GLADSTONE PLANNING COMMISSION AGENDA
GLADSTONE CITY HALL, 525 PORTLAND AVENUE

Tuesday, November 20, 2018

6:30 P.M. CALL TO ORDER
ROLL CALL
FLAG SALUTE

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or person in the audience requests specific items be removed from the Consent Agenda for discussion prior to the time the commission votes on the motion to adopt the Consent Agenda.

1. Approval of October 16, 2018 Meeting Minutes

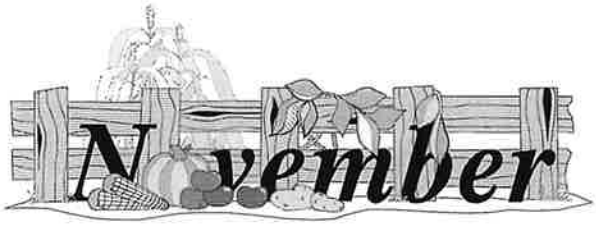
REGULAR AGENDA

2. Monthly Planning Report – October 2018

3. **Public Hearing:** File Z0481-18-D; Z0482-HMV; Z0484-18-WBV, Renovation of existing affordable housing apartment buildings and construction of a new 448 sq. ft. office building on site. River Glen Apartments, 1055 Risley Avenue.

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN



CONSENT AGENDA

GLADSTONE PLANNING COMMISSION MEETING MINUTES of October 16, 2018

Meeting was called to order at approximately 6:30 P.M.

ROLL CALL:
Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Libby Wentz, Commissioner Patrick Smith, Chairman Randy Rowlette

ABSENT:
Commissioner Andriel Langston

STAFF:
Tami Bannick, City Recorder; Melissa Ahrens, Planning Director; Code Enforcement Officer Sean Boyle

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CONSENT AGENDA:

1. **Approval of July 17, 2018 Meeting Minutes**

2. **Monthly Planning Report – September 2018**
   Commissioner de AElfweald made a motion to approve the Consent Agenda. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.

   Chair Rowlette said anyone can request a copy of the reports – they want everyone to understand what they're doing and why. Ms. Ahrens said they track the number of public calls they get, building permits, upcoming issues, etc. There has been a drop-off in the number because the construction season is slowing down. They will be kicking off the housing grant code audit – the City applied for a grant from DLCD for an audit of the code to look at opportunities to improve/streamline it to allow for more housing development and residential development in the City. She explained that on the monopole upgrade they are only replacing/upgrading technology infrastructure on the pole – they are not increasing the height or the leased space on the ground. Commissioner Natalie Smith asked what the digging at Car Planets was for – Ms. Ahrens said they haven't been following up with the City about their submittal of a design review to retroactively approve/reconfigure their landscaping coverage amounts so it has been on her to-do list to look into that.

REGULAR AGENDA:

3. **Public Hearing: File Z0244-18, Proposed Gladstone Municipal Code (GMC) Zoning Code Text Amendments to include changes to GMC Chapters 17.06 (Definitions), Proposed amendments will allow membrane and other temporary structures within the City, however, Zoning Title text changes are proposed to ensure that temporary structures meet the setback requirements of the applicable zoning district and other building and siting criteria if they are to be used on a property for longer than 10 days. Other text changes are proposed to streamline the City process for enforcing Title 17 of the GMC. Proposed text changes would be applicable citywide:**

   Chair Rowlette opened the public hearing and went over the procedures/rules for legislative hearings. He said that ex parte contact is not a concern in a legislative hