disturbance area by the application. For every one square foot of non-PDA disturbed area, on-site mitigation shall require one square foot of WRA to be created, enhanced, or restored.*
- 2. For every one square foot of PDA that is disturbed, on-site mitigation shall require one half a square foot of WRA vegetation to be created, enhanced, or restored.*

Response: Proposed impact area within existing 100' WRA setback (PDA) is 8,263sf. Permanent disturbance area as defined by reduced WRA is 0.28-acre (12,197sf). Required mitigation is 6,098sf. Proposed mitigation/enhancement area shall consist of the entire remaining WRA for a total of 11,974sf and exceeds the 1:1/2 ratio requirement.

E. A mitigation plan shall contain the following information:

- 1. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site.*

Response: The applicant and owner are a single entity listed below.

Applicant/Owner: Jordan Matin
5441 S Macadam Ave., Suite 208
Portland, Oregon 97239
971.285.2180
jmatin@matinrealestate.com

Contractor: To be determined closer to time of construction.

2. A map showing where the specific adverse impacts will occur and where the mitigation activities will occur.

Response: See Site Development Plan (Appendix B).

3. A re-vegetation plan for the area(s) to be mitigated that meets the standards of CDC 32.100.

Response: See the response to CDC 32.100 below.

4. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, and reporting. All in-stream work in fish bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife.

Response: Mitigation shall occur concurrently with construction after all approvals are met and in accordance with planting requirements outlined in 32.100. As per City of West Linn WRA protection

requirements, 80% success is required for replanted areas. The mitigation site will be monitored and maintained for three years. If, after each year's monitoring period, 80% survival has not been met, dead plants will be replaced up to the 80% success required. Mitigation monitoring reports shall be provided to document these activities. No work will be conducted in fish bearing streams and the in-stream work window is not applicable.

5. Assurances shall be established to rectify any mitigation actions that are not successful within the first three years. This may include bonding or other surety.(Ord. 1623 § 1, 2014)

Response: The applicant can provide any necessary assurance as necessary based on coordination with City staff. We would propose that any bonding or surety be deferred based on the results of the initial monitoring, maintenance, and reporting requirements.

32.100 RE-VEGETATION PLAN REQUIREMENTS

A. In order to achieve the goal of re-establishing forested canopy, native shrub and ground cover and to meet the mitigation requirements of CDC 32.090 and vegetative enhancement of CDC 32.080, tree and vegetation plantings are required according to the following standards:

- 1. All trees, shrubs and ground cover to be planted must be native plants selected from the Portland Plant List.*
- 2. Plant size. Replacement trees must be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees ... Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.*
- 3. Plant coverage.*
 - a. Native trees and shrubs are required to be planted at a rate of five trees and 25 shrubs per every 500 square feet of disturbance area ... Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.*
 - b. Trees shall be planted between eight and 12 feet on center and shrubs shall be planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each cluster planted between eight and 10 feet on center. When planting near existing trees, the dripline of the existing tree shall be the starting point for plant spacing measurements.*
- 4. Plant diversity. Shrubs must consist of at least two different species. If 10 trees or more are planted, then no more than 50 percent of the trees may be of the same genus*
- 5. Invasive vegetation. Invasive non-native or noxious vegetation must be removed within the mitigation area prior to planting.*
- 6. Tree and shrub survival. A minimum survival rate of 80 percent of the trees and shrubs planted is expected by the third anniversary of the date that the mitigation planting is completed.*
- 7. Monitoring and reporting. Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind.*
- 8. To enhance survival of tree replacement and plantings, the following practices are required:*
 - a. Mulching. Mulch new plantings a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth.*
 - b. Irrigation. Water new plantings one inch per week between June 15th to October 15th, for the three years following planting.*
 - c. Weed control. Remove, or control, non-native or noxious vegetation throughout maintenance period.*
 - d. Planting season. Plant bare root trees between December 1st and February 28th, and potted plants between October 15th and April 30th.*
 - e. Wildlife protection. Use plant sleeves or fencing to protect trees and*

shrubs against wildlife browsing and resulting damage to plants.

WRA Enhancement Plan

This WRA Enhancement plan has been designed to meet the requirements of 32.100(A)1-8 as outlined above and described below. The applicant proposes enhancement of the entire remaining 11,974sf buffer onsite. The plan is expected to improve functions of the WRA by removing garbage, removing invasive species, and replanting with a diverse assemblage of native trees and shrubs throughout the area. The functions expected to be enhanced include water quality functions (temperature, nutrient and sediment retention), organic material recruitment, and upland wildlife habitat quality.

Planting Plan

The planting plan was developed according to 32.100 Revegetation Requirements (Table 2). All plants were selected from the Portland Plant List and are adapted to upland/riparian conditions with quantities and sizing according to the requirements based on the impact area of 8,263sf. Required planting is to consist of 83 trees and 413 shrubs. All bare ground within the restoration area will be seeded with a native grass mix as shown below. Planting plan is subject to approval by the City.

Table 2. Planting Palette for WRA Enhancement Area (11,974sf.)

Species	Type	Minimum Size	Spacing	Quantity
Douglas fir <i>Pseudotsuga menziesii</i>	Tree	0.5" diam or 1 gal.	12'OC	15
Western red cedar <i>Thuja plicata</i>	Tree	0.5" diam or 1 gal.	12'OC	5
Red alder <i>Alnus rubra</i>	Tree	0.5" diam or 1 gal.	12'OC	25
Flowering dogwood <i>Cornus nuttalli</i>	Tree	0.5" diam or 1 gal.	12'OC	13
Big leaf maple <i>Acer macrophyllum</i>	Tree	0.5" diam or 1 gal.	12'OC	25
Common snowberry <i>Symphoricarpos albus</i>	Shrub	1 gal.	Clusters 10' OC	130
Vine maple <i>Acer circinatum</i>	Shrub	1 gal.	4-5'OC	80
Sword fern <i>Polystichum munitum</i>	Shrub	1 gal.	Clusters 10' OC	130
Red osier dogwood* <i>Cornus sericea</i>	Shrub	1 gal.	4-5' OC	37
Small fruited rose* <i>Rosa pisocarpa</i>	Shrub	1 gal.	4-5'OC	37
California brome (<i>Bromus carinatus</i>)/Blue wildrye (<i>Elymus glaucus</i>)	Grass	50/50% 1 lb/ac pls		As needed

* To be planted adjacent to stream only

Schedule and Maintenance Requirements

Bare root trees shall be planted between December 1st and February 28th, and potted plants shall be planted between October 15th and April 30th.

Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind. In accordance with City requirements a minimum survival rate of 80 percent of the trees and shrubs planted is expected by the third anniversary of the date that the mitigation planting is completed.

To enhance survival of tree replacement and plantings, in accordance with Section 32.100 the following practices are required:

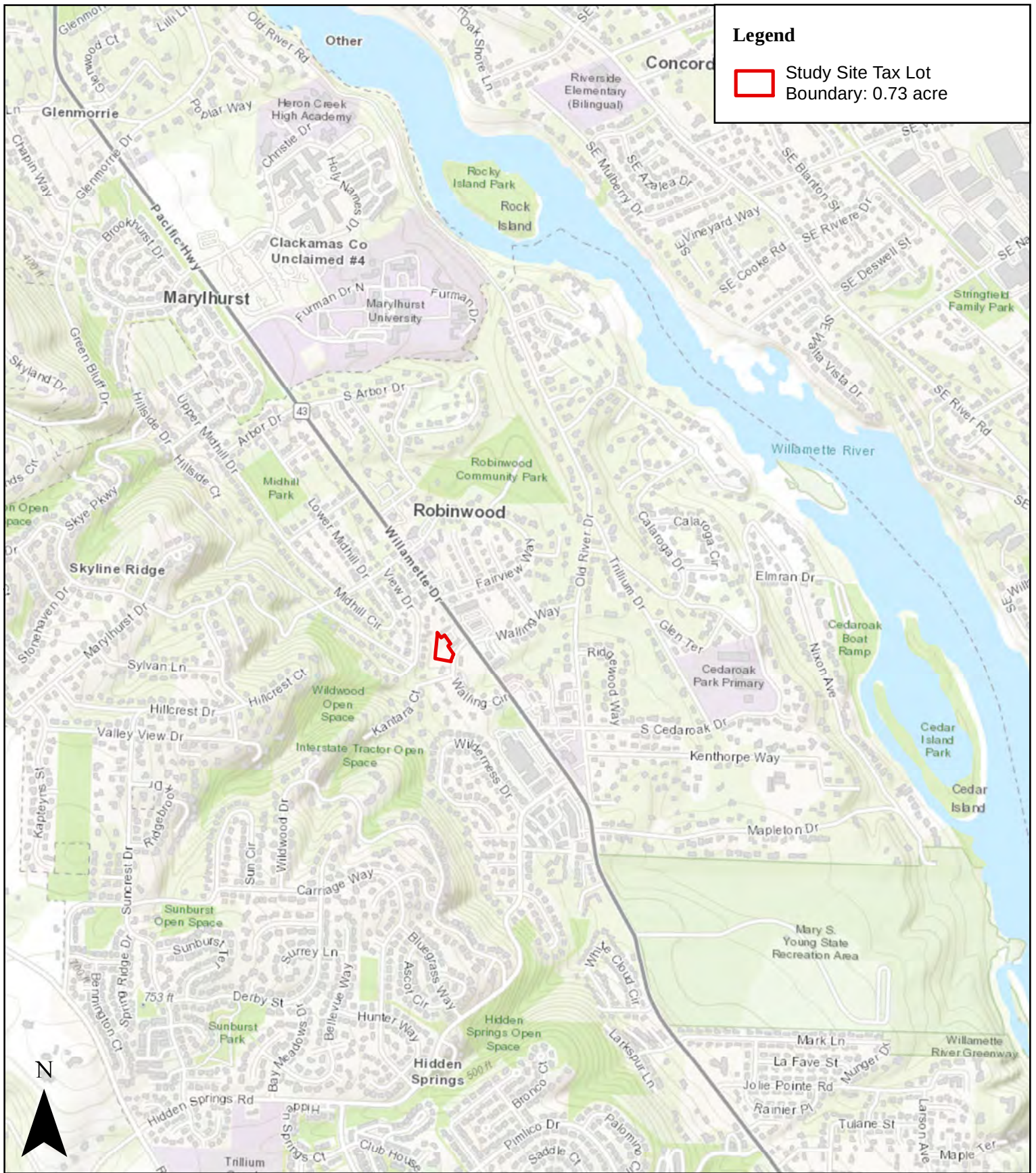
- Mulch new plantings a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth.
- Irrigation for new plantings shall be provided in the amount of one inch per week between June 15th to October 15th, for the three years following planting.
- Non-native or noxious vegetation shall be removed or controlled throughout maintenance period.
- Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and resulting damage to plants.

Summary and Conclusions

Site visit was conducted by S&A to complete a wetland delineation and assess onsite conditions. Delineation was concurred with by DSL in January, 2025. The existing onsite WRA is degraded. Based on site assessment and outlined according to Chapter 32 of the West Linn Community Development Code the applicant has addressed Alternative Review Methods for WRA boundaries and proposes a 25' buffer west of the creek, with enhancement extending to a maximum of 100' at the southern end of the property. To the east the buffer will extend to the property line with an average width of 40'.

The applicant proposes construction of a parking lot and adjacent patio and rain garden outside the reduced WRA. The parking lot will provide 21 new standard parking spaces. Mitigation is proposed to consist of enhancement of the entire unimpacted 11,974sf of buffer and exceeds the required replacement ratio for PDA. The enhancement planting plan is based on 8,263sf of impact within the PDA. The enhanced buffer is anticipated to provide significantly improved functions compared to functions provided by the current degraded WRA.

FIGURE 1: PROJECT VICINITY MAP

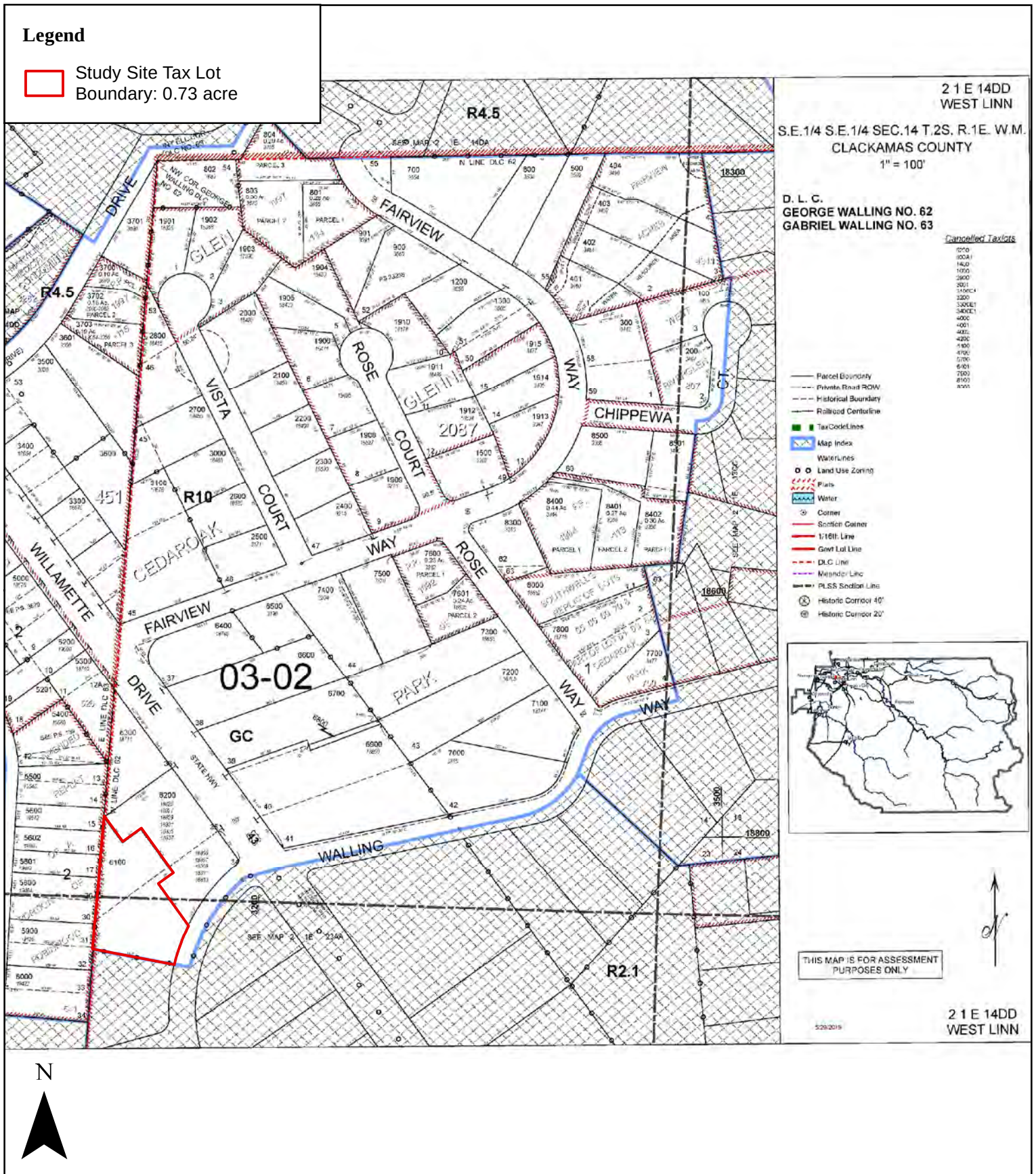


Date: 9/18/2024

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

Figure 1. Location Map

FIGURE 2: TAX MAP



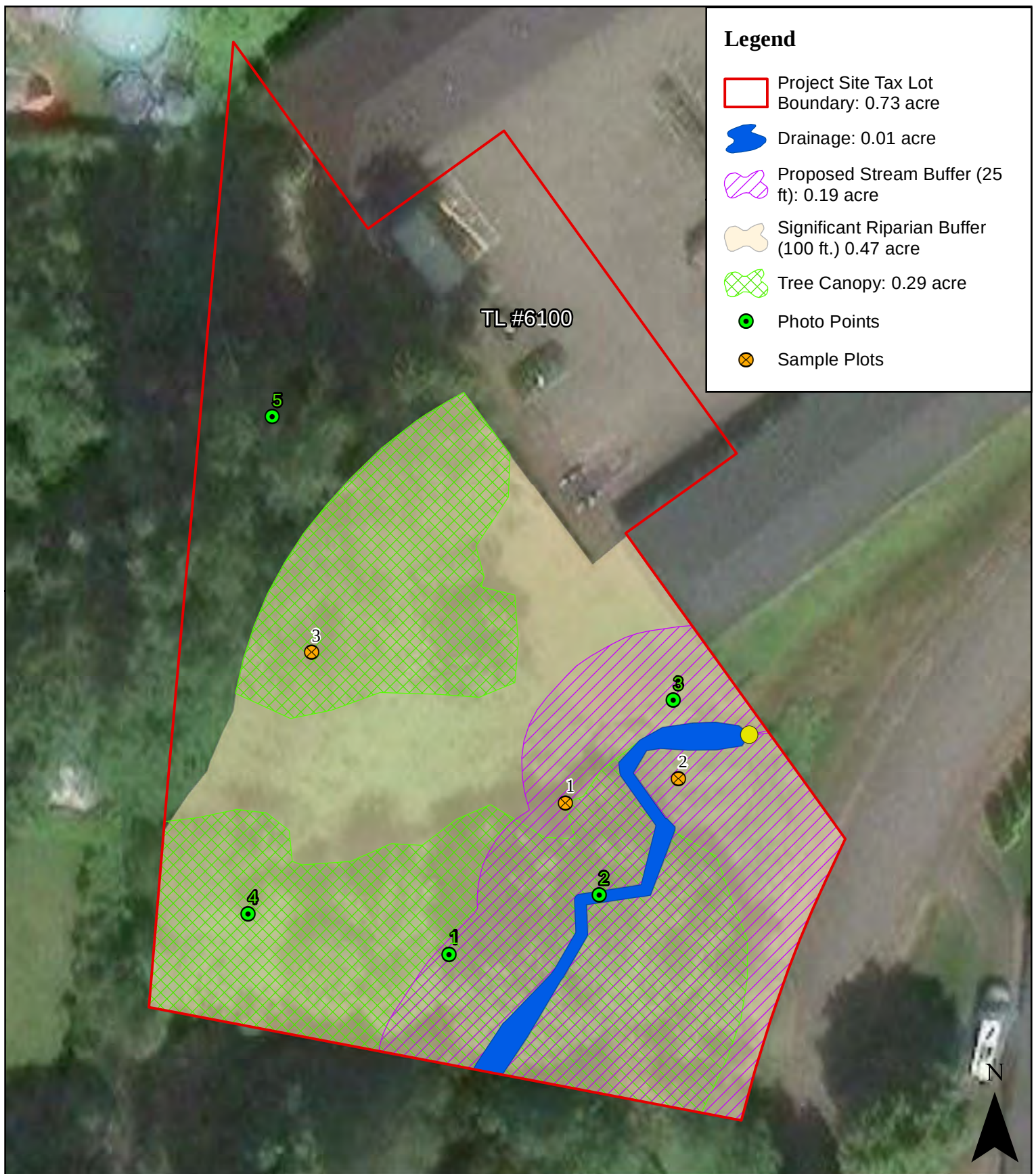
Date: 9/18/2024

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

Figure 2. Tax Map - 21E14DD

Willamette Drive Project Site: S&A # 3096

FIGURE 3. EXISTING CONDITIONS - WRA MAP



Date: 7/22/2025

Data Source: ESRI, 2025;
Clackamas County GIS Dept, 2025

Figure 3. Existing
Conditions - Water Resources Area

Willamette Drive Project Site: S&A # 3096

0 25 50 100 Feet



Schott & Associates
Ecologists & Wetland Specialists
P.O. Box 586 | Astoria, OR 97103 | (503) 878-8009

FIGURE 4. CITY OF WEST LINN WRA MAP

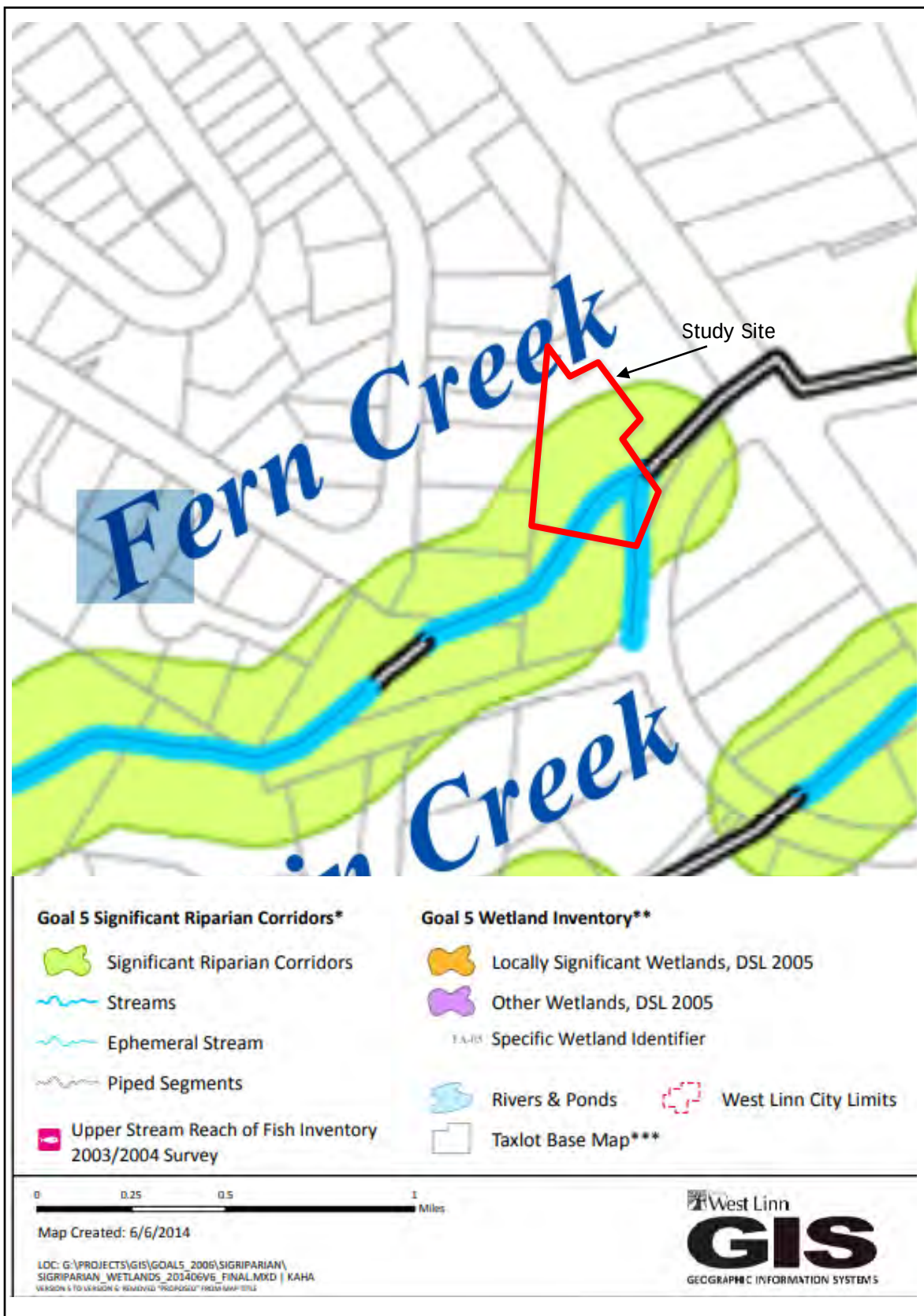
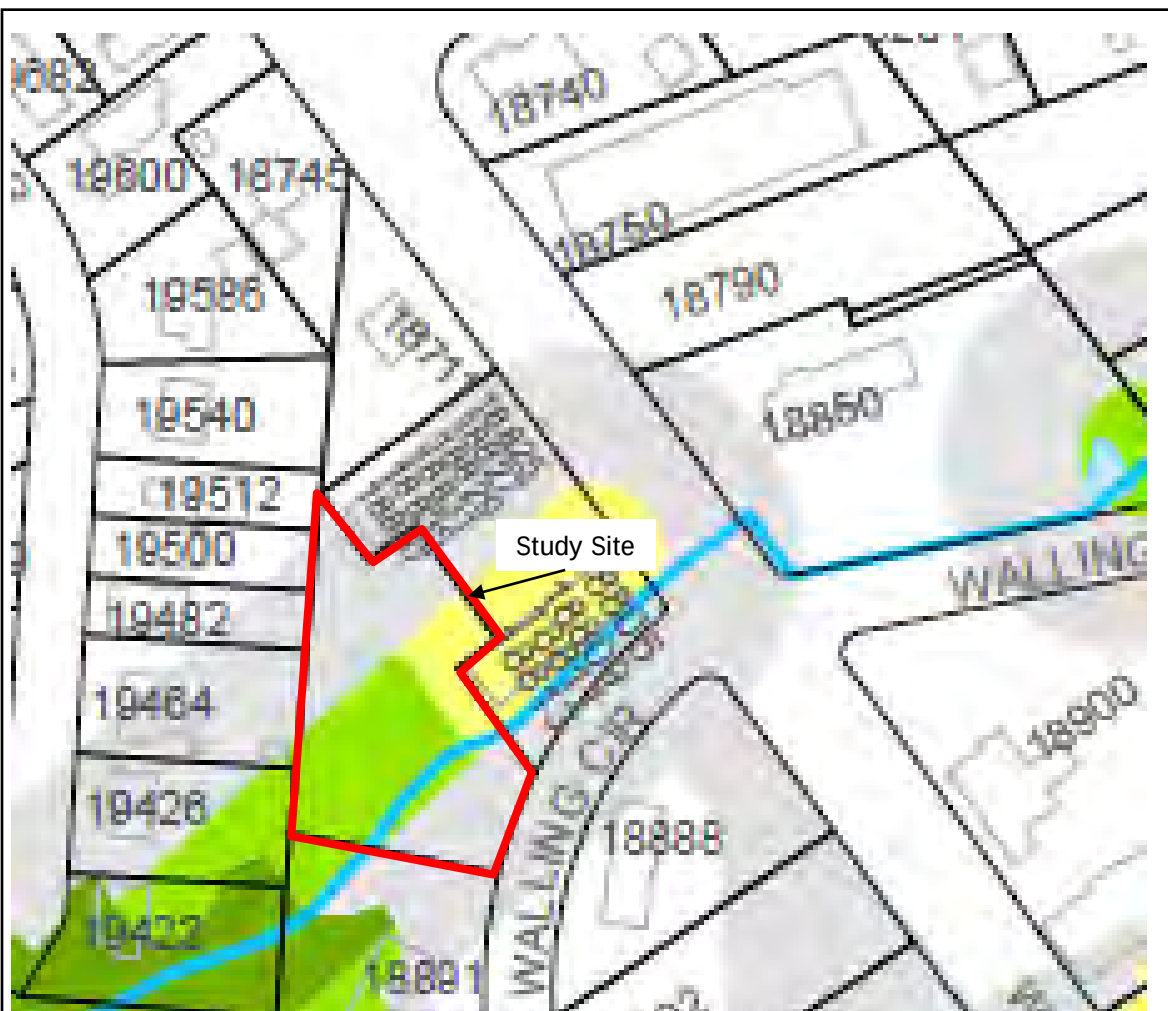


Figure 4. West Linn WRA Map
Willamette Drive Project Site
S&A3096

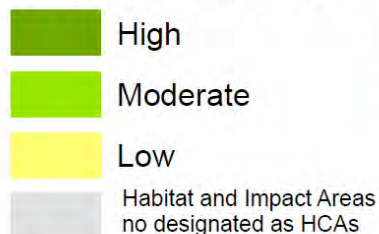
Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

FIGURE 5. CITY OF WEST LINN HCA MAP



Metro 2005 Habitat Conservation Areas (HCAs)

Conservation Area



West Linn Exceptions

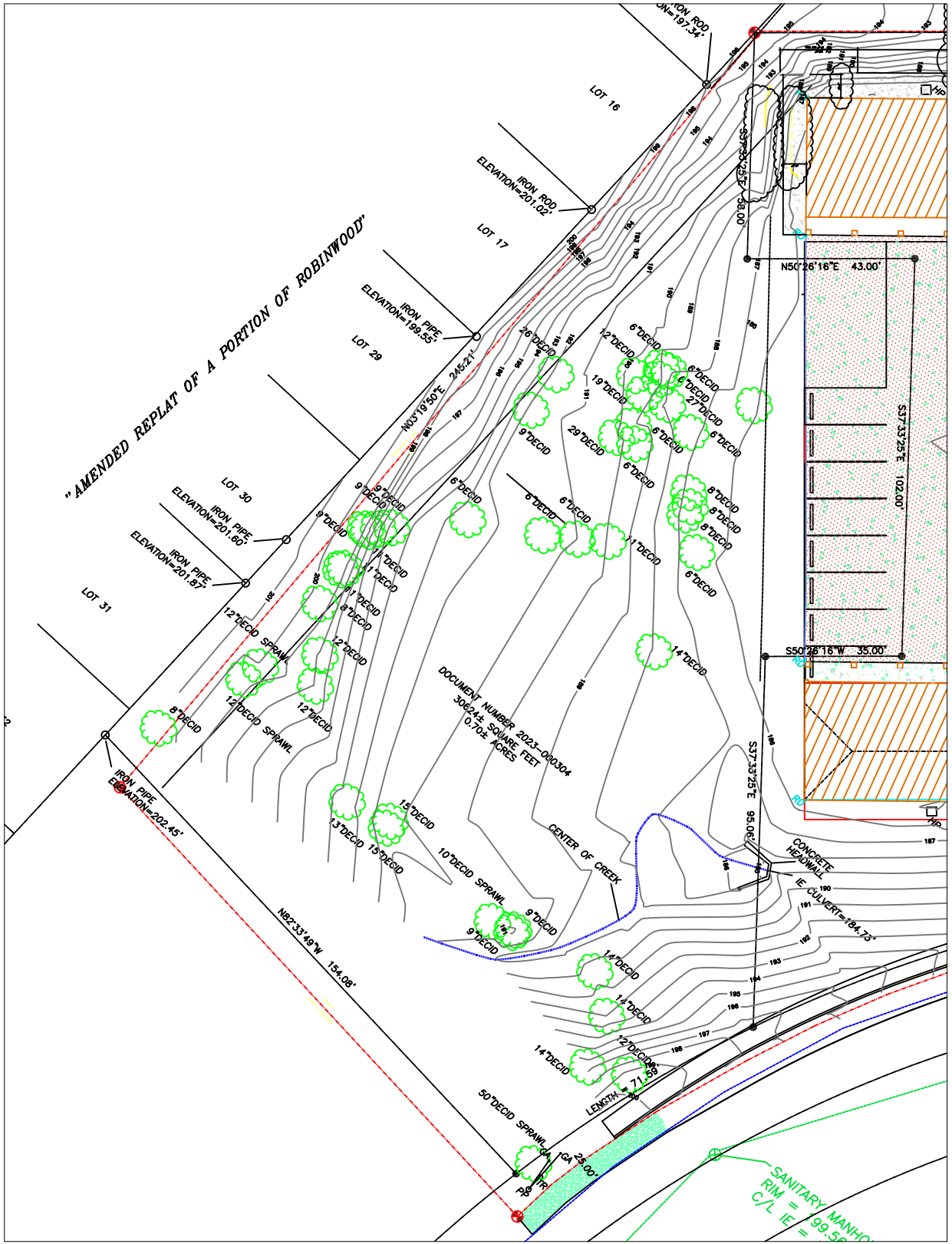
West Linn Exceptions include the
Planning Director's land use decisions:
MISC-08-19, MISC-10-26, and memo
dated January 25, 2011

Data Source: Metro Data Resource Center
Habitat Conservation Areas Map December 15, 2005
Urban Growth Management Functional Plan
Title 13, Nature in Neighborhoods
Adopted Sept. 29, 2005 (Metro Ordinance No. 05 -1077C)
Amended Dec. 8, 2005 (Metro Ordinance No. 05 -1097A)

Figure 5. West Linn HCA Map
Willamette Drive Project Site
S&A3096

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

FIGURE 6: TREE SURVEY



Willamette Drive Project Site
Tree Survey
S&A3096

APPENDIX A: WETLAND DELINEATION



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

January 2, 2025

State Land Board

Matin Real Estate
Attn: Jordan Matin
5441 S Macadam Avenue, Suite 208
Portland, OR 97239

Tina Kotek
Governor

LaVonne Griffin-Valade
Secretary of State

Re: WD # 2024-0526 **Approved**
Wetland Delineation Report for Willamette Drive Project
Clackamas County; T2N R1E S14DD TL6100

Tobias Read
State Treasurer

Dear Jordan Matin:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates for the site referenced above. Based upon the information presented in the report, we concur with the waterway boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one waterway (Drainage) was identified. The waterway is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, PWS, the Wetland Ecologist for Clackamas County at (503) 798-7622.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", with a stylized flourish at the end.

Peter Ryan, PWS Emeritus
Aquatic Resource Specialist

Enclosures

ec: Jodi Forgione, Schott & Associates
Juniper Tagliabue, Schott & Associates
West Linn Planning Department
Morgan Hall, Corps of Engineers
Michael De Blasi, DSL

TERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with [applicable review fee](#), are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ **Under 50MB** - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ **50MB or larger** - A single unlocked PDF can be uploaded to the [Jurisdiction Box.com](#) folder. Email wetland.delineation@dsl.oregon.gov of the new upload.
- ❖ Unbound paper report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound paper report **OR** attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information☒ Applicant ☒ Owner Name, Firm and Address:

Jordan Matin
Matin Real Estate
5441 S Macadam Ave, Suite 208
Portland, OR 97239

Business phone # (503) 447-3599
Mobile phone # (optional) (971) 285-2180
E-mail: jmatin@matinrealestate.com

☐ Authorized Legal Agent, Name and Address (if different):

Business phone #
Mobile phone # (optional)
E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: Jordan Matin**Signature:**

Date: 9/24/2024

Special instructions regarding site access:

DocuSigned by:

Jordan Matin

Project and Site Information

Project Name: Willamette Drive Project

Latitude: 45.389224

Longitude: -122.644902

decimal degree - centroid of site or start & end points of linear projectProposed Use:
Parking expansion

Tax Map # 1 1 14DD

Tax Lot(s) 6100

Tax Map #

Project Street Address (or other descriptive location):

18825 Willamette Drive

Tax Lot(s)

Township 1N Range 1E Section 14 QQ DD

Use separate sheet for additional tax and location information

City: West Linn

County: Clackamas

Waterway: unnamed trib

River Mile: Unk

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:

Juniper Tagliabue & Jodi Forgione
Schott and Associates
PO Box 589
Aurora, OR 97002

Phone # (503) 678-6028

Mobile phone # (if applicable)

E-mail: juniper@schottandassociates.com
jodi@schottandassociates.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature:

Date: Sep. 24, 2024

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

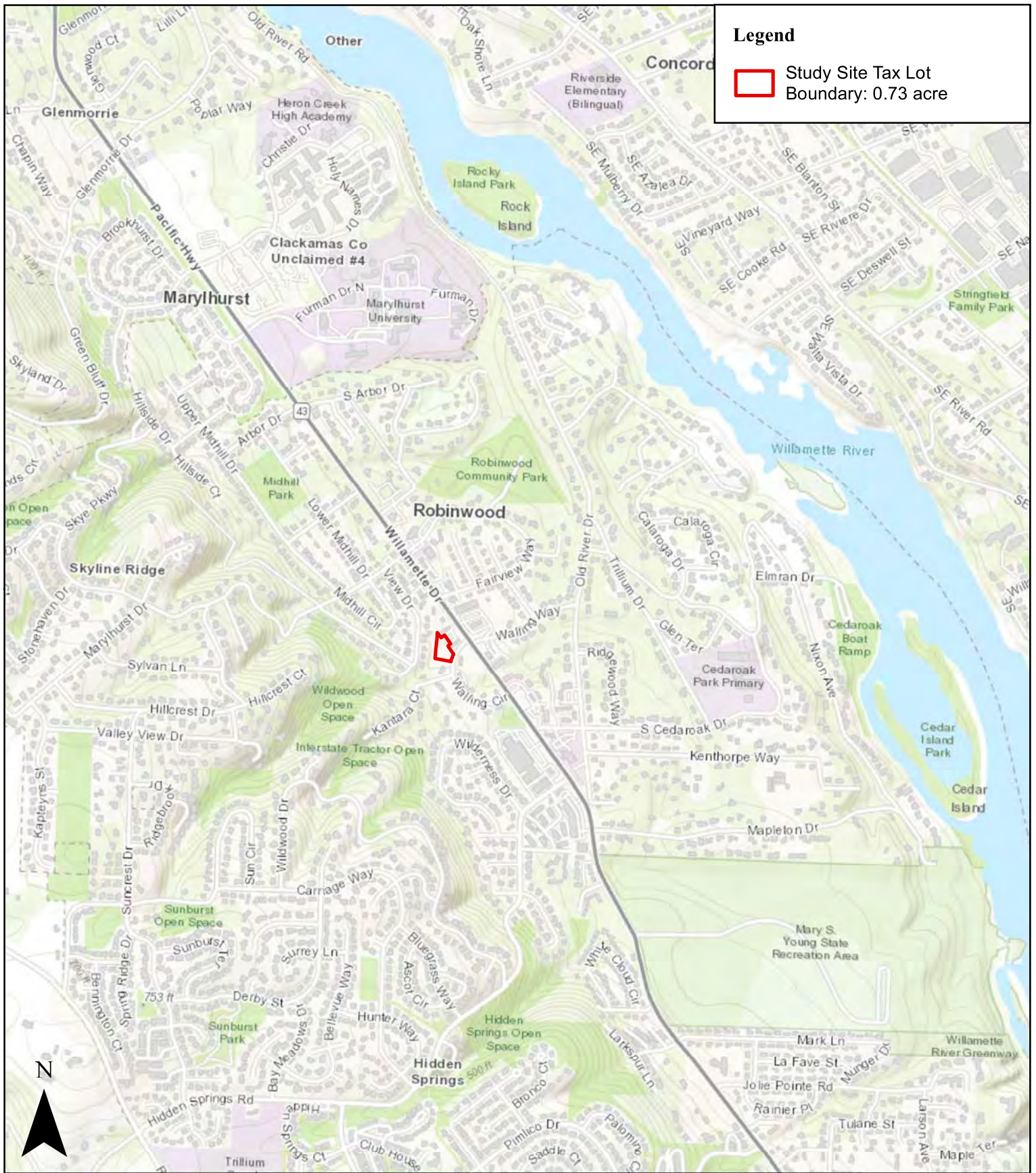
Wetland/Waters Present?

☒ Yes ☐ No

Study Area size: 0.73-ac

Total Wetland Acreage: 0.0000

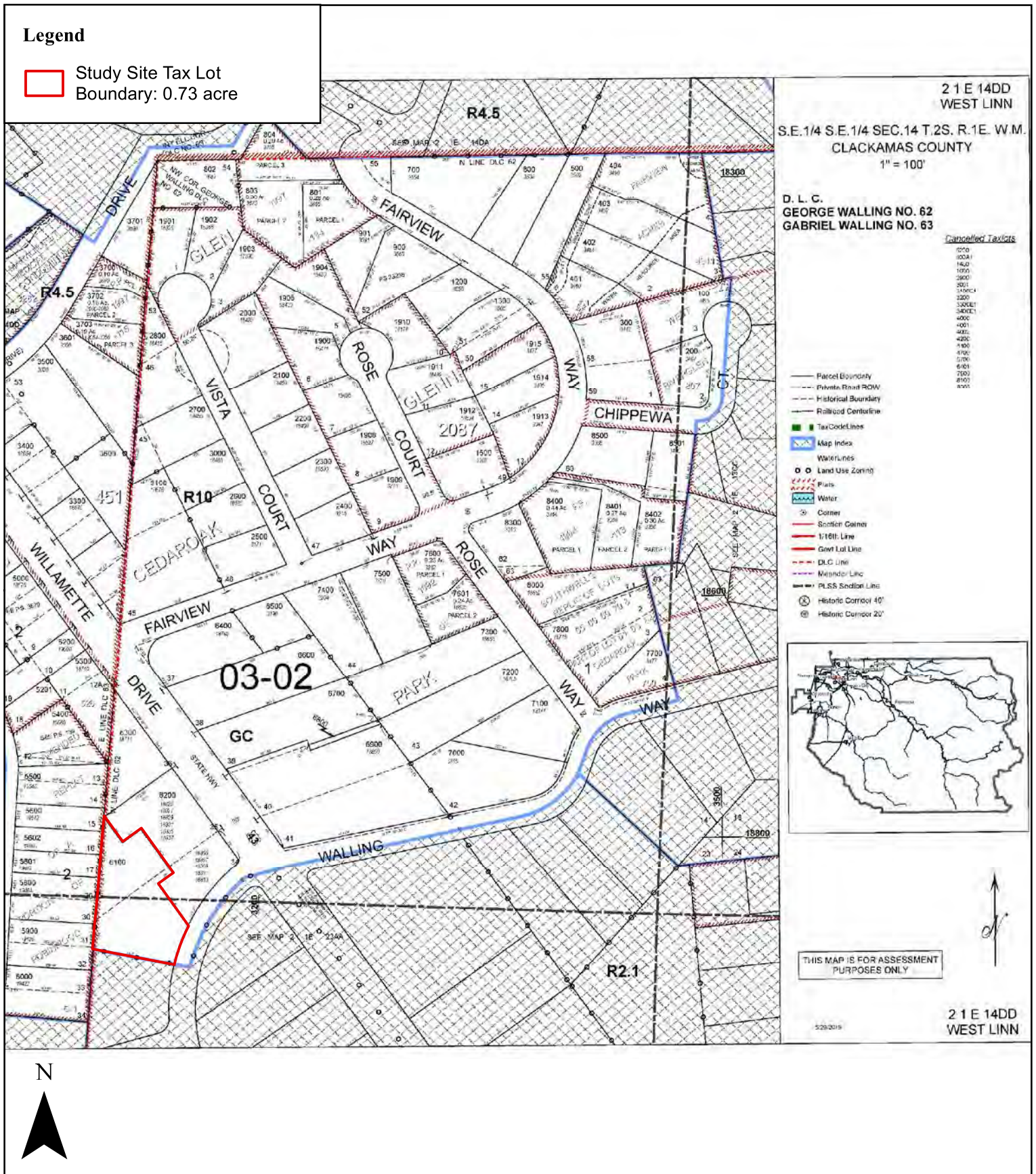
Check Applicable Boxes Below☐ R-F permit application submitted☐ Fee payment submitted \$ electronically☐ Mitigation bank site☐ Resubmittal of rejected report (\$100)☐ EFSC/ODOE Proj. Mgr: ☐ Request for Reissuance. See eligibility criteria. (no fee)☐ Wetland restoration/enhancement project (not mitigation)DSL # Expiration date ☐ Previous delineation/application on parcel☐ LWI shows wetlands or waters on parcelIf known, previous DSL # Wetland ID code **For Office Use Only**DSL Reviewer: CSFee Paid Date: / / DSL WD # 2024-0526Date Delineation Received: 09 / 24 / 2024DSL App.#



Date: 9/18/2024

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

Figure 1. Location Map

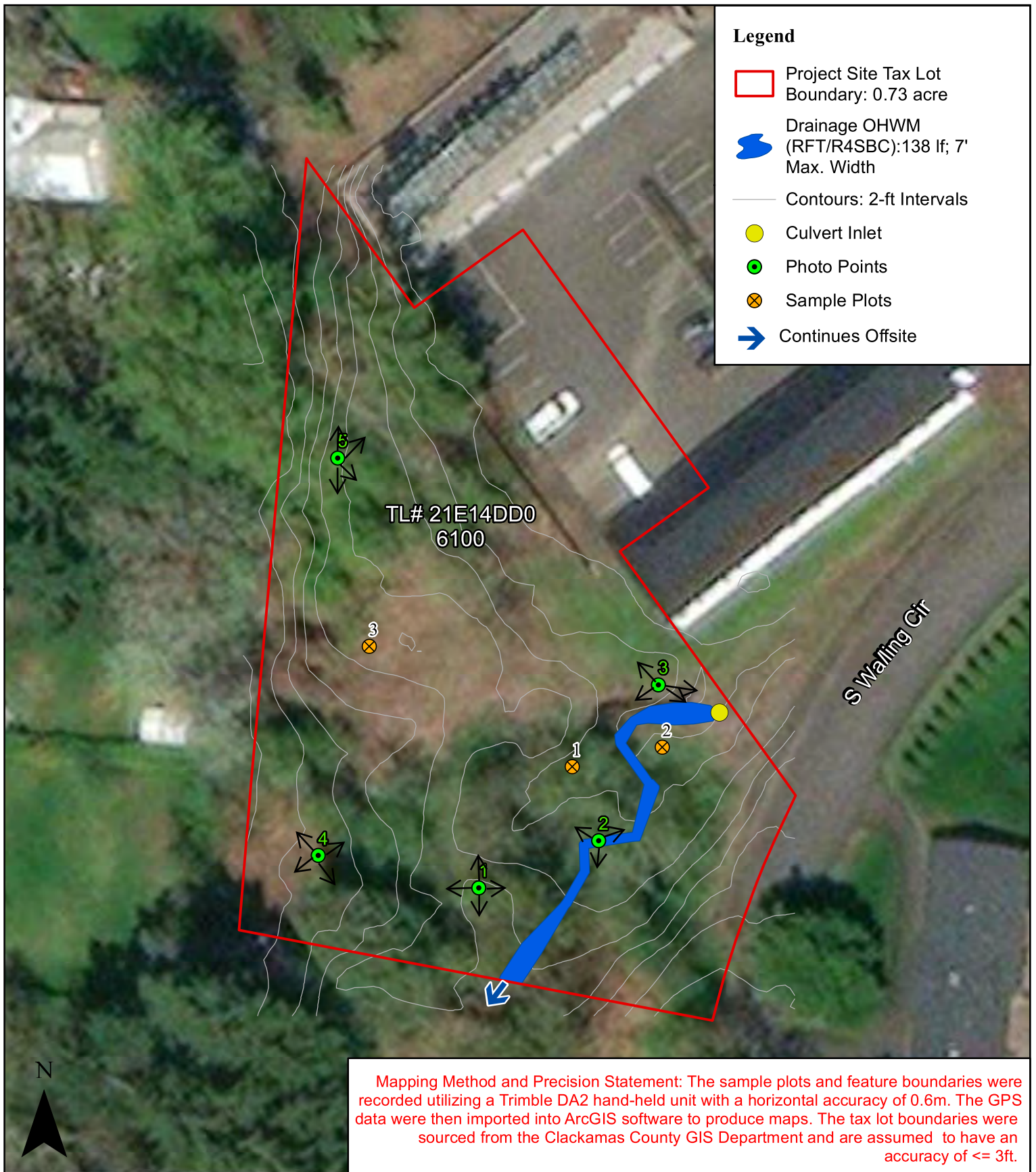


Date: 9/18/2024

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

Figure 2. Tax Map - 21E14DD

Willamette Drive Project Site: S&A # 3096



Date: 9/18/2024

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

DSL WD # 2024-0526
Approval Issued 1/2/2025
Approval Expires 1/2/2030

Figure 6. Wetland Delineation Map

Willamette Drive Project Site: S&A # 3096

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Special instructions regarding site access:

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decimal degree - centroid of site or start & end points of linear project

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Tax Lot(s) 6100

Tax Map #

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Tax Lot(s)

Township 1N Range 1E Section 14 QQ DD

Use separate sheet for additional tax and location information

City: West Linn

County: Clackamas

Waterway: unnamed trib

River Mile: Unk

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:

Juniper Tagliabue & Jodi Forgione
Schott and Associates
PO Box 589
Aurora, OR 97002

Phone # (503) 678-6028

Mobile phone # (if applicable)

E-mail: juniper@schottandassociates.com
jodi@schottandassociates.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature:

Date: Sep. 24, 2024

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present?

☒ Yes ☐ No

Study Area size: 0.73-ac

Total Wetland Acreage: 0.0000

Check Applicable Boxes Below☐ R-F permit application submitted☐ Fee payment submitted \$ electronically☐ Mitigation bank site☐ Resubmittal of rejected report (\$100)☐ EFSC/ODOE Proj. Mgr: ☐ Request for Reissuance. See eligibility criteria. (no fee)☐ Wetland restoration/enhancement project (not mitigation)DSL # Expiration date ☐ Previous delineation/application on parcel
If known, previous DSL # ☐ LWI shows wetlands or waters on parcel
Wetland ID code **For Office Use Only**DSL Reviewer: Fee Paid Date: / / DSL WD # Date Delineation Received: / / DSL App.#



SCHOTT & ASSOCIATES, INC.
Ecologists & Wetland Specialists

P.O. BOX 589 | AURORA, OR 97002 | (503)678-6007

**JURISDICTIONAL WETLAND
DELINEATION REPORT
FOR**

Willamette Drive Project Site

18825 Willamette Drive
T1N, R1E, Section 14DD, Tax Lot 6100
West Linn, Clackamas County, Oregon

Prepared for

Jordan Matin
Matin Real Estate
5441 S Macadam Ave., Suite 208
Portland, OR 97239

Prepared by

Juniper Tagliabue
&
Jodi Forgione
of
Schott & Associates, Inc.

Date:

September 2024

Project #: 3096

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(A) Landscape Setting and Land Use

Schott & Associates (S&A) was contracted to conduct a wetland delineation on the 0.73-acre study site located at the address of 18825 Willamette Drive, West Linn, Clackamas County, Oregon (T1N, R1E, Section 14DD, Tax Lot 6100); Figures 1 and 2). The purpose of this study was to conduct a delineation to document the presence and extent of existing onsite wetlands and other waters that may be regulated under the Clean Water Act (CWA) by the U.S. Army Corps of Engineers (Corps) and under the Removal-Fill Law by the Oregon Department of State Lands (DSL). This report complies with all standards and requirements set forth in Oregon Administrative Rules (OAR) 141-090-0035 (1-17) for wetland delineation reports and jurisdictional determinations for the purpose of regulating fill and removal within waters of the state. This report will be used to fulfill federal and state regulatory requirements for project permitting and determine boundaries from which to measure local regulated vegetated buffers.

The mostly undeveloped study site consisted primarily of a forested hillslope down to an intermittent tributary to the Willamette River. To the north and extending offsite was a parking lot. The eastern portion of the site consisted of a hillslope up to S Walling Circle which defined the eastern study site boundary. The tributary flowed northeast through the bottom of a well-defined channel, exiting via a drain grate in the northeast part of the site. Vegetation was dominated by a mix of cottonwood (*Populus balsamifera*) and cherry (*Prunus avium*) trees with a few western red cedar (*Thuja plicata*) and Oregon oak (*Quercus garryana*). Himalayan blackberry (*Rubus armeniacus*) as well as knotweed (*Fallopia japonica*) and English ivy (*Hedera helix*) were dominant in the understory and climbing into the tree canopy. Vegetation surrounding the stream was predominantly blackberry thicket.

Surrounding land use was commercial to the north and east and residential to the west and south.

(B) Site Alterations

Aerial photographs for the time period between 2000 and 2024, available from Google Earth, were reviewed to assess site history. The site appears generally unchanged throughout this time period, dominated by what appears to be Himalayan blackberry through most of the site and forested in the north and south extents; area of canopy cover increases in the center of the site gradually through the time period. The stream is not visible in aerial photographs but the drain grate in the northeast portion of the site is visible from 2021 onward. A large fill pile was observed at the northern peak of the property (Photo Point 5).

(C) Precipitation Data and Analysis

Precipitation data for the date of fieldwork and the time period preceding it were reviewed to evaluate observed wetland hydrology conditions relative to actual and statistically normal precipitation. Precipitation that deviates from normal ranges can

affect site conditions and impact observed wetland hydrology indicators. Precipitation data were acquired from the Natural Resources Conservation Service (NRCS) Agricultural Applied Climate Information System (AgACIS) for the Oregon City station to provide context for observed hydrological conditions of the study area at the time of the site visit (AgACIS 2022-2024). Tables 1 -3 provide the precipitation data, comparison to the normal water year average, as well as normal monthly ranges of precipitation in the three months prior to site visits, representing 70% probability as reported for the Oregon City NRCS WETS station (NRCS 1991-2021).

Table 1. Precipitation Summary for the Date of Fieldwork and Preceding Water Year (October 1, 2022 – Date of Fieldwork)

Date of Field Visit	Observed Precipitation*				
	Date of Visit (in.)	2 weeks prior (in.)	Water Year to-Date (in.)	Normal Water Year thru August ¹ (in.)	% of Normal Water Year thru August
September 7, 2023	0.0	0.17	39.00	41.95	93%
September 2, 2024	0.0	0.15	42.24	41.95	101%

*Data provided by NRCS AgACIS data from the Oregon City Station, OR, 2022-2024

¹Data provided by NRCS WETS station for Oregon City Station, OR, 1991-2021

Table 2. Precipitation Assessment for The Three Months Preceding 2024 Fieldwork

Month	Total Precipitation (inches) ¹	WETS Normal Range (inches) ²	Condition (Value)	Month Weight	Weighted Condition (value*weight) ³
August	0.63	0.16-0.60	Wet (3)	3	9
July	0.05	0.15-0.45	Dry (1)	2	2
June	1.64	0.94-1.82	Normal (2)	1	2
Sum					13 (Normal)

¹Data provided by NRCS AgACIS data from the Oregon City station, OR, 2023-2024

²Data provided by NRCS WETS station for Oregon City station, 1991-2021

³Sum = 6-9: Dry conditions, Sum = 10-14: Normal conditions, Sum = 15-18: Wet conditions

Table 3. Precipitation Assessment for The Three Months Preceding 2023 Fieldwork

Month	Total Precipitation (inches) ¹	WETS Normal Range (inches) ²	Condition (Value)	Month Weight	Weighted Condition (value*weight) ³
August	0.03	0.16-0.60	Dry (1)	3	3
July	0.01	0.15-0.45	Dry (1)	2	2
June	0.68	0.94-1.82	Dry (1)	1	1
Sum					6 (Dry)

¹Data provided by NRCS AgACIS data from the Oregon City station, OR, 2022-2023

²Data provided by NRCS WETS station for Medford Intl. Airport station, 1991-2021

³Sum = 6-9: Dry conditions, Sum = 10-14: Normal conditions, Sum = 15-18: Wet conditions

Fieldwork took place on September 7, 2023 and again on September 2, 2024; no precipitation was observed on either date. In the two weeks preceding fieldwork, 0.37 inches of precipitation 0.17 and 0.15 inches of precipitation was observed, respectively. Precipitation for the previous water year (October 1, 2022-September 7, 2023) was observed at 93% of normal and precipitation for the current water year (Oct.1, 2023-September 2, 2024) was 101% of normal as compared to the NRCS WETS table for Oregon City.

Based on a weighted summary of weather conditions in the three months preceding fieldwork, hydrological conditions were estimated to be dry during the time of 2023 fieldwork and normal during the time of 2024 fieldwork.

(D) Site Specific Methods

Prior to visiting the site, the following existing data and information was reviewed:

- Clackamas County tax map (Figure 2)
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Oregon Department of Forestry (ODF) stream mapping, and the U.S. Geological Survey (USGS) National Hydrography Dataset (NHD; Figure 3)
- U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) gridded Soil Survey Geographic (gSSURGO) database for Clackamas County (Figure 4)
- Recent and historical aerial photographs provided by Google Earth (Figures 5a-5b)
- Department of Oregon Geology and Mineral Industries (DOGAMI) 2009 LiDAR data (Figure 6)

One soil series was mapped within the study site boundary according to the USDA NRCS soil survey for Clackamas County: Cascade silt loam, 8 to 15 percent slopes, a non-hydric, somewhat poorly drained soil series.

Schott & Associates visited completed the initial fieldwork on September 7, 2023 and revisited the site on September 4, 2024. Data were collected according to methods described in the *Corps Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast (Version 2)* (Environmental Laboratory 2010). Three sample plots were established onsite to document existing conditions. For each sample plot data on vegetation, hydrology, and soils were collected, recorded in the field, and later transferred to data forms (Appendix B). Plant indicator status was determined using the 2022 National Wetland Plant List (Corps 2022). The onsite stream was delineated via the ordinary high-water mark (OHWM) as indicated by top of bank, wrack or scour lines, and change in vegetation communities.

Identified wetlands and waters are classified according to the USFWS *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979).

Representative ground level photographs were recorded to document site conditions (Appendix C; Figure 6).

(E) Description of All Wetlands and Other Non-Wetland Waters

Based on soils, vegetation, and hydrology data taken onsite, no wetlands were identified onsite. One intermittent drainage was delineated based on onsite conditions. Sample plot, OHWM, and photo point locations are shown in Figure 6.

One intermittent tributary (138 lf onsite) to the Willamette River was mapped flowing northeast through the eastern portion of the site, exiting via a drain grate near the northeast property corner. The banks of the stream were nearly vertical (approximately 2-3 feet) and clearly defined with five inches or less of slow to moderately flowing water observed at the time of both site visits. The maximum width onsite was seven feet. OHWM indicators were based on top of bank (at vertical embankments). The substrate was a mix of cobble/gravel and sand.

The stream was classified as a riverine flow through (RFT) HGM class and a riverine intermittent streambed seasonally flooded (RS4BC) Cowardin class. Adjacent riparian vegetation consisted predominantly of thickets of Himalayan blackberry (FAC) with some vine maple (*Acer circinatum*, FAC), red osier dogwood (*Cornus sericea*, FACW), and cherry trees (FACU).

The western portion of the property consisted of a moderately sloped hillside dominated by a forested canopy of cottonwood (FAC) and cherry trees with a few western red cedar (FAC) in the overstory. Himalayan blackberry, English ivy (FACU), and a patch of knotweed (FACU) were dominant in the understory. Soils were generally brown (10YR 3/2) silt loam with no redoximorphic concentrations. No hydrology indicators were observed outside the intermittent drainage.

(F) Deviation from LWI or NWI

LWI mapping does not identify any water resources onsite. NWI mapping shows an R4SBC water corresponding approximately with the location of the onsite drainage.

(G) Mapping Method

OWHM, photo point, and sample plot locations were recorded with a handheld Trimble DA2 GPS unit capable of sub-meter accuracy. An average horizontal accuracy of 0.6m was achieved during fieldwork. These data were converted to ESRI shapefile and mapped using ArcMap 10.8.2 desktop software. The study site boundary was sourced from the Clackamas County GIS department and is assumed to have an accuracy of at least 1m.

(H) Additional Information

Oregon Department of Forestry (ODF) mapping shows a small sized stream running northeast along the eastern edge of the study site boundary (ORWAP Map Viewer; 2024) correlating approximately with the onsite drainage. The NHD mapped an intermittent drainage with a piped section to the north starting at Rose Way and just offsite to the south.

(I) Summary and Conclusions

Based on vegetation, soils, and hydrology and OHWM data, no wetlands and one water (138 lf) were observed within the study site. The onsite drainage is a tributary to the Willamette River and classified as RFT/R4SBC.

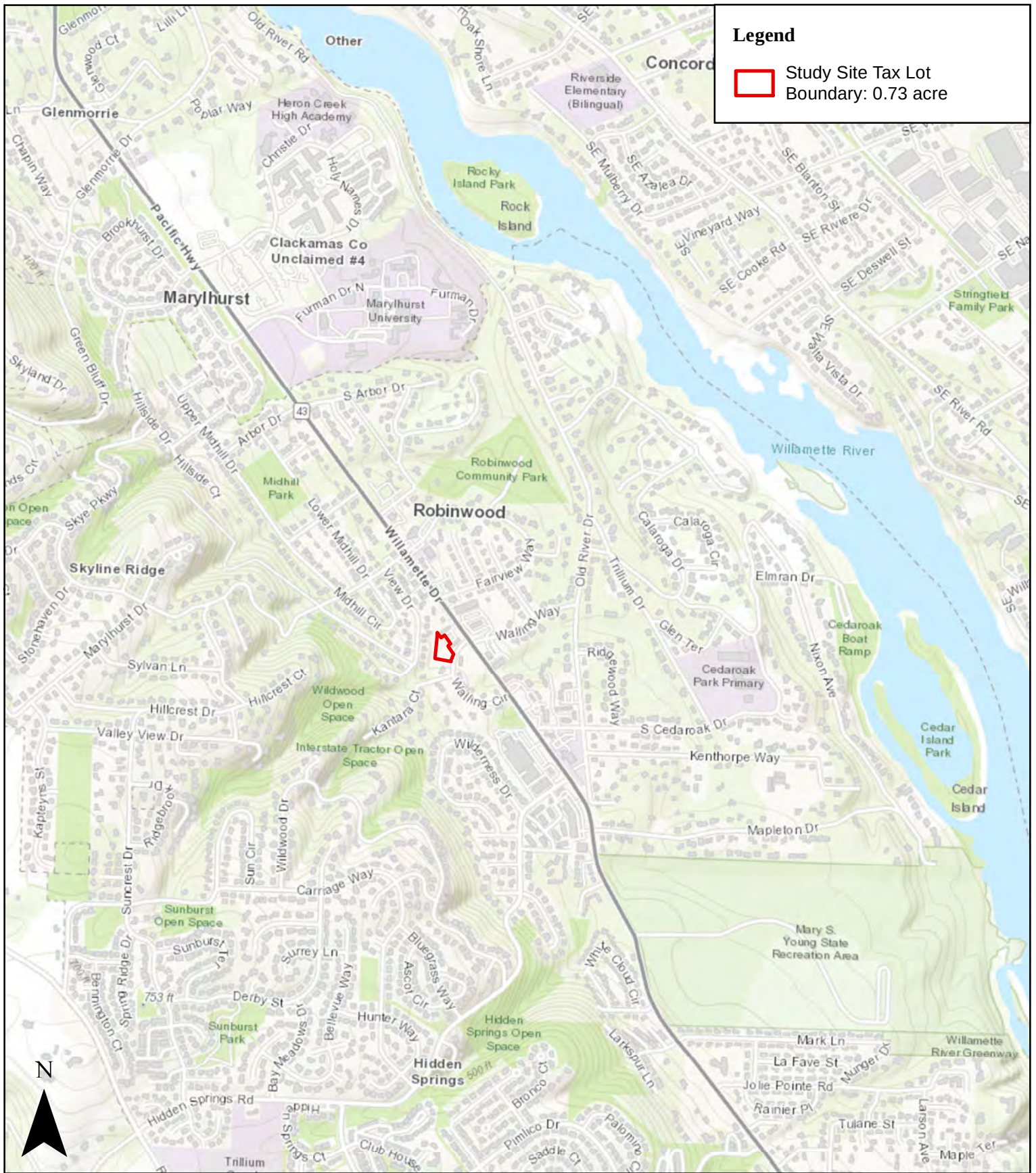
(J) Disclaimer

This report documents the investigation, best professional judgment, and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State lands in accordance with OAR 141-090-0005 through 141-090-0055.

Additionally, this report is a preliminary determination of potential Waters of the US (WOTUS) regulated by the Corps of Engineers under the Clean Water Act. It is used at your own risk until an Approved Jurisdictional Determination (AJD) has been issued by that agency.

APPENDIX A: FIGURES

FIGURE 1: LOCATION MAP

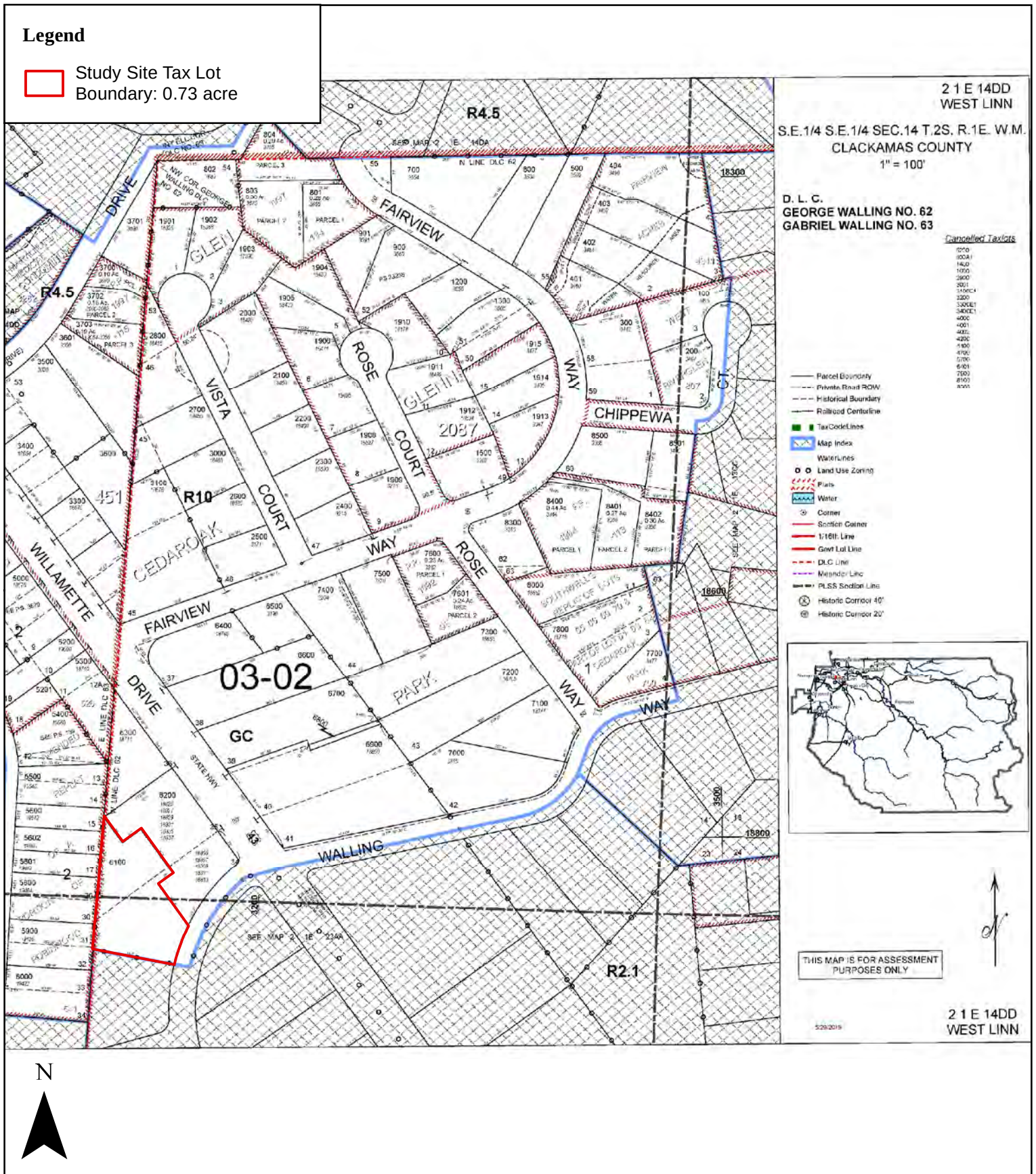


Date: 9/18/2024

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

Figure 1. Location Map

FIGURE 2: TAX MAP



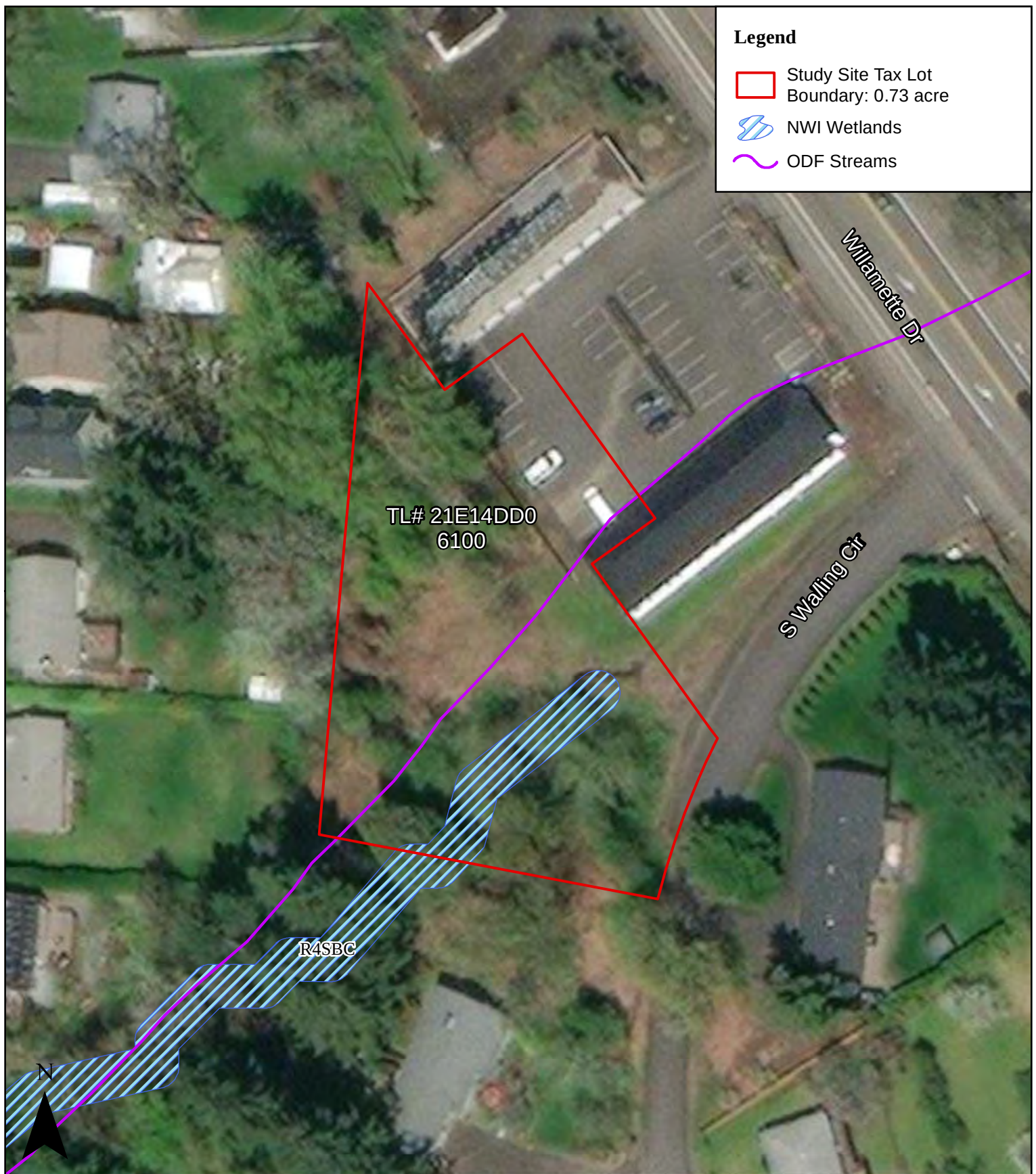
Date: 9/18/2024

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

Figure 2. Tax Map - 21E14DD

Willamette Drive Project Site: S&A # 3096

FIGURE 3: WETLAND INVENTORY MAP



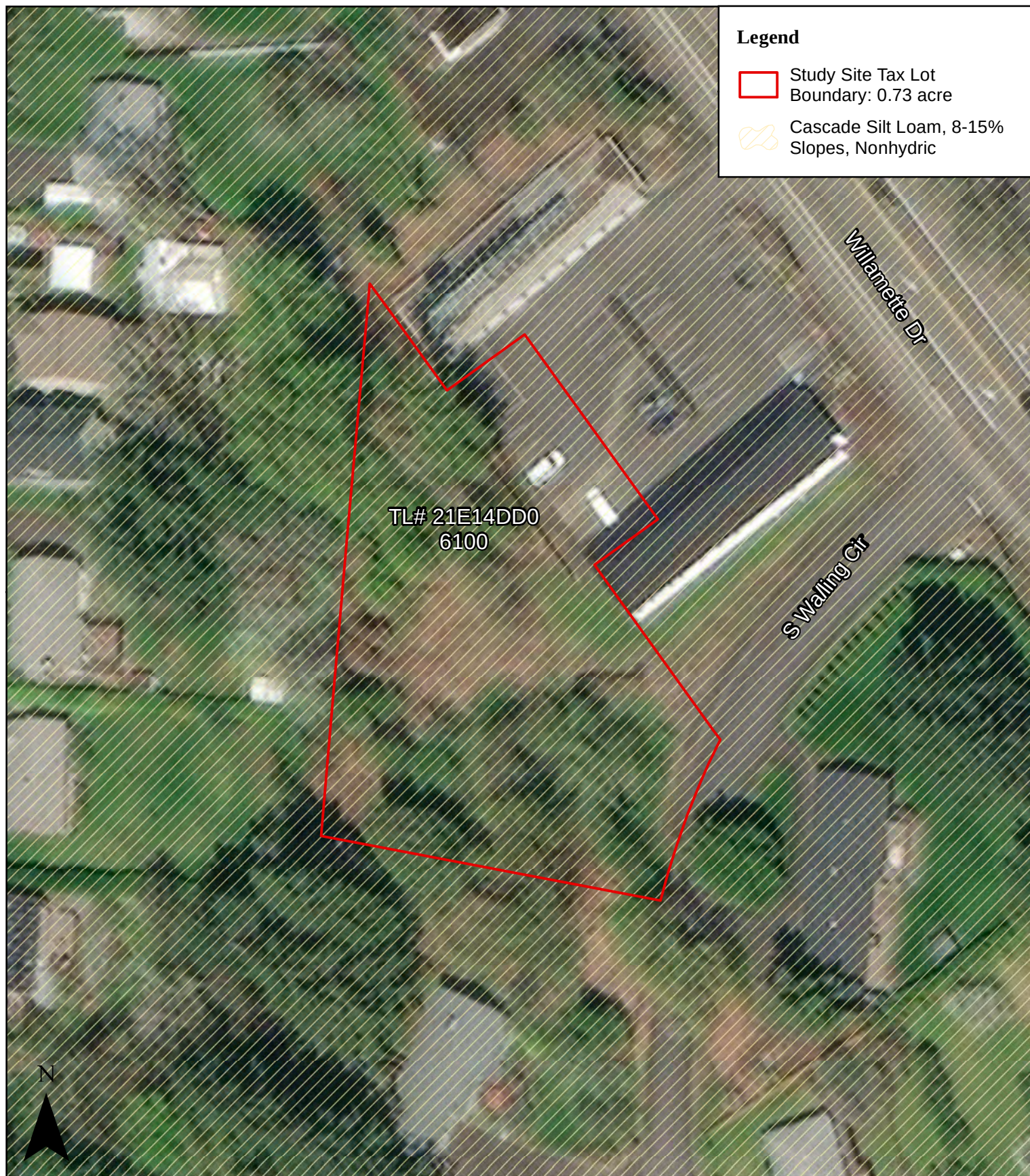
Date: 9/18/2024

Data Source: ESRI, 2024; Clackamas County GIS Dept, 2024; USFWS, NWI, 2024; ODF, 2024; West Linn LWI, 2005

Figure 3. Wetland Inventory Map

Willamette Drive Project Site: S&A # 3096

FIGURE 4: USDA/NRCS SOIL SURVEY MAP

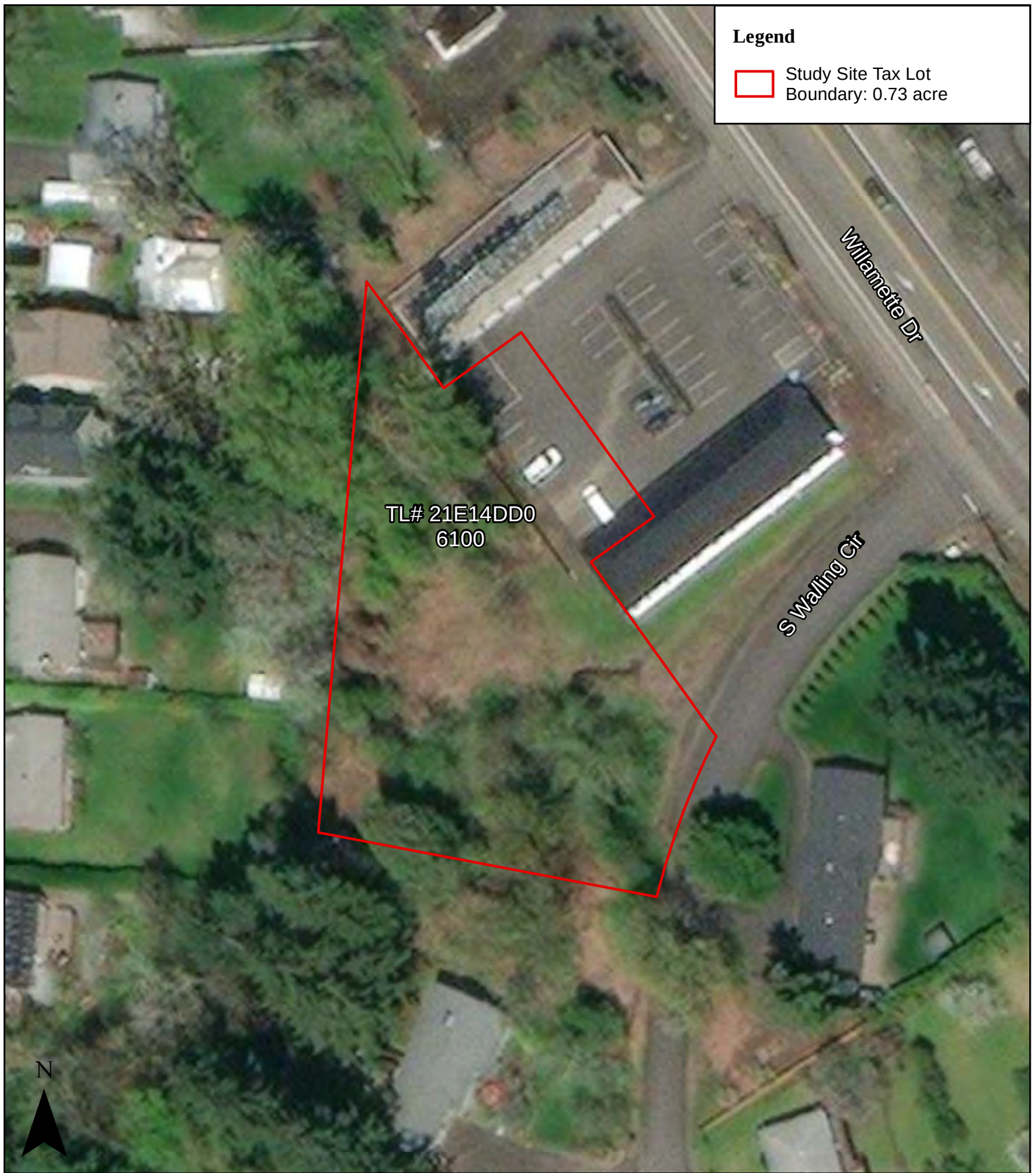


Date: 9/18/2024

Data Source: ESRI, 2024; Clackamas
County GIS Dept, 2024; USDA, NRCS, 2024

Figure 4. Soil Survey Map

FIGURE 5A: RECENT AERIAL IMAGE



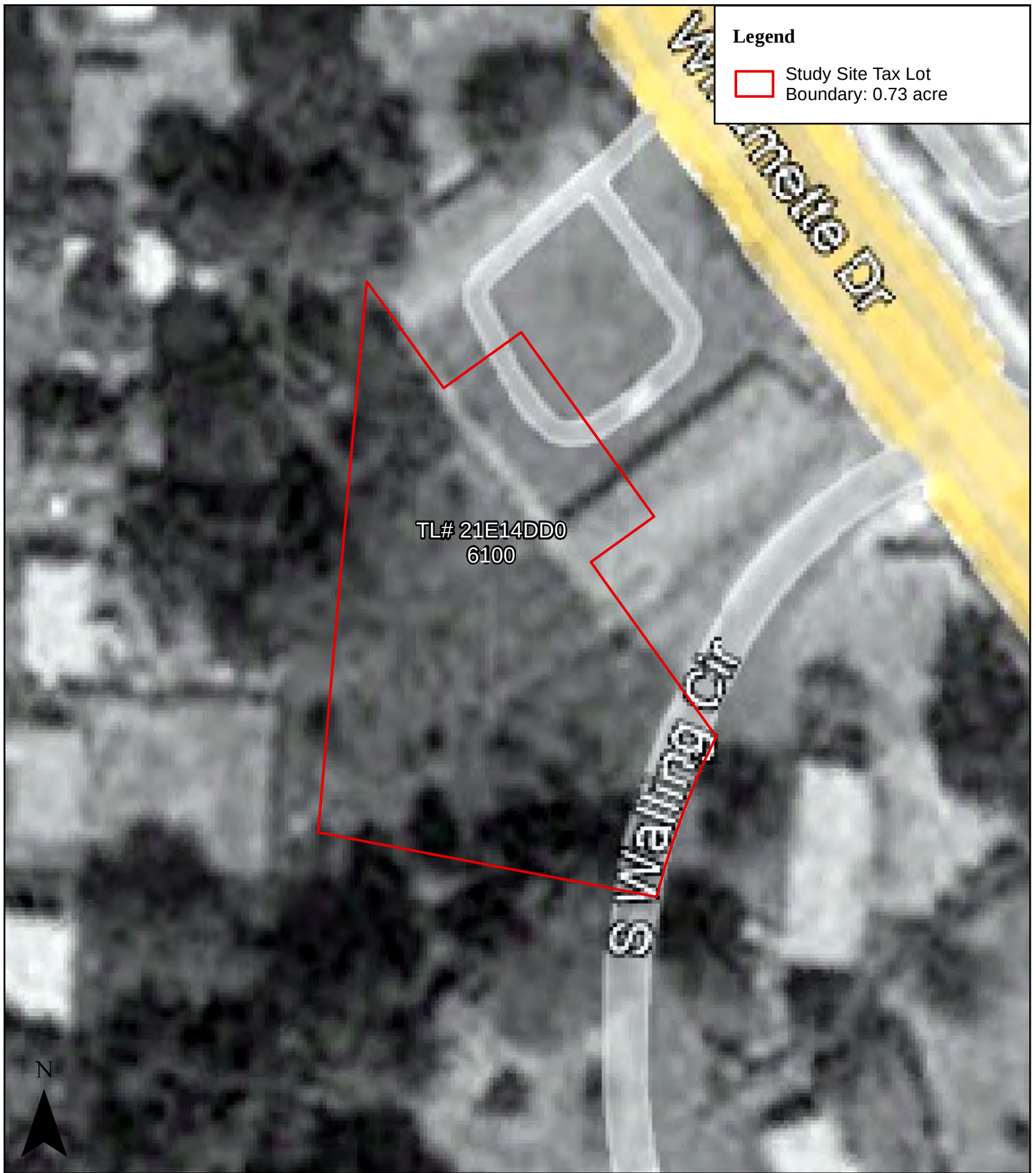
Date: 9/18/2024

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

Figure 5a. Recent Aerial Imagery -
April 27, 2023

Willamette Drive Project Site: S&A # 3096

FIGURE 5B: HISTORICAL AERIAL IMAGE



Date: 9/18/2024

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

Figure 5b. Historical Aerial Imagery -
July 28, 2000

Willamette Drive Project Site: S&A # 3096

FIGURE 6: WETLAND DELINEATION MAP



Date: 9/18/2024

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

Figure 6. Wetland Delineation Map

Willamette Drive Project Site: S&A # 3096

APPENDIX B: DATA FORMS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: 18825 Willamette Drive City/County: West Linn/Clackamas Sampling Date: Sep. 7, 2023
 Applicant/Owner: J. Matin State: OR Sampling Point: 1
 Investigator(s): J. Forgione Section, Township, Range: Sec.14DD, T1N, R1E
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): none Slope (%): 8-15%
 Subregion (LRR): Northwest Forests and Coast (LRR A) Lat: 45.3891190 Long: -122.6447436 Datum:
 Soil Map Unit Name: Cascade SiL NWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" Present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u></u>	Is the Sampled Area within a Wetland? Yes <u></u> No <u>x</u>
Hydric Soil Present? Yes <u></u> No <u>x</u>	
Wetland Hydrology Present? Yes <u></u> No <u>x</u>	
Remarks: Plot located outside of stream on a hillside. Significantly higher in elevation. No wetlands associated with the stream in this area. Plot was revisited in 2024, no significant changes noted.	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75%</u> (A/B)
1. <u></u>				
2. <u></u>				
3. <u></u>				
4. <u></u>				
Total Cover: <u>0</u>				
Shrub Stratum				Prevalence Index Worksheet: Total % Cover of: <u></u> Multiply by: <u></u> OBL species <u></u> x1 = <u>0</u> FACW species <u></u> x2 = <u>0</u> FAC species <u></u> x3 = <u>0</u> FACU species <u></u> x4 = <u>0</u> UPL species <u></u> x5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = <u></u>
1. <u>Rubus armeniacus</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Sambucus racemosa</u>	<u>10</u>		<u>FACU</u>	
3. <u></u>				
4. <u></u>				
5. <u></u>				
Total Cover: <u>60</u>				
Herb Stratum				Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation <u></u> 2 - Dominance Test is >50% <u></u> 3 - Prevalence Index is ≤3.0 ¹ <u></u> 4 - Morphological Adaptation ¹ (Provide supporting data in Remarks or on a separate sheet) <u></u> 5 - Wetland Non-Vascular Plants ¹ <u></u> Problematic Hydrophytic Vegetation ¹ (Explain)
1. <u>Geranium robertianum</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Dipsacus fullonum</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Equisetum arvense</u>	<u>10</u>		<u>FAC</u>	
4. <u>Polystichum munitum</u>	<u>5</u>		<u>FACU</u>	
5. <u>Urtica dioica</u>	<u>5</u>		<u>FAC</u>	
6. <u></u>				
7. <u></u>				
8. <u></u>				
9. <u></u>				
10. <u></u>				
11. <u></u>				
Total Cover: <u>55</u>				
Woody Vine Stratum				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Clematis ligusticifolia</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u></u>				
Total Cover: <u>30</u>				
% Bare Ground in Herb Stratum <u>45</u> % Cover of Biotic Crust <u>0</u>				Hydrophytic Vegetation Present? Yes <u>x</u> No <u></u>

Remarks:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR3/2	100					SiL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Other (Explain in Remarks)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Muck Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy gleyed Matrix (S4)	☐ Redox Depressions (F8)	

Restrictive Layer (if present):

Type:
Depth (inches):

Hydric Soil Present?

Yes
No ☒

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

Secondary Indicators (2 or more required)

☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Plowed Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):
Water table Present? Yes ☐ No ☒ Depth (inches):
Saturation Present? Yes ☐ No ☒ Depth (inches):
(includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: 18825 Willamette Drive City/County: West Linn/Clackamas Sampling Date: Sep. 7, 2023
 Applicant/Owner: J. Matin State: OR Sampling Point: 2
 Investigator(s): J. Forgione Section, Township, Range: Sec.14DD, T1N, R1E
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): convex Slope (%): 8-15%
 Subregion (LRR): Northwest Forests and Coast (LRR A) Lat: 45.389141 Long: -122.644631 Datum:
 Soil Map Unit Name: Cascade SiL NWI Classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" Present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u></u> Hydric Soil Present? Yes <u></u> No <u>x</u> Wetland Hydrology Present? Yes <u></u> No <u>x</u>	Is the Sampled Area within a Wetland? Yes <u></u> No <u>x</u>
Remarks: Plot adjacne to stream, approximatley 5 feet higher in elevation.	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?	Dominance Test worksheet:																
1. <u></u>				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67%</u> (A/B)																
2. <u></u>																				
3. <u></u>																				
4. <u></u>																				
Total Cover: <u>0</u>																				
Shrub Stratum				Prevalence Index Worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u></u> x1 =</td> <td><u>0</u></td> </tr> <tr> <td>FACW species <u></u> x2 =</td> <td><u>0</u></td> </tr> <tr> <td>FAC species <u></u> x3 =</td> <td><u>0</u></td> </tr> <tr> <td>FACU species <u></u> x4 =</td> <td><u>0</u></td> </tr> <tr> <td>UPL species <u></u> x5 =</td> <td><u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u></u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u></u> x1 =	<u>0</u>	FACW species <u></u> x2 =	<u>0</u>	FAC species <u></u> x3 =	<u>0</u>	FACU species <u></u> x4 =	<u>0</u>	UPL species <u></u> x5 =	<u>0</u>	Column Totals: <u>0</u> (A)	<u>0</u> (B)	Prevalence Index = B/A = <u></u>	
Total % Cover of:	Multiply by:																			
OBL species <u></u> x1 =	<u>0</u>																			
FACW species <u></u> x2 =	<u>0</u>																			
FAC species <u></u> x3 =	<u>0</u>																			
FACU species <u></u> x4 =	<u>0</u>																			
UPL species <u></u> x5 =	<u>0</u>																			
Column Totals: <u>0</u> (A)	<u>0</u> (B)																			
Prevalence Index = B/A = <u></u>																				
1. <u>Rubus armeniacus</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>																	
2. <u></u>																				
3. <u></u>																				
4. <u></u>																				
5. <u></u>																				
Total Cover: <u>10</u>																				
Herb Stratum				Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation <u></u> 2 - Dominance Test is >50% <u></u> 3 - Prevalence Index is ≤3.0 ¹ <u></u> 4 - Morphological Adaptation ¹ (Provide supporting data in Remarks or on a separate sheet) <u></u> 5 - Wetland Non-Vascular Plants ¹ <u></u> Problematic Hydrophytic Vegetation ¹ (Explain)																
1. <u>Equisetum arvense</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>																	
2. <u>Cirsium vulgare</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>																	
3. <u></u>																				
4. <u></u>																				
5. <u></u>																				
6. <u></u>																				
7. <u></u>																				
8. <u></u>																				
9. <u></u>																				
10. <u></u>																				
11. <u></u>																				
Total Cover: <u>60</u>																				
Woody Vine Stratum				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u></u>																				
2. <u></u>																				
Total Cover: <u>0</u>				Hydrophytic Vegetation Present? Yes <u>x</u> No <u></u>																
% Bare Ground in Herb Stratum <u>40</u> % Cover of Biotic Crust <u>0</u>																				

Remarks:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR3/3	100					SiL	Rock and cobble mixed in

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) Depleted Below Dark Surface (A11) Thick Dark Surface (A12) Sandy Muck Mineral (S1) Sandy gleyed Matrix (S4) Sandy Redox (S5) Stripped Matrix (S6) Loamy Mucky Mineral (F1) (except MLRA 1) Loamy Gleyed Matrix (F2) Depleted Matrix (F3) Redox Dark Surface (F6) Depleted Dark Surface (F7) Redox Depressions (F8) 2 cm Muck (A10) Red Parent Material (TF2) Other (Explain in Remarks)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present?

Yes

No

X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)		Secondary Indicators (2 or more required)
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) Sparsely Vegetated Concave Surface (B8)		

Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B)

Salt Crust (B11)

Aquatic Invertebrates (B13)

Hydrogen Sulfide Odor (C1)

Oxidized Rhizospheres along Living Roots (C3)

Presence of Reduced Iron (C4)

Recent Iron Reduction in Plowed Soils (C6)

Stunted or Stressed Plants (D1) (LRR A)

Other (Explain in Remarks)

Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)

Drainage Patterns (B10)

Dry-Season Water Table (C2)

Saturation Visible on Aerial Imagery (C9)

Geomorphic Position (D2)

Shallow Aquitard (D3)

FAC-Neutral Test (D5)

Raised Ant Mounds (D6) (LRR A)

Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?

Yes

No

X

Water table Present?

Yes

No

X

Saturation Present?

Yes

No

X

(includes capillary fringe)

Depth (inches):

Depth (inches):

Depth (inches):

Wetland Hydrology Present?

Yes

No

X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site:

18825 Willamette Drive

City/County:

West Linn/Clackamas

Sampling Date:

Sep. 2, 2024

Applicant/Owner:

J. Matin

State:

OR

Sampling Point:

3

Investigator(s):

J. Forgione

Section, Township, Range:

Sec.14DD, T1N, R1E

Landform (hillslope, terrace, etc.):

Slope

Local relief (concave, convex, none):

none

Slope (%):

8-15%

Subregion (LRR):

Northwest Forests and Coast (LRR A)

Lat:

45.3892202

Long:

-122.6450011

Datum:

Soil Map Unit Name:

Cascade SiL

NWI Classification:

none

Are climatic / hydrologic conditions on the site typical for this time of year?

Yes

X

No

(If no, explain in Remarks)

Are Vegetation

, Soil

, or Hydrology

significantly disturbed?

Are "Normal Circumstances" Present?

Yes

X

No

Are Vegetation

, Soil

, or Hydrology

naturally problematic?

(If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	x	No		Is the Sampled Area within a Wetland?	Yes		No	x
Hydric Soil Present?	Yes		No	x					
Wetland Hydrology Present?	Yes		No	x					

Remarks: Lots of litter and debris in the area. No sign of wetlands/waters. Area is sloped and dry.

VEGETATION

Tree Stratum (Use scientific names.) 1. Quercus garryana 2. Populus balsamifera 3. 4. Total Cover: 35	Absolute % Cover 15 20	Dominant Species? Y Y	Indicator Status? FACU FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A) Total Number of Dominant Species Across All Strata: 6 (B) Percent of Dominant Species That Are OBL, FACW, or FAC: 67% (A/B)
Shrub Stratum 1. Rubus armeniacus 2. Populus balsamifera 3. 4. 5. Total Cover: 45	20 25	Y Y	FAC FAC	Prevalence Index Worksheet: Total % Cover of: Multiply by: OBL species x1 = 0 FACW species x2 = 0 FAC species x3 = 0 FACU species x4 = 0 UPL species x5 = 0 Column Totals: 0 (A) 0 (B) Prevalence Index = B/A =
Herb Stratum 1. Polygonum cuspidatum 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. Total Cover: 5	5	Y	FACU	Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0¹ 4 - Morphological Adaptation¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants¹ Problematic Hydrophytic Vegetation¹ (Explain)
Woody Vine Stratum 1. Clematis ligusticifolia 2. Total Cover: 60 % Bare Ground in Herb Stratum 40 % Cover of Biotic Crust 0	60	Y	FAC	Hydrophytic Vegetation Present? Yes x No

Remarks:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR3/2	100					SiL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) Depleted Below Dark Surface (A11) Thick Dark Surface (A12) Sandy Muck Mineral (S1) Sandy gleyed Matrix (S4) Sandy Redox (S5) Stripped Matrix (S6) Loamy Mucky Mineral (F1) (except MLRA 1) Loamy Gleyed Matrix (F2) Depleted Matrix (F3) Redox Dark Surface (F6) Depleted Dark Surface (F7) Redox Depressions (F8) 2 cm Muck (A10) Red Parent Material (TF2) Other (Explain in Remarks)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present?

Yes

No

X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (any one indicator is sufficient)		Secondary Indicators (2 or more required)	
Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B7) Sparsely Vegetated Concave Surface (B8) Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roots (C3) Presence of Reduced Iron (C4) Recent Iron Reduction in Plowed Soils (C6) Stunted or Stressed Plants (D1) (LRR A) Other (Explain in Remarks) Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7)			

Field Observations:

Surface Water Present?

Yes

No

X

Water table Present?

Yes

No

X

Saturation Present?

Yes

No

X

(includes capillary fringe)

Depth (inches):

Depth (inches):

Depth (inches):

Wetland Hydrology Present?

Yes

No

X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers

Western Mountains, Valleys and Coast -Version 2.0

APPENDIX C: GROUND LEVEL PHOTOGRAPHS



Photo Point 1. Facing north (September 2023).



Photo Point 1. Facing east (September 2023).



Photo Point 1. Facing south (September 2023).



Photo Point 1. Facing west (September 2023).



Photo Point 2. Facing northeast, along creek (September 2023).



Photo Point 2. Facing northwest (September 2023).



Photo Point 2. Facing south, along creek (September 2023).



Photo Point 3. Facing southwest (September 2023).



Photo Point 3. Facing southeast (September 2023).



Photo Point 3. Facing east, showing storm drain inlet (September 2023).



Photo Point 3. Facing northwest (September 2023).



Photo Point 4. Facing northwest (September 2023).



Photo Point 4. Facing northeast (September 2023).



Photo Point 4. Facing southeast (September 2023).



Photo Point 4. Facing southwest (September 2023).



Photo Point 5. Facing north (September 2024).



Photo Point 5. Facing northeast (September 2024).



Photo Point 5. Facing southeast (September 2024).



Photo Point 5. Facing south (September 2024).

APPENDIX D: LITERATURE CITATIONS

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Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed [11/1/2021]

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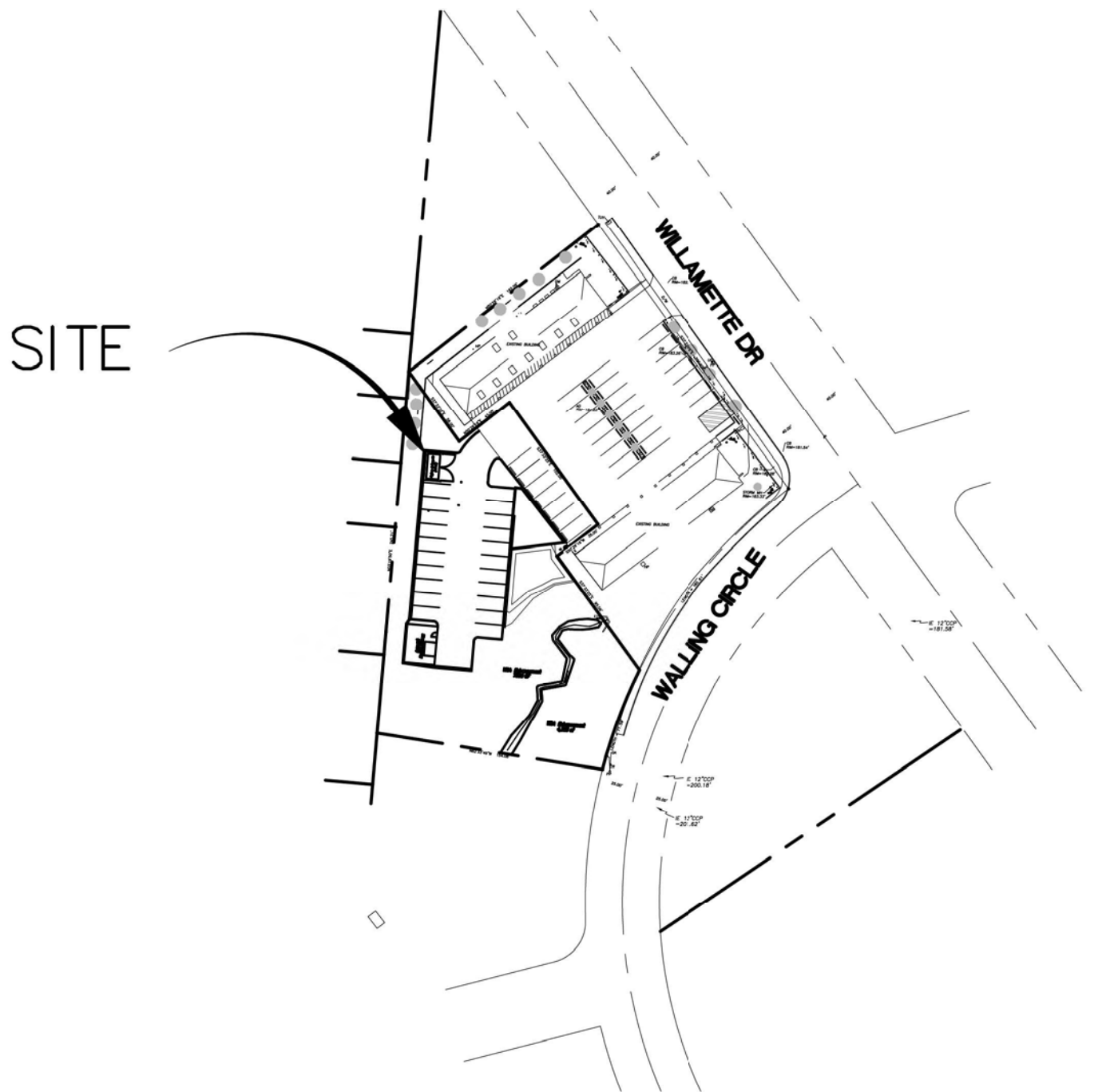
**APPENDIX B: SITE DEVELOPMENT PLAN AND MITIGATION ENHANCEMENT
AREA**

PRELIMINARY PLANS FOR
MATIN PARKING FACILITY
WEST LINN, OREGON



SHEET INDEX

C100	COVER SHEET
C200	EXISTING CONDITIONS
C300	SITE PLAN
C400	GRADING PLAN



PROPERTY DESCRIPTION

TAX MAP & TL:
TAX MAP 2 1E 14DD, TAX LOT 6100

SITE SIZE:
0.72 ACRES

PROPOSAL:
PARKING LOT

STREET ADDRESS

ADJACENT TO
18825 WILLAMETTE DR
WEST LINN, OR 97068

APPLICANT

JORDAN MATIN
18825 WILLAMETTE DR
WEST LINN, OR 97068
PHONE-971-285-2180
EMAIL: JMATIN@MATINREALESTATE.COM

ENGINEER

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
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SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
CONTACT: DANIEL BAILEY, PE
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ENVIRONMENTAL CONSULTANT

SCHOTT & ASSOCIATES, INC.
PHONE: (503) 678-6007
CONTACT: JODI FORGIONE, PWS GE
OWNER, WETLAND ECOLOGIST
PO BOX 589
AURORA, OREGON 97002

ATTENTION:
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THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION:
CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

ORS UTILITY STATEMENT

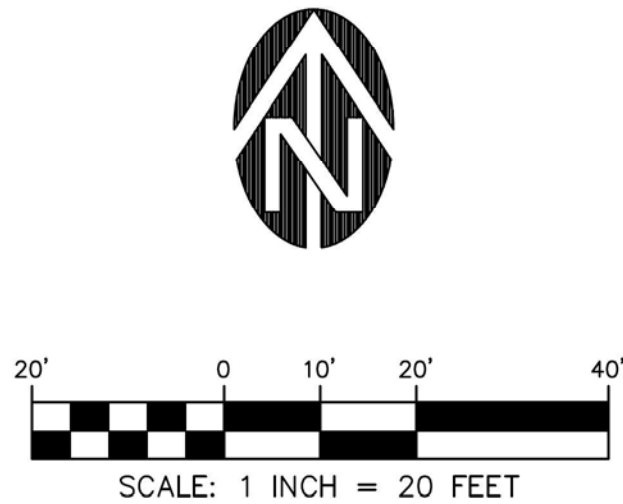
THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:

DRAWING NAME: J:\3038-001\24\6- ENGINEERING\3- CAD\PRODUCTION\1- LU\3038-001 P200 EXISTING.DWG 2026/01/30 -- 11:25AM -- M/A



MATIN PARKING FACILITY
WEST LINN, OR
EXISTING CONDITIONS AND DEMOLITION



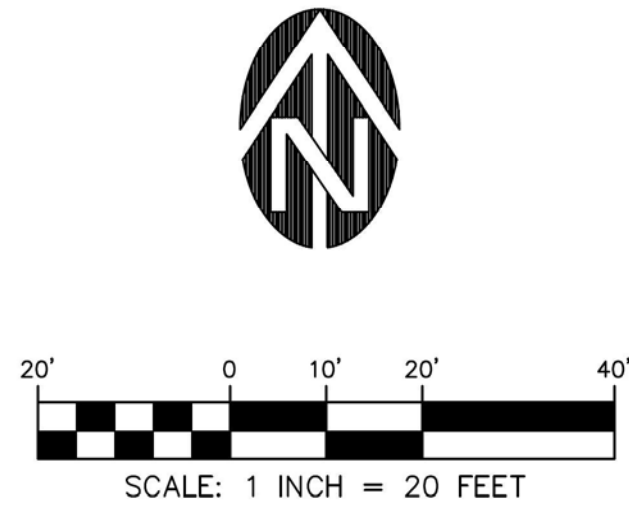
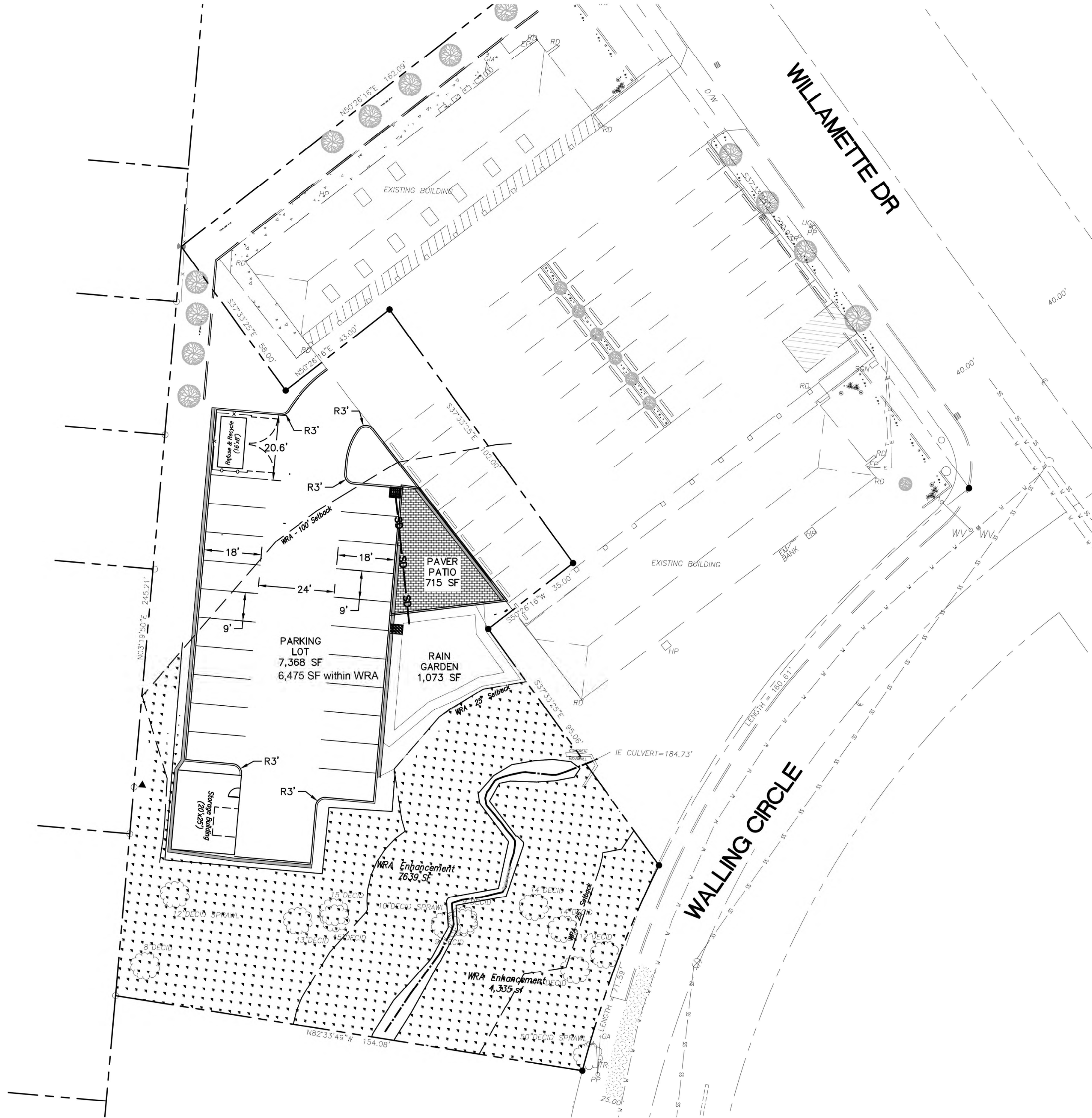
Planning | Engineering | Surveying

PRELIMINARY

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SHEET				
P200				
JOB NO. 3038-001				



- LEGEND**
- EXISTING LOT LINE
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED CURB

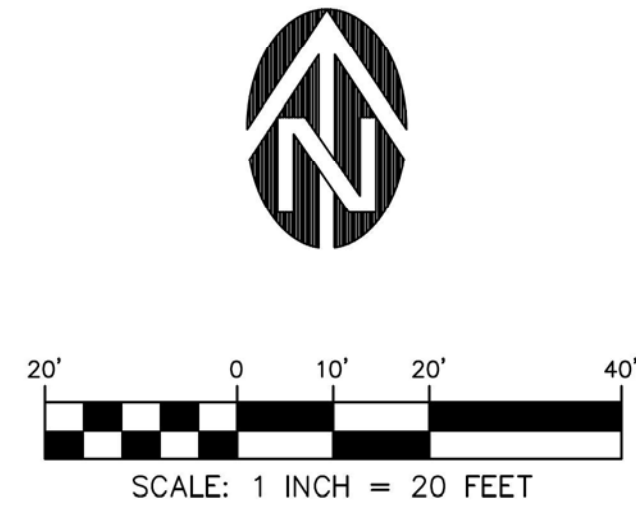
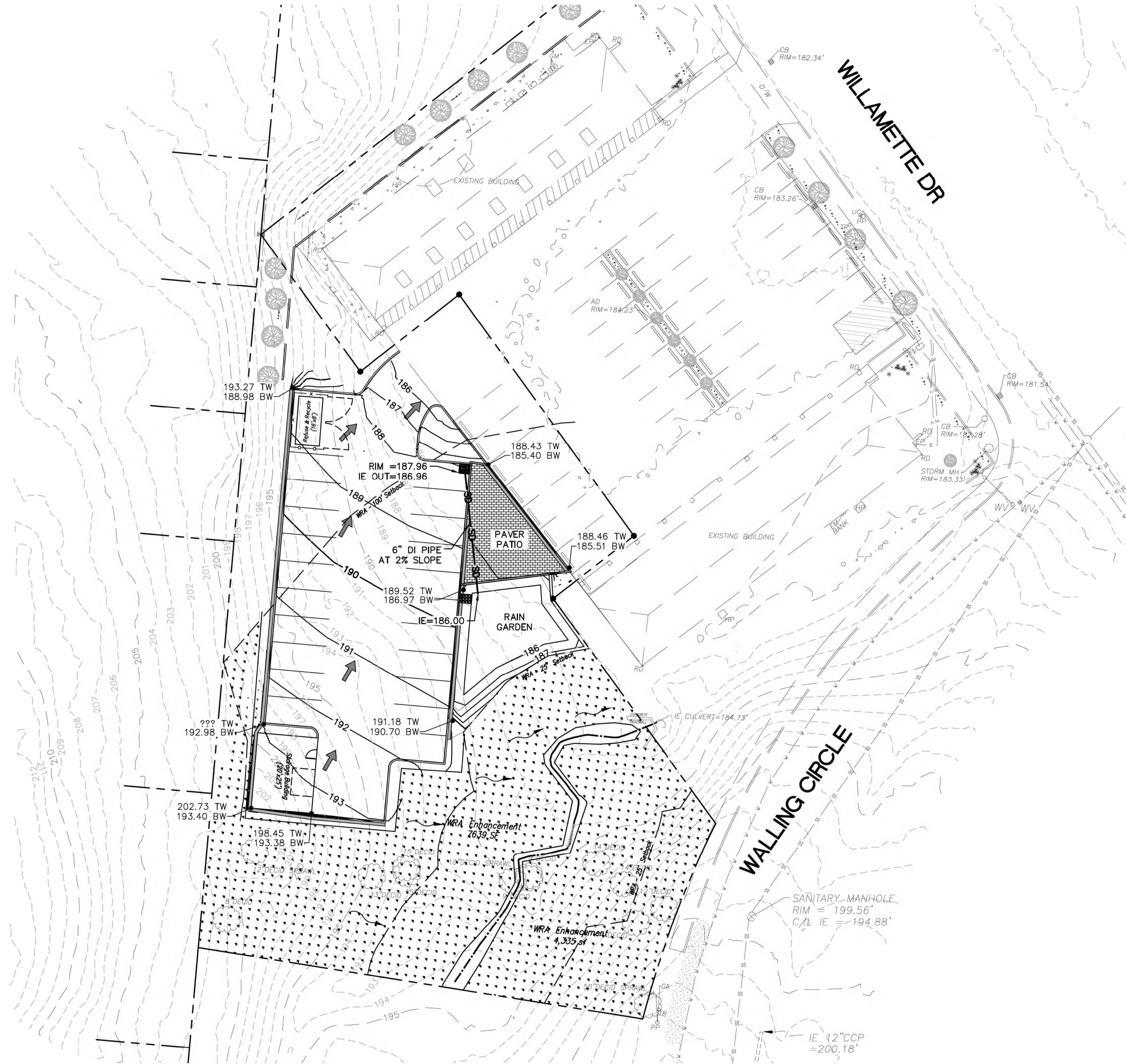
MATIN PARKING FACILITY
WEST LINN, OR
SITE PLAN

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3038-001



LEGEND

	EXISTING CONTOUR - 1' INTERVAL
	EXISTING CONTOUR - 5' INTERVAL
	PROPOSED CONTOUR - 1' INTERVAL
	PROPOSED CONTOUR - 5' INTERVAL
	RETAINING WALL
	DRAINAGE FLOW DIRECTION (PAVED)
	DRAINAGE FLOW DIRECTION (UNPAVED)

MATIN PARKING FACILITY
WEST LINN, OR

GRADING AND STORM WATER PLAN



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REVISIONS							
			</				

SHEET

P400

JOB NO.
3038-001

MATIN PARKING FACILITY STORMWATER QUALITY MEMO

January 21, 2026

The purpose of this memo is to demonstrate that the criteria for water quality and detention set forth in the City of West Linn Stormwater Management Manual are met. Water quality treatment and detention shall be achieved using private infiltration facilities designed in accordance with section 1.5.2-3 of the Stormwater Management Manual.

The existing site is a 0.72 acre lot of undeveloped land located behind an existing parking lot. No geotechnical testing has been performed onsite at this time. A site specific geotechnical report will be required to confirm the assumptions made in this report. The NRCS Web Soil Survey Report has been generated, and hydrologic soil type C has been determined.

The proposed site shows development of 8,900 sf of impervious areas, consisting of proposed parking spaces, and storage structures. Runoff will be captured in a catch basin and conveyed to a rain garden. An infiltration rain garden is proposed to treat and detain water onsite. It is assumed that onsite design infiltration rates will be in the category of 0.75-1.24 in/hr based upon nearby projects. This infiltration rate corresponds to a sizing factor of 12% using the simplified sizing form in chapter 2 of the Stormwater Management Manual. It is anticipated that stormwater will naturally infiltrate through the rain garden and into the native soils. In the event the facility overflows, stormwater will flow over an emergency overflow to the southeast and into the natural drainageway (SWMN11000) and 24" culvert pipe (SWMN11015).

This memo demonstrates how it is anticipated that the stormwater design will comply with the requirements set forth by the City of West Linn Stormwater Management Manual.

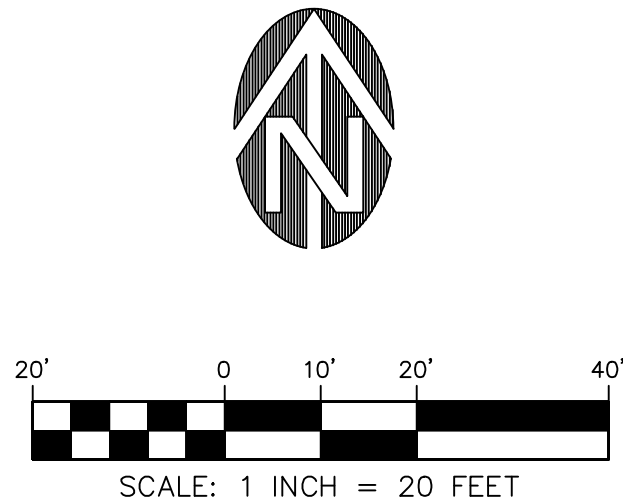
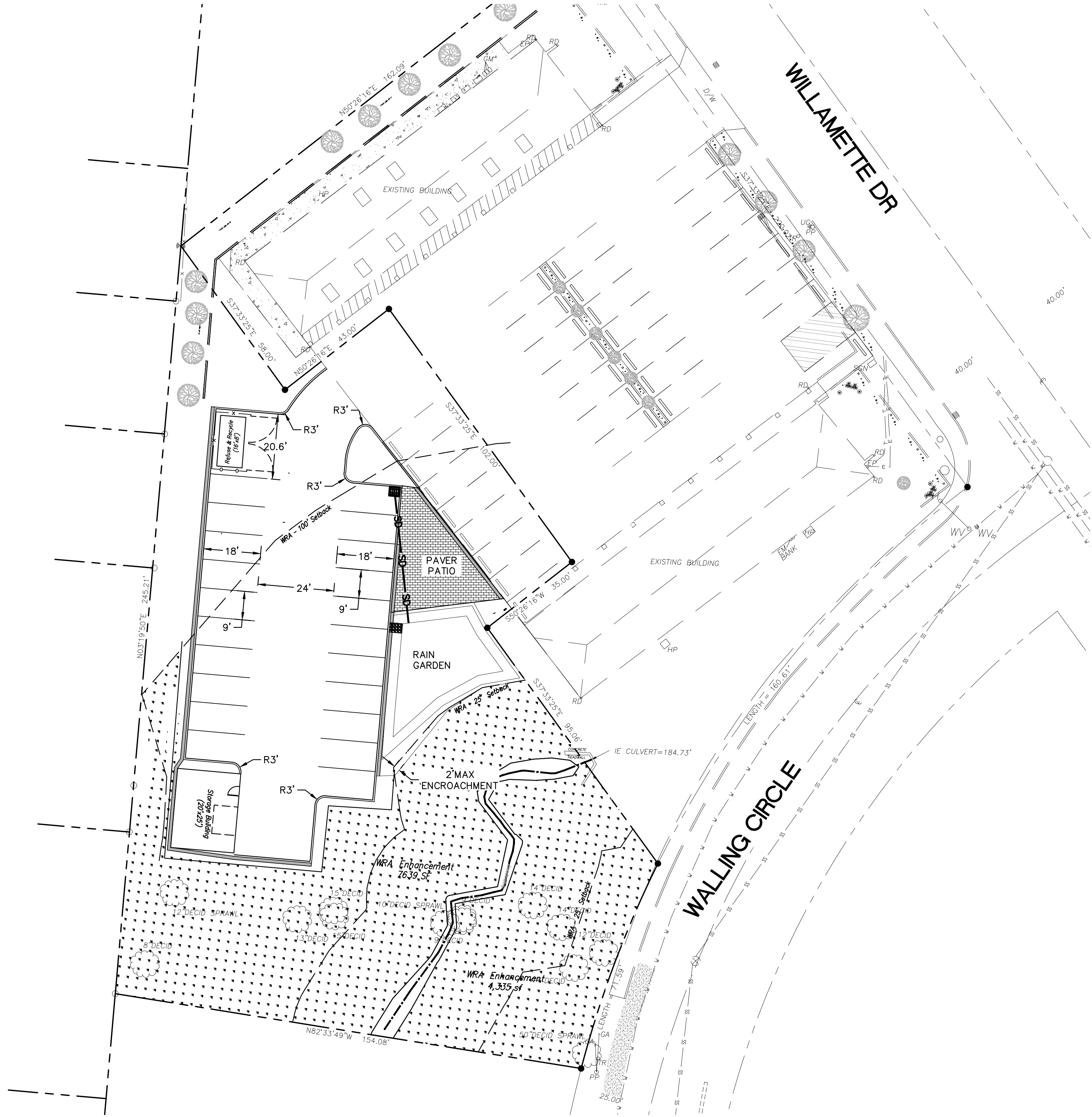


Chris M. Holland, PE
Senior Project Engineer
Westlake Consultants, Inc.

List of Addendums:

1. Proposed Site Plan
2. NCRS Web Soil Survey Report

DRAWING NAME: J:\3038-001\24\6- ENGINEERING\3- CAD\PRODUCTION\1- LU\3038-001 P300 SITE PLANDWG 2026/01/23 -- 01:02PM -- DAB



- LEGEND**
- EXISTING LOT LINE
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED CURB

MATIN PARKING FACILITY
WEST LINN, OR
SITE PLAN

PRELIMINARY

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SHEET
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JOB NO.
3038-001



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Clackamas County Area, Oregon**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 22, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13C	Cascade silt loam, 8 to 15 percent slopes	3.7	100.0%
Totals for Area of Interest		3.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clackamas County Area, Oregon

13C—Cascade silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2235

Elevation: 250 to 1,400 feet

Mean annual precipitation: 50 to 60 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Cascade and similar soils: 80 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cascade

Setting

Landform: Hillslopes

Landform position (two-dimensional): Footslope, summit

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty material

Typical profile

H1 - 0 to 11 inches: silt loam

H2 - 11 to 21 inches: silt loam

H3 - 21 to 60 inches: silty clay loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 30 inches to fragipan

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: F002XB005OR - Loess Hill Group

Forage suitability group: Somewhat Poorly Drained (G002XY005OR)

Other vegetative classification: Somewhat Poorly Drained (G002XY005OR)

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 22, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13C	Cascade silt loam, 8 to 15 percent slopes	C	3.7	100.0%
Totals for Area of Interest			3.7	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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February 10, 2026

Planning and Building
City of West Linn
22500 Salamo Road #1000
West Linn, Oregon 97068

Re: Arborist Report and Tree Preservation Plan for the Parking Lot adjacent to 18825 Willamette Drive

Please find enclosed the Arborist Report and Tree Preservation Plan for the Parking Lot adjacent to 18825 Willamette Drive in West Linn, Oregon.

Do not hesitate to contact me if you have any questions, concerns, or need any additional information.

Sincerely,

Liliana Morgan
ISA Certified Arborist ®, PN-9492A
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified

Enclosures: Attachment 1 – Tree Inventory
 Attachment 2 – Tree Removal and Protection Plan
 Attachment 3 – ODA Emerald Ash Borer Quarantine Alert
 Attachment 4 – ODA Qualified Tree Removal Service/Wood Processing
 Attachment 5 – Assumptions and Limiting Conditions



Todd Prager & Associates
LLC

Arborist Report and Tree Preservation Plan

For Jordan Matin - Parking Lot at Tax
Map/Lot 21E14DD/6100, Adjacent to 18825
Willamette Drive in West Linn, Oregon

Prepared by:
Liliana Morgan, ISA Certified Arborist ® PN-9492A,
Todd Prager & Associates, LLC

2/10/2026

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Jordan Matin - Parking Lot Adjacent to 18825 Willamette Drive, West Linn, Oregon Arborist Report and Tree Preservation Plan February 10, 2026

Purpose

This Arborist Report and Tree Preservation Plan is prepared for Jordan Matin, as required by the City of West Linn. This report describes the existing trees located on the project site, as well as recommendations for tree removal, retention and protection. This report is based on observations made by ISA Certified Arborist (PN-9492A) and Qualified Tree Risk Assessor Liliana Morgan during a site visit conducted on February 3, 2026 and site plan coordination with the Jordan Matin and associated consultants.

Scope of Work and Limitations

Todd Prager & Associates, LLC was contracted by Jordan Matin to collect tree inventory data for individual trees that appear on the provided survey within and near the work limits at the site, and to develop a tree preservation plan for the project. The site is planned for a parking lot adjacent to 18825 Willamette Drive. An existing conditions survey and proposed site plan were provided by Westlake Consultants.

A Visual Tree Assessment (VTA) was performed on individual trees located within a defined tree assessment limit covering the area of the site to be impacted by construction activities. The enclosed tree inventory data sheet in Attachment 1 includes data for trees located within the tree assessment limit shown on the site plan in Attachment 2. A VTA is the standard process whereby the inspector visually assesses trees from a distance and up close, looking for significant and obvious defects and evaluating overall condition of individual trees. Trees were evaluated in terms of general structural condition, overall health condition, and potential construction impacts. Following the inventory fieldwork, we coordinated with Westlake Consultants to discuss tree protection and removal recommendations.

The client may choose to accept or disregard the recommendations contained herein or seek additional advice. Neither this author nor Todd Prager & Associates, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The proposed parking lot site is located adjacent to 18825 Willamette Drive in West Linn, Oregon. Trees within the assessment limits consist primarily of native species, dispersed throughout the site.

This stand of native trees are of somewhat similar ages, with some exceptions. The health and structure of these trees cover the ranges from good to very poor, with most trees fitting into the good and fair categories. The species present on this site are characteristic of water tolerant species including black cottonwood (*Populus*

trichocarpa), Oregon ash (*Fraxinus latifolia*), bigleaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), and American plum (*Prunus americana*).

The site plan in Attachment 2 includes the locations of existing trees in relation to proposed construction impacts such as grading, utilities, and parking. Tree numbers were assigned on site during the tree inventory, listed as trees 1 through 45. The tree numbers in Attachment 2 correspond to the tree numbers in the inventory in Attachment 1. The trees were also tagged with their corresponding numbers on site.

Tree Inventory

During site visits conducted in September 2025 and February 3, 2026, our firm assessed existing trees that appeared on the survey, inside the delineated assessment area of the proposed parking lot site. A spreadsheet of the inventoried trees is provided in Attachment 1. The inventory lists the tree number, species (common and scientific names), DSH¹, crown radius, health condition, structural condition, whether the tree is significant as defined in the City of West Linn Community Development Code, significant tree protected area (dripline plus 10-feet), treatment (remove/retain), and pertinent comments. Trees are further denoted as significant or non-significant in the exhibit in Attachment 2.

Tree Preservation Plan

Trees suitable for preservation and tree removals were evaluated based on the site plan provided by Westlake Consultants. Table 1 provides a summary of the number of inventoried non-significant and significant trees by treatment recommendation.

Table 1. Number of Inventoried Trees by Treatment and Significance

Treatment	Remove	Retain	Total
Non-Significant Trees	22	5 (18%)	27
Significant Trees	11	7 (39%)	18
Total	33	12 (27%)	45

Tree Retention and Removal

Of the 45 inventoried trees at the site, 12 trees are planned for retention, and 33 trees are planned for removal to accommodate the proposed development. The following is a discussion of the proposed significant and non-significant tree retention and removal.

Ash removal

Note that two trees proposed for removal are Oregon ash (*Fraxinus latifolia*), which are susceptible hosts for Emerald Ash Borer (EAB, *Agrilus planipennis*), an invasive forest pest that causes nearly 100% mortality of ash trees². West Linn is located

¹ Diameter at Standard Height is the trunk diameter at 4.5 feet above ground level, also known as Diameter at Breast Height (DBH).

² Roberts, E.S., Glass, J., Hulbert, J., Zobrist, K., Darr, M.N., & Bomberger, R. (2023). *Managing Emerald Ash Borer in Washington State*. WSU Extension Publications.

within Clackamas County, is within the EAB quarantine boundary and wood waste must remain within the county. This quarantine prohibits the removal of all plant parts of ash (*Fraxinus* spp.) trees from movement outside of the quarantined counties. Ash trees should be felled and left onsite or removed by a qualified tree removal service and disposed of at a wood processing site that is equipped to properly dispose of infected wood. See Attachments 3 and 4 for additional information on EAB.

Significant Tree Retention

The 12 trees planned for retention include seven significant trees. Several trees planned for retention have poor health and/or structural conditions ratings. Trees have value in the landscape long after they die, including value as wildlife habitat, and improving soil structure and health. The locations of trees 35 and 36 are such that the trees are not anticipated to impact the proposed parking lot area by being retained. A reassessment may be beneficial once the site has been cleared, and before grading commences to confirm the health and structural condition of trees 35, 36 and 41. For trees that are in state of decline or are structurally compromised, coordination with the City of West Linn will be required to appropriately mitigate the risk in accordance with code requirements.

Non-Significant Tree Retention

The other three trees planned for retention are not designated significant per City of West Linn code, as they are less than 12-inch DSH. They are being retained because they do not conflict with proposed site improvements.

Tree Removal (Significant and Non-Significant)

The 33 trees planned for removal include 11 significant trees and 22 non-significant trees. Trees 1 through 31 are proposed for removal based on their location within the proposed development and grading footprint. Additionally, trees 16, 32 and 33 have very poor structure and are proposed for removal due to their proximity to the final developed parking lot and potential hazard.

Significant Tree Preservation Standards

The proposed significant tree preservation presented in Table 2 is based on the protected area of significant trees within the established tree assessment limit. The protected area of individually assessed significant trees is provided in the tree inventory in Attachment 1 and calculated based on the square feet beneath the dripline of each significant tree plus 10 feet.

Table 2. Significant Tree Preservation

Treatment	Remove	Retain	% Retain	Total
Significant Trees (Area, sq. ft.)	13,609	10,319	43%	23,928

As shown in Table 2, 43 percent of the significant tree area within the assessment boundary is proposed for retention. Significant tree preservation has been maximized to the extent practicable given proposed site improvements.

Tree Protection Standards

This section of the report includes tree protection recommendations in accordance with the City of West Linn Code and Tree Technical Manual.

Site Specific Tree Protection Recommendations

The following site-specific tree protection standards apply to this project:

- **Tree Protection Fencing:** The trees to be retained should be protected with tree protection fencing as shown in Attachment 2.
- **Directional Felling:** Fell the trees to be removed away from the trees to be retained so they do not contact or otherwise damage the trunks or branches of the trees to be retained. No vehicles or heavy equipment should be permitted within the tree protection zones during tree removal operations.
- **Ash tree removal:** Two Oregon ash, trees 11 and 32 are proposed for removal. Given Clackamas County's quarantine status, it is advised that all wood material pertaining to these two trees is left to remain onsite. Tree 11 can be felled and all logs and stump material placed within the designated tree protection area to serve as habitat. Tree 32 should be felled away from trees to remain and all wood materials left in place. Tree protection fencing may be moved temporarily in order to fell tree 32. Tree Protection fencing must be returned to its original placement as indicated in Attachment 2.
- **Stump Removal:** Stumps of trees removed within the tree protection zones shall be retained in place, carefully stump ground, or have their structural roots cut before pulling with a machine under the direction of project arborist to protect the root systems of the trees to be retained.
- **Sediment Fence:** Ensure sediment fence is placed outside the tree protection zones to protect the root systems of the trees to be retained.

General Tree Protection Standards

The following general tree protection standards are consistent with the City of West Linn Code and Tree Technical Manual.

Before Construction

1. **Tree Protection Zone.** The project arborist shall designate the Tree Protection Zone (TPZ) for each tree to be protected. Where feasible, the size of the TPZ shall be established at the dripline of the tree plus 10-feet for significant trees. Alternatively, the TPZ shall be established at a minimum radius from the trunks of .5 feet per inch of DBH. Where improvements (driveways, buildings, and utilities) must be installed closer to the tree(s), the TPZ may be established within the standard setbacks if the project arborist, in coordination with the City Arborist, determines that the tree(s) will not be unduly damaged. The location of TPZs shall be shown on construction drawings.
2. **Protection Fencing.** Protection fencing shall serve as the tree protection zone and shall be erected before demolition, grubbing, grading, or construction begins. All trees to be retained shall be protected by six-foot-high chain link fences installed at the edge of the TPZ. Protection fencing shall be secured to two-inch diameter galvanized iron posts, driven to a depth of at least two feet, placed no further than 10-feet apart. If fencing is located on pavement, posts

may be supported by an appropriate grade level concrete base. Protection fencing shall remain in place until final inspection of the project permit, or in consultation with the project arborist.

- 3. Signage.** An 8.5x11 –inch sign stating, “WARNING: Tree Protection Zone,” shall be displayed on each protection fence section at all times.
- 4. Designation of Cut Trees.** Trees to be removed shall be clearly marked with construction flagging, tree-marking paint, or other methods approved in advance by the project or city arborist. Trees shall be carefully removed so as to avoid either above or below ground damage to those trees to be preserved.
- 5. Preconstruction Conference.** The project arborist shall be on site to discuss methods of tree removal and tree protection prior to any construction.
- 6. Verification of Tree Protection Measures.** Prior to commencement of construction, the project arborist shall verify in writing to the City Arborist that tree protection fencing has been satisfactorily installed.

During Construction

- 7. Tree Protection Zone Maintenance.** The protection fencing shall not be moved, removed, or entered by equipment except under direction of the project arborist, in coordination with the City Arborist.
- 8. Storage of Material or Equipment.** The contractor shall not store materials or equipment within the TPZ.
- 9. Excavation within the TPZ.** Excavation within the TPZ shall be avoided if alternatives are available. If excavation within the TPZ is unavoidable, the project arborist shall evaluate the proposed excavation to determine methods to minimize impacts to trees. This can include tunneling, hand digging or other approaches. All construction within the TPZ shall be under the on-site technical supervision of the project arborist, in coordination with the City Arborist.
- 10. Tree Protection Zone.** The project arborist shall monitor construction activities and progress and provide written reports to the City at regular intervals. Tree protection inspections shall occur monthly or more frequently if needed.
- 11. Quality Assurance.** The project arborist shall supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports shall be provided to the City on a regular basis throughout construction.

Post Construction

- 12. Final Report.** After the project has been completed, the project arborist shall provide a final report to the City. The final report shall include concerns about any trees negatively impacted during construction, and describe the measures needed to maintain and protect the remaining trees for a minimum of two years after project completion.

Conclusion

The recommendations in this report address the applicable requirements in the City of West Linn Code and Tree Technical Manual for the proposed parking lot adjacent to 18825 Willamette Drive, in West Linn, Oregon.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,



Liliana Morgan
ISA Certified Arborist ®, PN-9492A
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified

Enclosures: Attachment 1 – Tree Inventory
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Attachment 1 – Tree Inventory
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Attachment 1
Tree Inventory
Matin Real Estate Parking Lot on Willamette Dr.
February 3, 2026

Tree Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius + 10'	Significant Tree Area ⁵	Treatment	Site notes/ Comments
1	black cottonwood	<i>Populus trichocarpa</i>	19	10	good	good	X	20	1257	remove	thin, trunk wound - sufficient response growth
2	black cottonwood	<i>Populus trichocarpa</i>	14	5	fair	fair	X	15	707	remove	thin, asymmetrical crown, epicormic branches
3	black cottonwood	<i>Populus trichocarpa</i>	13	4	fair	good	X	14	616	remove	epicormic branches, choked by ivy, DSH may be inaccurate due to ivy vines
4	black cottonwood	<i>Populus trichocarpa</i>	21	12	good	good	X	22	1521	remove	multi-stem
5	black cottonwood	<i>Populus trichocarpa</i>	20	8	good	good	X	18	1018	remove	epicormic branches
6	black cottonwood	<i>Populus trichocarpa</i>	15	5	fair	good	X	15	707	remove	epicormic branches
7	black cottonwood	<i>Populus trichocarpa</i>	8	4	good	good				remove	choked by ivy, DSH may be inaccurate due to ivy vines
8	black cottonwood	<i>Populus trichocarpa</i>	20	10	good	good	X	20	1257	remove	
9	black cottonwood	<i>Populus trichocarpa</i>	22	12	good	good	X	22	1521	remove	
10	American plum	<i>Prunus americana</i>	3	8	good	good				remove	asymmetrical crown
11	Oregon ash	<i>Fraxinus latifolia</i>	4	4	good	good				remove	leaning, supporting a failed tree
12	black cottonwood	<i>Populus trichocarpa</i>	4	3	good	fair				remove	asymmetrical crown
13	black cottonwood	<i>Populus trichocarpa</i>	4	4	good	good				remove	leaning, supporting a failed tree
14	black cottonwood	<i>Populus trichocarpa</i>	5	5	good	fair				remove	trunk wound - sufficient response growth, bowed trunk
15	black cottonwood	<i>Populus trichocarpa</i>	4	5	good	good				remove	dying from the top down, dead branches greater than 4" diameter, multi-stem
16	bignleaf maple	<i>Acer macrophyllum</i>	14	15	poor	very poor	X	25	1963	remove	dying from the top down, bowed trunk, leaning trunk, nearly dead - only a couple lives branches on lower stem
17	red alder	<i>Alnus rubra</i>	9	3	very poor	poor				remove	suppressed, epicormic branches
18	black cottonwood	<i>Populus trichocarpa</i>	8	5	fair	good				remove	leaning trunk, heavily leaning tree
19	black cottonwood	<i>Populus trichocarpa</i>	6	5	fair	poor				remove	bowed trunk
20	American plum	<i>Prunus americana</i>	2	8	good	good				remove	multi-stem, bowed trunk
21	American plum	<i>Prunus americana</i>	2	5	good	good				remove	
22	black cottonwood	<i>Populus trichocarpa</i>	4	4	good	good				remove	leaning trunk, covered by outcompeting vines
23	bitter cherry	<i>Prunus emarginata</i>	6	3	poor	fair				remove	leaning trunk, covered by outcompeting vines
24	bitter cherry	<i>Prunus emarginata</i>	6	8	poor	poor				remove	leaning trunk
25	bitter cherry	<i>Prunus emarginata</i>	9	5	fair	good				remove	
26	bitter cherry	<i>Prunus emarginata</i>	6	8	good	good				remove	codominant leaders
27	bitter cherry	<i>Prunus emarginata</i>	9	10	good	good				remove	crooked trunk
28	bitter cherry	<i>Prunus emarginata</i>	9	7	good	good				remove	
29	bitter cherry	<i>Prunus emarginata</i>	7	10	good	good				remove	multi-stem, leaning trunk - heavy lean, lifted roots, has been in this state for a long time as shown by upright branches that have become leaders
30	bitter cherry	<i>Prunus emarginata</i>	14	12	good	poor	X	22	1521	remove	dying from the top down
31	red alder	<i>Alnus rubra</i>	8	5	poor	good				remove	thin, dying from the top down, leaning trunk, trunk cavities, fungal fruiting bodies observed
32	Oregon ash	<i>Fraxinus latifolia</i>	7	8	poor	very poor				remove	multi-stem, trunk wound - insufficient response growth, dead branches greater than 4" diameter
33	American plum	<i>Prunus americana</i>	22	12	good	very poor	X	22	1521	remove	multi-stem, codominant leaders with inclusion, epicormic branches
34	American plum	<i>Prunus americana</i>	13	14	good	poor	X	24	1810	retain	location approximated by arborist, DSH approximated by arborist, dying from the top down. untagged, inaccessible.
35	red alder	<i>Alnus rubra</i>	11	4	poor	poor				retain	thin, narrow crown, 0-2" dead branches, canopy dieback - moderate
36	red alder	<i>Alnus rubra</i>	10	10	fair	good				retain	0-2" dead branches, canopy dieback - minimal



Attachment 1
Tree Inventory
Matin Real Estate Parking Lot on Willamette Dr.
February 3, 2026

Tree Number	Common Name	Scientific Name	DBH ¹ (in)	Crown radius ² (ft)	Health condition ³	Structural condition ³	Significant Tree ⁴	Significant Tree crown radius + 10'	Significant Tree Area ⁵	Treatment	Site notes/ Comments
37	bigleaf maple	<i>Acer macrophyllum</i>	18	10	fair	poor	X	20	1257	retain	DSH approximated by arborist, multi-stem, canopy dieback - moderate, chlorotic foliage.
38	bigleaf maple	<i>Acer macrophyllum</i>	19	10	fair	poor	X	20	1257	retain	DSH approximated by arborist, multi-stem, canopy dieback - minimal
39	bigleaf maple	<i>Acer macrophyllum</i>	22	10	fair	poor	X	20	1257	retain	DSH approximated by arborist, thin, discolored foliage, canopy dieback - moderate
40	red alder	<i>Alnus rubra</i>	14	10	fair	fair	X	20	1257	retain	0-2" dead branches, asymmetrical crown, canopy dieback - minimal
41	red alder	<i>Alnus rubra</i>	11	8	fair	fair				retain	slight phototropic lean, asymmetrical crown, 0-2" dead branches
42	red alder	<i>Alnus rubra</i>	10	4	fair	poor				retain	narrow, bowed trunk, heavy clematis load, 0-2" dead branches
43	red alder	<i>Alnus rubra</i>	12	8	poor	poor	X	18	1018	retain	ivy-choked, 2-4" dead branches, narrow, high crown
44	bigleaf maple	<i>Acer macrophyllum</i>	9	5	fair	fair				retain	multi-stem, asymmetrical crown, invasive groundcover, untagged
45	willow spp.	<i>Salix spp.</i>	38	18	poor	poor	X	28	2463	retain	multi-stem, epicormic growth, history of major stem failure, topped for utilities, 4-6" dead branches

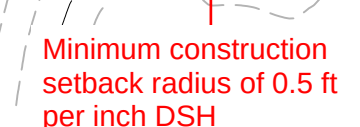
¹DBH is the trunk diameter in inches at 4.5 feet above ground level, per International Society of Arboriculture (ISA) standards. The trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the

²C-Rad is the approximate crown radius in feet.

³Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁴Significant Tree is defined in the City of West Linn Code as, "a tree with a minimum of six-inch DBH for Oregon white oak, Pacific madrone, and Pacific dogwood, and 12-inch DBH for all other tree species. If the tree splits into multiple trunks above grade but below

⁵Significant Tree Area is defined in the City of West Linn Code as, "...the area within the dripline of the tree(s), plus an additional 10-foot measurement beyond the dripline" in square feet.



Attachment 3

EMERALD ASH BORER QUARANTINE ALERT



OREGON
DEPARTMENT OF
AGRICULTURE

WASHINGTON, YAMHILL, MARION, CLACKAMAS COUNTIES, OREGON

A permanent quarantine is now in effect. Emerald ash borer (EAB) has been confirmed in three new counties, triggering an expansion of the quarantine. Tree materials of ash, olive, and white fringe tree, must remain within quarantined counties (Washington, Yamhill, Marion, Clackamas). Wood waste must be processed accordingly and disposed of.



Regulated Ash, Olive, & White Fringe Tree Materials

- Nursery stock
- Scion wood
- Bud wood
- Logs
- Roots and branches
- Stumps
- Green lumber
- Chips and mulch
- Firewood of hardwood species

Quarantine Exceptions

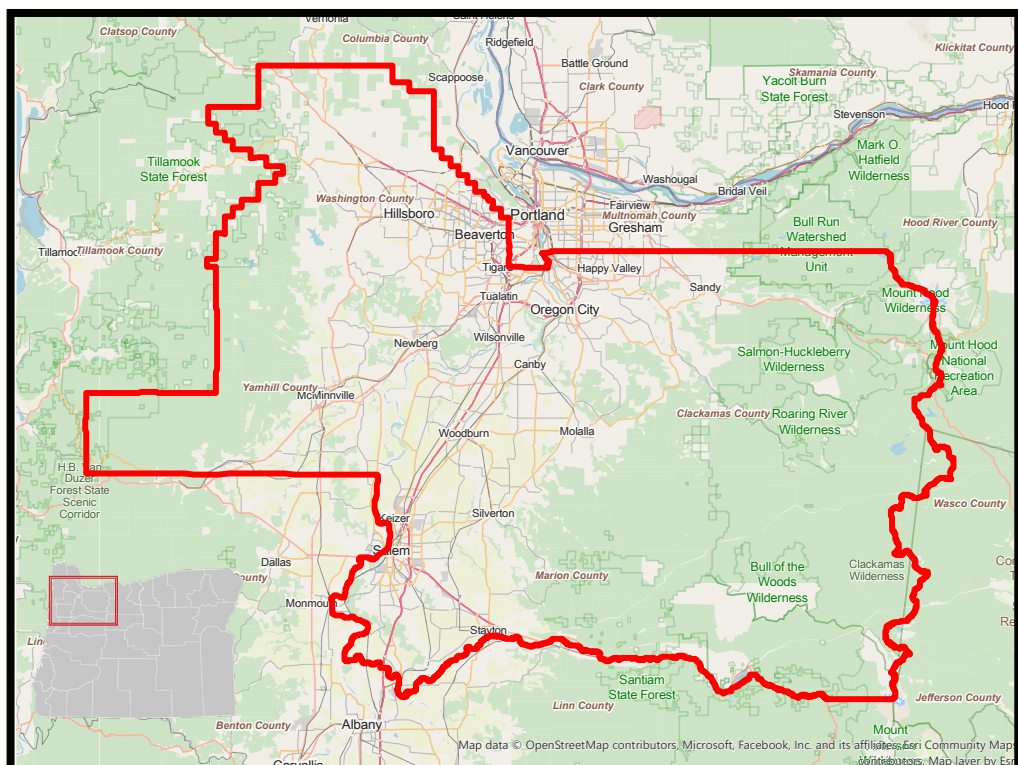
- Nurseries or groups that have a formal compliance agreement with ODA
- Seeds and leaves
- Processed lumber kiln dried, free of bark and material 1 inch below bark.
- Finished wood products without bark, including furniture, baskets, and baseball bats

April 1 - September 30

Avoid felling ash, olive and white fringe trees, including branches, and stumps. Hazardous trees can be mitigated at any time. Chip or process as soon as possible on site. Avoid moving any woody material.

October 1 - March 31

Conduct tree removal and pruning during this time period. Transport trees and parts of trees to a facility within the quarantine zone where it will be processed before April 1st.



Quarantine Boundary Map: Quarantine applies to all of the infested counties, including federal, state, commercial, and private lands.

Treatment Options for Regulated Materials

- Live plant material is eligible for compliance agreements with ODA if one of the following conditions is met:
 - Diameter at the base of the plants is less than 0.75 inches
 - Plants were grown in a greenhouse approved by the ODA
 - Plants have been properly treated with an approved insecticide
- Debark wood and remove at least 1 inch of underlying wood
- Grind or chip to 1 inch or less
- Heat wood to a minimum of 160°F for at least 60 minutes
- Bury under at least 12 inches of topsoil
- Incinerate wood materials
- Secondary processing to produce wood by-products (i.e. paper)
- Other methods specified within a compliance agreement with ODA

For more information please visit www.OregonEAB.com,
To subscribe to the EAB email list visit ODA.FYI@subscribe

For questions please email us at EAB@oda.oregon.gov or call 503-986-4636
Oregon Department of Agriculture • 635 Capitol St NE, Salem, OR 97301 • 1-800-525-0137

EMERALD ASH BORER (EAB) PERMANENT QUARANTINE



**OREGON
DEPARTMENT OF
AGRICULTURE**

EAB Quarantine Frequently Asked Questions.

- **Can regulated material be moved within the quarantine?**
Movement of EAB hosts within the quarantine area (Washington, Yamhill, Marion and Clackamas counties) is permitted. Ash, olive, and white fringe trees can be sold, given away, or planted, as long as they remain within the quarantine boundaries.
 - **Why are we concerned?**
EAB kills ash and white fringe trees and can damage olive trees. To slow the spread of EAB, ODA is placing a quarantine on infested Counties to restrict the movement of tree materials that may spread EAB to new areas in the state.
 - **What is a quarantine? What are the consequences for not adhering to the quarantine?**
Quarantine is the legal enforcement of actions that help slow the spread of pests to new areas or that prevent them from multiplying where they have already gained entry. For this reason, ODA is implementing a permanent EAB quarantine as per Oregon Administrative Rule (OAR 603-052-1075). Non-compliance will result in the spread of EAB and civil penalties of up to \$10,000 as provided by ORS 570.995
 - **What do I need to do?**
Nurseries train staff to identify signs of EAB and report sightings to ODA. Communicate clearly to the purchaser that host plants are required to remain within the quarantine boundaries. Inspect EAB host plants prior to moving them within the quarantine zones, and inspect mother trees.
- If you see symptoms or signs of EAB infestation please call 1-866-INVADER or contact ODA at: EAB@oda.oregon.gov

Ash Tree ID

- Compound leaves with 5-11 leaflets
- Unstaggered opposite branching
- Diamond shape bark pattern
- Seeds are oar-shaped samaras



Oregon Ash leaf
Photo: Jordon Bartosz

Signs & Symptoms of EAB

- Crown dieback in heavily infested trees
- D-shaped emergence holes in bark about 0.118 inch (3mm) in size.
- Sucker shoots emerging from trunk
- S-shaped galleries underneath the bark
- Bark splitting found on trunk or branches
- Woodpecker activity
- The tree is dying from top down



D-shaped emergence hole



Bark splitting



S-shaped galleries

Additional Resources

Example compliance agreement

[ODA.direct/EABComplianceAgreement](#)

Pesticides approved for use against EAB

[ODA.direct/EABpesticides](#)

Attachment 4 - ODA Qualified Tree Removal Service/Wood Processing

The following is a list put together by the Oregon Department of Agriculture (ODA). The list is intended to help guide residents and businesses to resources that can handle ash, olive, and white fringe tree materials in accordance with the temporary quarantine adopted in Washington County. **ODA will continue to add and update this list as more businesses are identified.**

-It is important to confirm that any business contacted, on or off this list, knows about the temporary quarantine, and can properly handle the wood materials.

Tree removal service/wood processing

Eduardo's Tree Service	41821 NW Kemper Rd Forest Grove , OR 97116	https://www.eduardostree.com/ (503) 360-1923
General Tree Service	6795 SW 111th ave, Beaverton, OR 97008	https://www.generaltree.com (503) 902-7932
Watts Tree Service	10580 NW 309th Ave, North Plains, OR 97133	https://wattstreeservice.com/ (503) 260-1510, (971) 770-7011
Burl & Grain	223 SW Wood St Hillboro, OR 97123	https://www.burlandgrain.com/ (503) 610-3325
For The Love of Trees	PO Box 1996 Beaverton, OR 97075	Fortheloveoftrees.com (503) 515-9520
The Davey Tree Expert Company	5838 NE Columbia Blvd Portland, OR 97218	https://www.davey.com/residential-tree-services/local-offices/portland-tree-service/ (503) 205-6383

Duran Tree Service	2459 SE Tualatin Valley Hwy #355, Hillsboro, OR 97123	https://www.durantreeservice.com/ (503) 405-6720
Halstead	P.O. Box 1182 Tualatin, OR 97062	https://halsteadsarbor.com (503) 245-1383
Marble Tree service	Forest Grove	https://www.marbletreeservice.com/forestry-mulching (503) 303-0726
TRG Tree Service	2820 SE 39th Loop unit c, Hillsboro, OR 97123	www.trgtree.com (971) 228-9975
Arbor Pro Tree Experts	121 foothills Rd, Lake Oswego, OR 97034	www.arborpronw.com (503) 473-8733

Drop off

S&H Landscape Supply and Recycling	1045 N 4th Ave, Cornelius, OR 97113	https://www.shbark.com/ (503) 357-6090
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Attachment 5

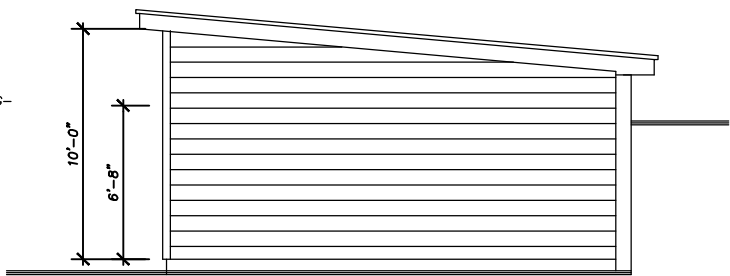
Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Jordan Matin, Westlake Consultants, and their affiliates was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The client is advised to ensure compliance with applicable local, state, and federal laws and regulations that could relate to this project, i.e., Local and State Tree or Natural Resource Regulations, Local and State Development Regulations, Migratory Bird Treaty Act, Endangered Species Act, Clean Water Act, Americans with Disabilities Act, etc. The consultant may advise the client of issues regarding local, state, and federal laws that the consultant believes would be helpful to the client, but any such advice or comment is not a determination or interpretation of local, state, or federal law or regulation.
4. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
5. Loss or alteration of any part of this delivered report invalidates the entire report.
6. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
7. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
8. The purpose of this report is to provide tree removal, preservation, and protection recommendations for Jordan Matin for the parking lot adjacent to 18825 Willamette Drive in West Linn, OR.

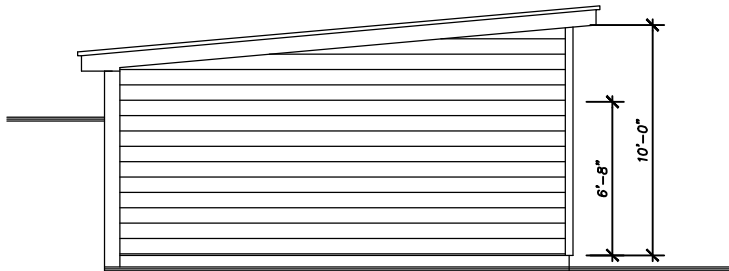
STORAGE SHED FOR SUPPLIES



FRONT ELEVATION



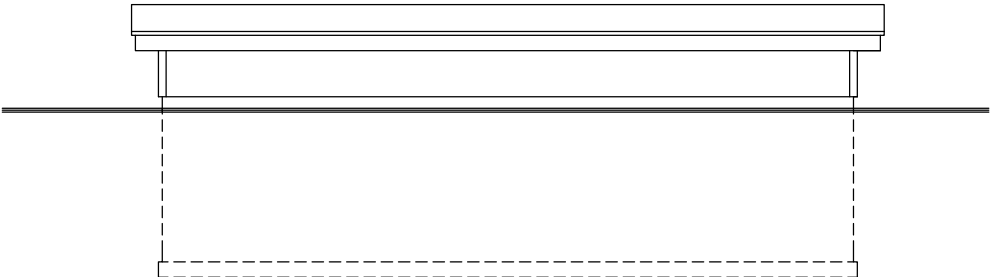
RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

NOTE:
EXTEND ALL FLUES A MIN. OF 2'-0"
ABOVE ANY PART OF THE BLD'G W/ IN
A 10'-0" HORIZONTAL RADIUS

NOTE:
ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR SHALL VERIFY ALL
EXISTING AND FINISH GRADES.



REAR ELEVATION

TABLE N1101.1(2) ADDITIONAL MEASURES	
ENVELOPE ENHANCEMENT MEASURE (SELECT ONE)	1 HIGH EFFICIENCY WALLS EXTERIOR WALLS – U–0.045/R–21 CAVTY INSULATION + R–5 CONTINUOUS
	2 UPGRADED FEATURES EXTERIOR WALLS – U–0.057/R–23 INTERMEDIATE OR R–21 ADVANCED FLAT CEILING ^a U–0.026/R–38, AND WINDOWS – U–0.28 (AVERAGE UA)
	3 UPGRADED FEATURES EXTERIOR WALLS – U–0.055/R–23 INTERMEDIATE OR R–21 ADVANCED FLAT CEILING ^a U–0.017/R–60, AND FRAMED FLOOR – U–0.026 / R–38
	4 SUPER INSULATED WINDOWS AND ATTIC OR FRAMED FLOOR WINDOWS – U–0.22 (TRIPLE PANE LOW –E) AND FLAT CEILING – U–0.017 / R–60 OR FRAMED FLOOR – U–0.026 / R–38
	5 AIR SEALING HOME AND DUCTS MANDATORY AIR SEALING OF ALL WALL COVERINGS AT TOP PLATE AND AIR SEALING CHECKLIST, AND ^f MECHANICAL WHOLE-BUILDING VENTILATION SYSTEM WITH RATES MEETING M1503 OR ASHRAE 62.2, AND ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE OR ^g ALL DUCTS SEALED WITH MASTIC. ^h
	6 HIGH EFFICIENCY THERMAL ENVELOPE UA ^g PROPOSED UA IS 8% LOWER THAN THE CODE UA
CONSERVATION MEASURE (SELECT ONE)	A HIGH EFFICIENCY HVAC SYSTEM: ^a GAS FIRED FURNACE OR BOILER AFUE 94% OR AIR SOURCE HEAT PUMP HSPF 9.5 / 15.0 SEER COOLING, OR GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED
	B DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE: ^d ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE CANNOT BE COMBINED WITH MEASURE 5 ^e
	C DUCTLESS HEAT PUMP: DUCTLESS HEAT PUMP HSPF 10.0 IN PRIMARY ZONE OR DWELLING ⁱ
	D HIGH EFFICIENCY WATER HEATER ^c NATURAL GAS / PROPANE WATER HEATER WITH UEF 0.85 OR ELECTRIC HEAT PUMP WATER HEATER TIER 1 NORTHERN CLIMATE SPECIFICATION PRODUCT

FOR SL 1 SQUARE FOOT = 0.093 M 2, 1* WATT PER SQUARE FOOT = 10.8 W/M 2.

a. APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.

b. ALL DUCT JOINTS AND SEAMS SEALED WITH MASTIC TAPE IS ONLY ALLOWED AT APPLIANCE OR EQUIPMENT CONNECTIONS (FOR SERVICE AND REPLACEMENT). MEET SEALING CRITERIA OF PERFORMANCE TESTED COMFORT SYSTEM PROGRAM ADMINISTERED BY THE BONNEVILLE POWER ADMINISTRATION (BPA).

c. RESIDENTIAL WATER HEATERS LESS THAN 55 GALLON STORAGE VOLUME.

d. THESE ADDITIONAL MEASURE ADDS AN ADDITIONAL PERCENT TO THE SECTION N1107.2 REQUIREMENT.

e. A TOTAL OF 5 PERCENT OF AN HVAC SYSTEM'S DUCTWORK SHALL BE PERMITTED TO BE OUTSIDE OF THE CONDITIONED SPACE. DUSTS LOCATED OUTSIDE THE CONDITIONED SPACE SHALL HAVE INSULATION INSTALLED AS REQUIRED IN THIS CODE.

f. THE MAXIMUM VAULTED CEILING SURFACE AREA SHALL NOT BE GREATER THAN 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR ARE UNLESS VAULTED AREA HAS U-FACTOR NO GREATER THAN U-0.026.

g. CONTINUOUS AIR BARRIER, ADDITIONAL REQUIREMENT FOR SEALING OF ALL INTERIOR VERTICAL WALL COVERING TO TOP PLATE FRAMING, SEALING WITH FOAM GASKET, CAULK OR OTHER APPROVED SEALANT LISTED FOR SEALING WALL COVERING MATERIAL TO STRUCTURAL MATERIAL (EXAMPLE: GYPSUM BOARD TO WOOD STUD FRAMING).

h. TABLE N1104.1(1) STANDARD BASE CASE DESIGN, CODE UA SHALL BE AT LEAST 8 PERCENT LESS THAN THE PROPOSED UA. BUILDING WITH FENESTRATION LESS THAN 15 PERCENT OF THE TOTAL VERTICAL WALL AREA MAY ADJUST THE CODE UA TO HAVE 15 PERCENT OF THE WALL AREA AS FENESTRATION.

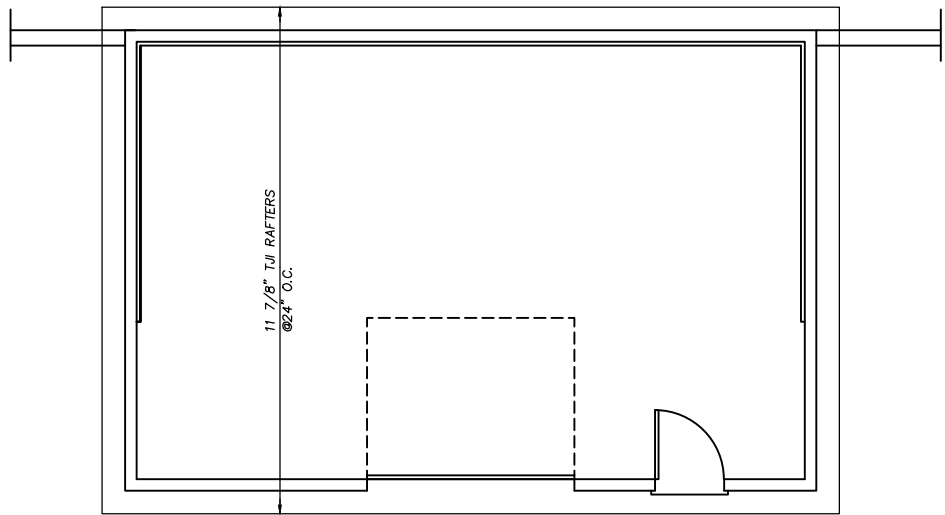
NOTICE

ALL CONSTRUCTION TO COMPLY WITH THE 2017 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE / INTERNATIONAL RESIDENTIAL CODE WITH THE OREGON AMENDMENTS AND OREGON RESIDENTIAL ENERGY EFFICIENCY (CHAPTER 11). COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED

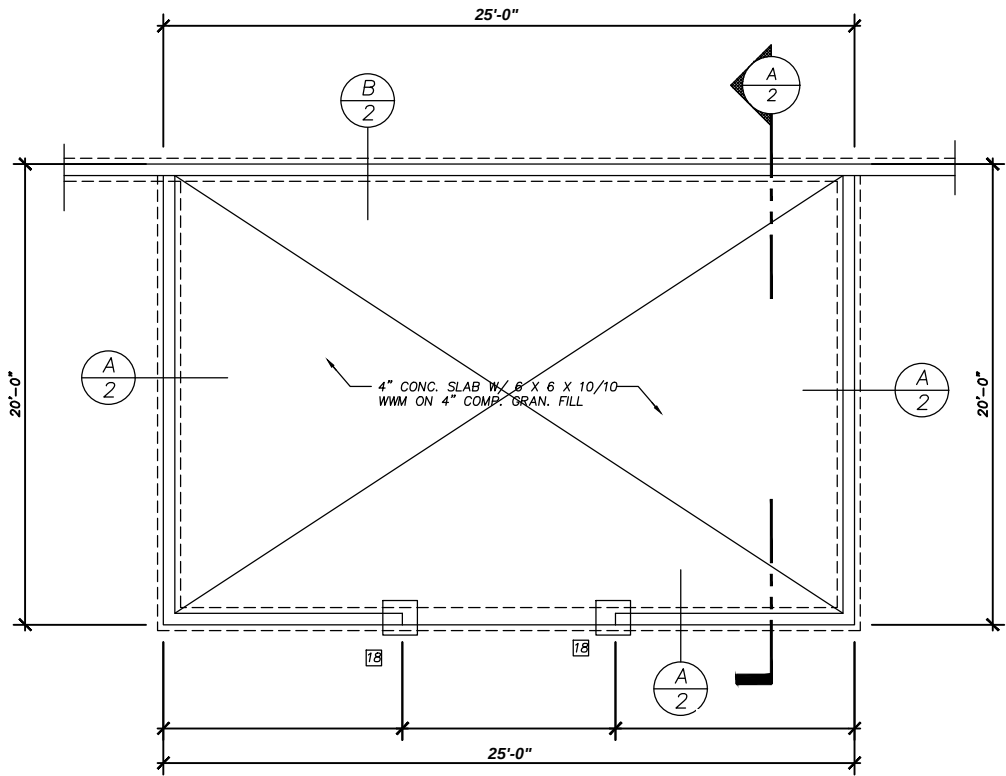
SPECIFICATIONS:	
BUILDING COMPONENTS	NEW
Maximum Allowable Window Area	No Limit
Window Class	U=0.30
Doors, Other than Main Entry	U=0.20
Exterior Main Entry Door (maximum 28 s.f.)	U=0.54
Exterior Wall Insulation	R–21
Underfloor Insulation	R–30
Flat Ceilings	R–49
Vaulted Ceilings	R–30
Skylight Class	U=0.50
Skylight Area	<2%
Basement Walls (that DO NOT extend more than 24" Above Grade)	R–15
Basement Walls (That Extend more than 24" Above Grade)	R–21
Slab Floor Edge Insulation	R–15
Forced Air Duct Insulation	R–8

Taken from Table N1101.1 (1) of the 2017 O.R.S.C.

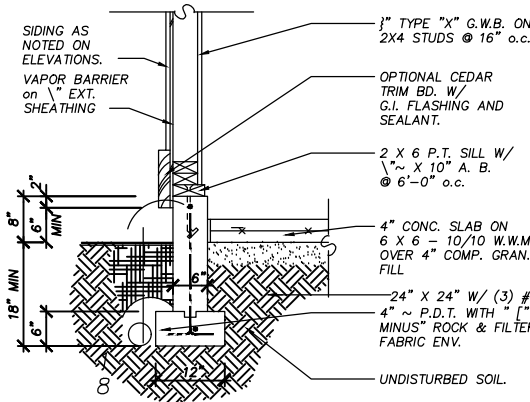
STORAGE SHED FOR SUPPLIES



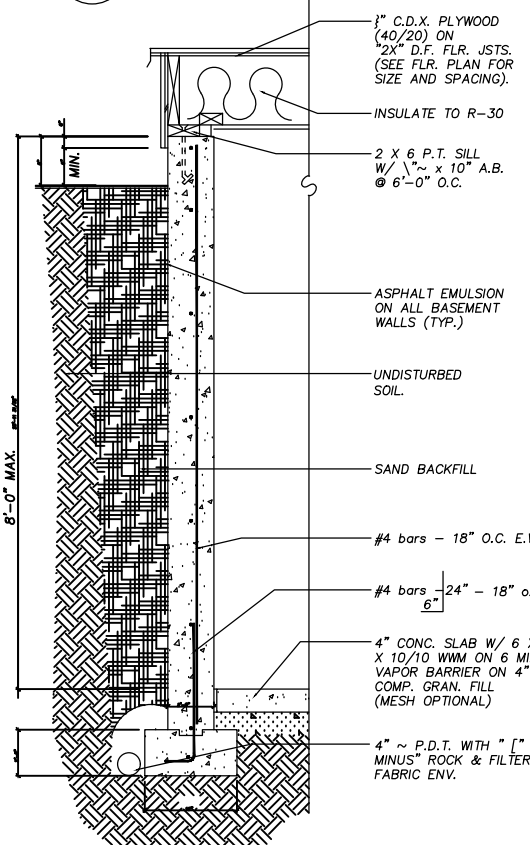
ROOF FRAMING / ROOF PLAN



FOUNDATION PLAN



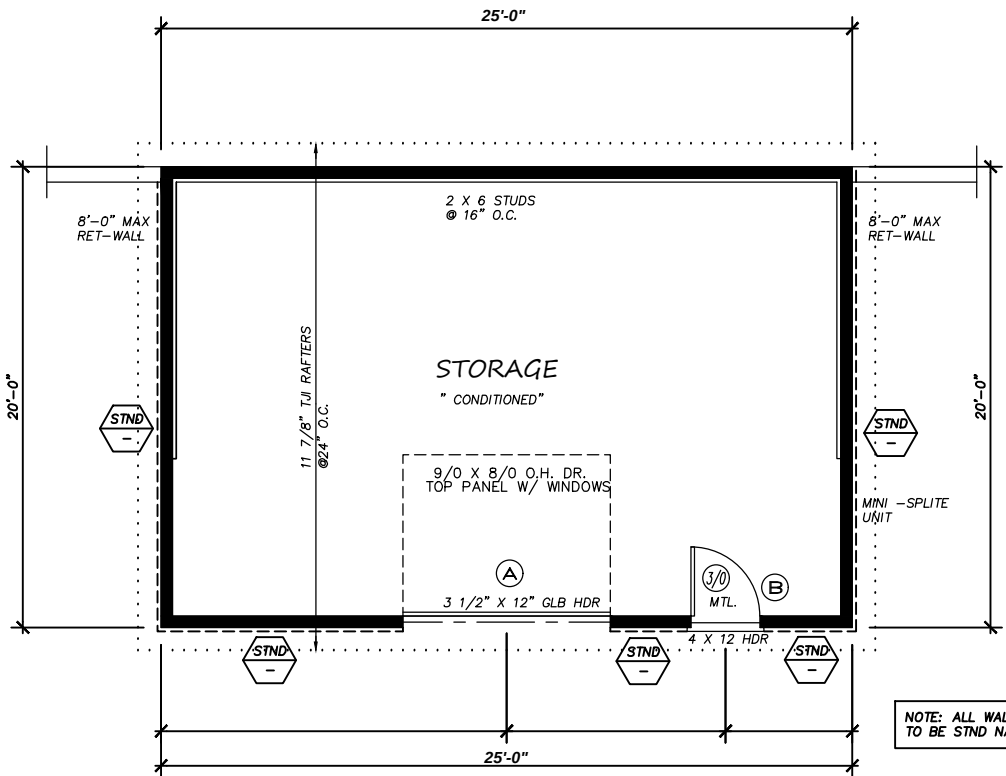
A FOUNDATION DETAIL
SCALE: 3/4" = 1'-0" SB01



B FOUNDATION DETAIL
SCALE: 3/4" = 1'-0" FJ21

GENERAL NOTES:

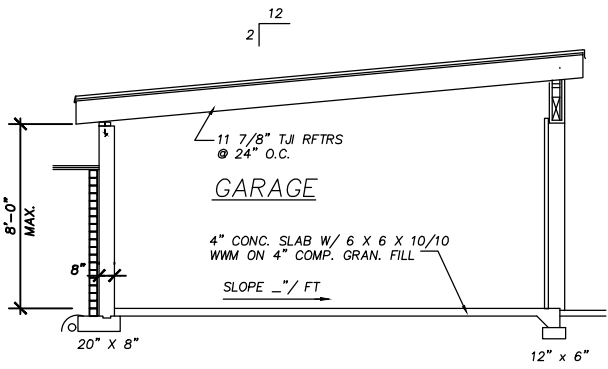
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" O.C. (TYP. U.N.O.).
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. U.N.O.).
3. ASSUME A MINIMUM OF (2) 2 X 4 STUDS AS BEAM SUPPORTS AT BEARING WALLS.
4. ALL WINDOWS AND SLIDING GLASS DOORS SHOWN ARE TO BE VINYL SASH (VERIFY ALL ROUGH OPENINGS).
5. DENOTES INTERIOR BEARING WALL(S).
6. PROVIDE OUTSIDE COMBUSTION AIR FOR ALL FIREPLACES AND FURNACE.
7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE POWER SOURCE.
8. PROVIDE 5/8" TYPE "X" G.W.B. AT ALL ACCESSIBLE AREAS UNDER STAIRS.
9. PROVIDE U.L. LISTED FLUES AT ALL FURNACE AND METAL FIREPLACE LOCATIONS AS REQUIRED BY MANUFACTURER.
10. PROVIDE 18" HIGH NON-COMBUSTIBLE PLATFORM FOR ALL GAS FIRED APPLIANCES LOCATED IN GARAGE.
11. PROVIDE 3" DIA. X 5'-0" CONCRETE FILLED STEEL PIPE BOLLARD IN GARAGE FOR PROTECTION OF FURNACE AND WATER HEATER (EMBED IN 12" DIA. X 24" CONCRETE FOOTING).
12. PROVIDE WATER HEATER SEISMIC ATTACHMENT STRAPPING AS PER MECHANICAL CODE M 1307.2
13. STRUCTURES OVER 3600 SQUARE FEET SHALL BE SPRINKLED. NFPA 13 D SYSTEM OR EQUAL AS PER FIRE CODES.
14. FIRE BLOCKING REQUIRED AT CONSTRUCTION VOIDS AND WALL CAVITIES EXCEEDING 10'-0" IN HEIGHT, AS PER 2014 OSSC
15. MINIMUM 3" X 3" X 1" PLATE WASHERS ON FULL LENGTH OF BRACED WALL LINES PER 2014 OSSC
16. ALL ROOMS CONTAINING BATHING OR SPA FACILITIES SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL AS PER 2014 OSSC
17. PROVIDE CARBON MONOXIDE ALARMS PER R326
18. ALL ATTIC ACCESS DOORS/HATCHES TO BE INSULATED PER N1102.2.3



MAIN FLOOR STRUCTURAL

500 SQ. FT.

CONCRETE FOOTINGS				
(SOIL PRESSURE= 1500 psf)				
	L	X	W	X
	THICKNESS			
12	12	12	12	6
14	14	14	14	7
16	16	16	16	8
18	18	18	18	9
20	20	20	20	10
22	22	22	22	11
24	24	24	24	12
26	26	26	26	13
28	28	28	28	14
30	30	30	30	15
32	32	32	32	*
34	34	34	34	*
36	36	36	36	*
38	38	38	38	*
40	40	40	40	*
42	42	42	42	*
44	44	44	44	*
46	46	46	46	*
48	48	48	48	*
12	12	IN. DIA.	6	
16	16	IN. DIA.	8	
18	18	IN. DIA.	9	
20	20	IN. DIA.	10	
24	24	IN. DIA.	12	
30	30	IN. DIA.	15	
*	16"	THK. FTG. REINFORCED W/ #4 @ 12" O.C. EA. WAY		



A BUILDING SECTION



FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Ken Sandblast / Westlake Consultants
Address: 15115 SW Sequoia Pkwy, Tigard, OR 97224
Phone: 503-684-0652
Email: ksandblast@westlakeconsultants.com
Site Address: 18825 Willamette Drive
City: West Linn
Map & Tax Lot #: 2-1E-14DD / 6100
Business Name: Matin Real Estate
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Proposed development includes parking lot with 20 spaces, 20'x25' storage shed. Access provided via existing driveway over adjacent Tax Lot 6200. See FS-1 for additional information.

Permit/Review Type (check one):

X Land Use / Building Review - Service Provider Permit

☐ Emergency Radio Responder Coverage Install/Test

☐ LPG Tank (Greater than 2,000 gallons)

☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)

* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.

☐ Explosives Blasting (Blasting plan is required)

☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)

☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)

☐ Temporary Haunted House or similar

☐ OLCC Cannabis Extraction License Review

☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2026-0007

Permit Type: SPP-West Linn

Submittal Date: 1-14-26

Assigned To: DEM Arn

Due Date: NA

Fees Due: Ø

Fees Paid: Ø

Approval/Inspection Conditions (For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature] 0430
Fire Marshal or Designee

1-21-26
Date

Conditions: see approved fire service plan.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

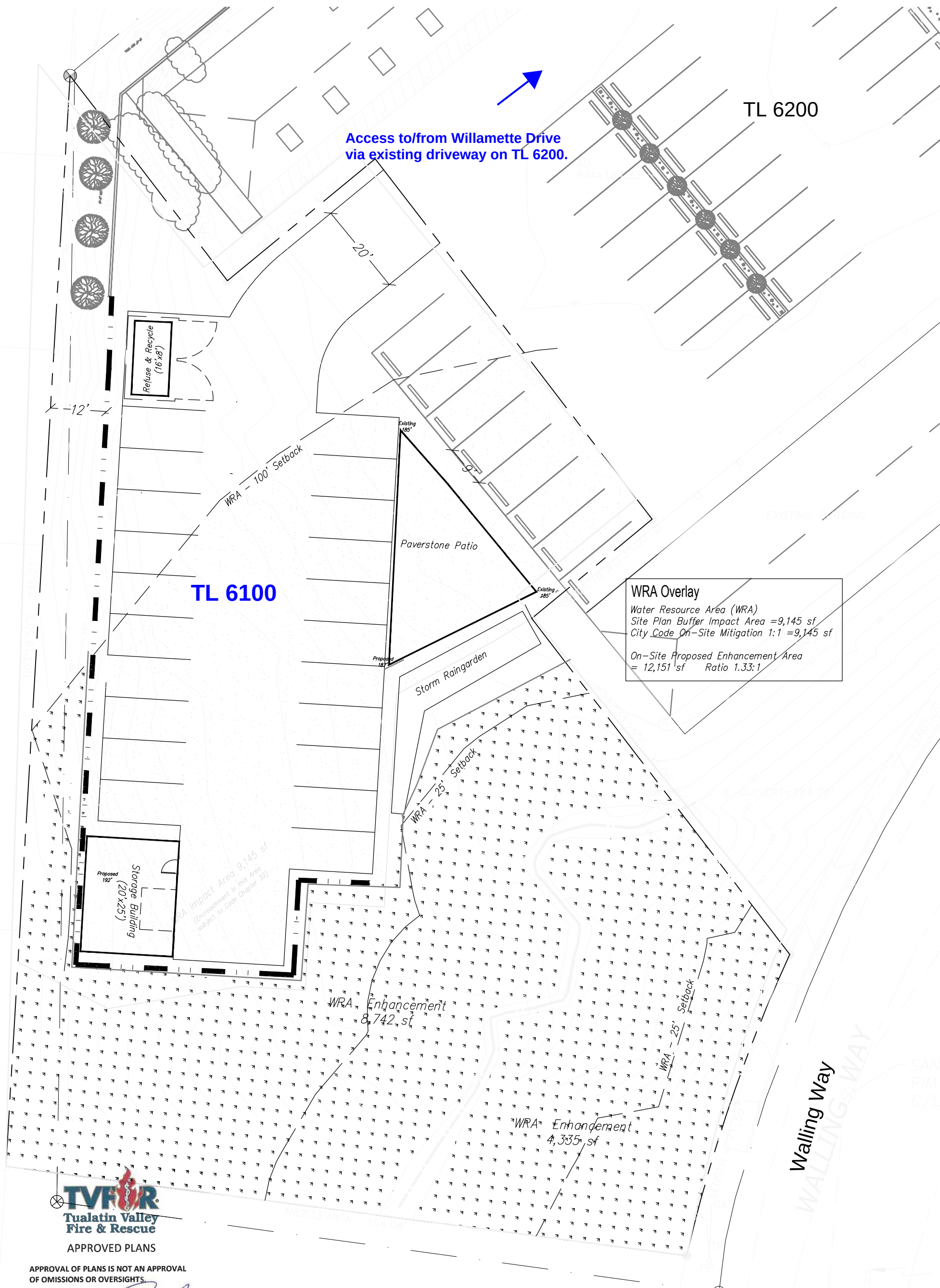
This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date

18825 Willamette Drive - Proposed Commercial Parking Lot with Accessory Storage
Tax Lot 6100 / 2-1E-14DD





FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Ken Sandblast / Westlake Consultants
Address: 15115 SW Sequoia Pkwy, Tigard, OR 97224
Phone: 503-684-0652
Email: ksandblast@westlakeconsultants.com
Site Address: 18825 Willamette Drive
City: West Linn
Map & Tax Lot #: 2-1E-14DD / 6100
Business Name: Matin Real Estate
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Proposed development includes parking lot with 20 spaces, 20'x25' storage shed. Access provided via existing driveway over adjacent Tax Lot 6200. See FS-1 for additional information.

Permit/Review Type (check one):

X Land Use / Building Review - Service Provider Permit

☐ Emergency Radio Responder Coverage Install/Test

☐ LPG Tank (Greater than 2,000 gallons)

☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)

* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.

☐ Explosives Blasting (Blasting plan is required)

☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)

☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)

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For Fire Marshal's Office Use Only

TVFR Permit # 2026-0007

Permit Type: SPP-West Linn

Submittal Date: 1-14-26

Assigned To: DEM Arn

Due Date: NA

Fees Due: Ø

Fees Paid: Ø

Approval/Inspection Conditions (For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature] 0430
Fire Marshal or Designee

1-21-26
Date

Conditions: see approved fire service plan.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

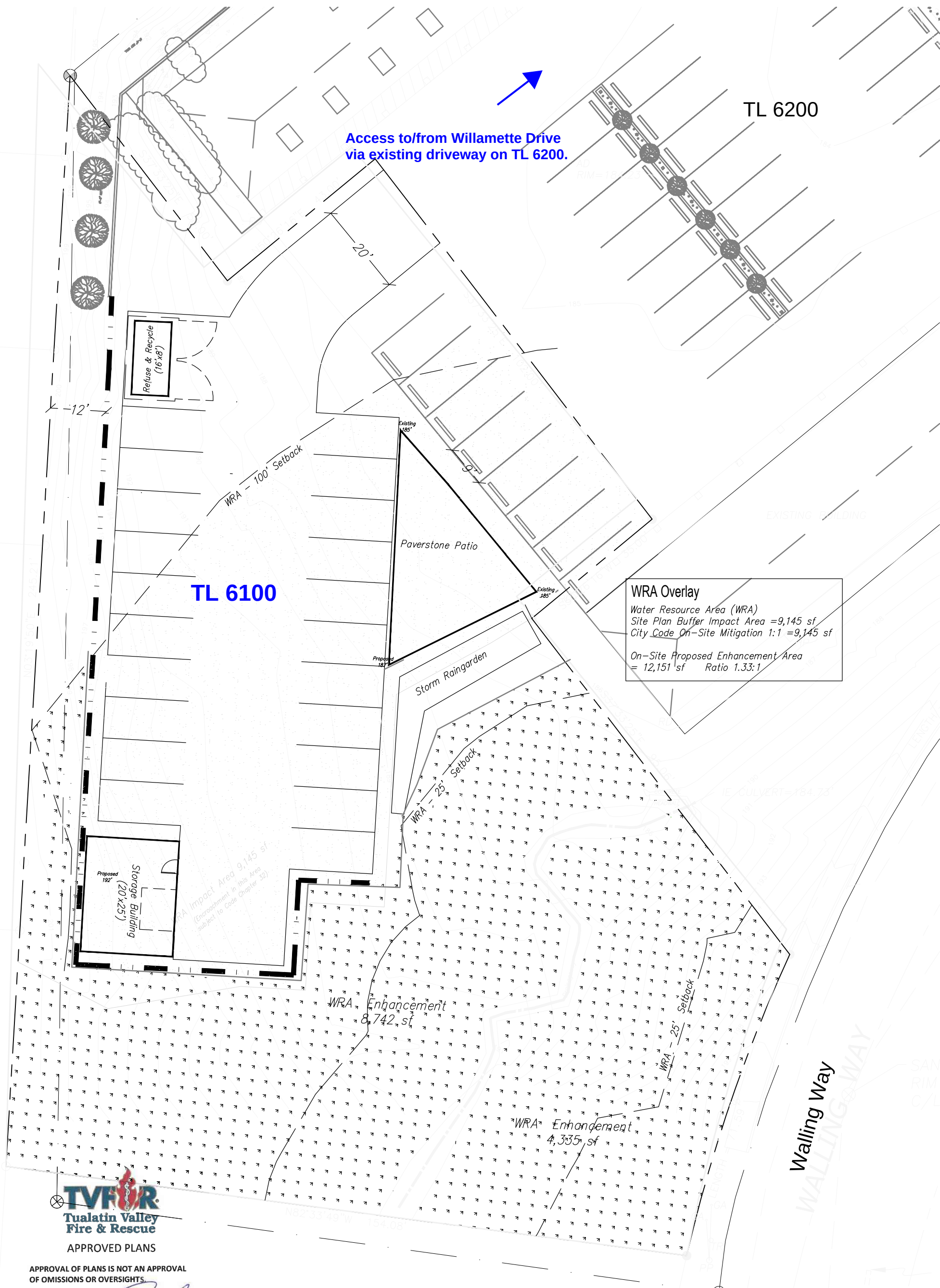
This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date

18825 Willamette Drive - Proposed Commercial Parking Lot with Accessory Storage
Tax Lot 6100 / 2-1E-14DD



FS-1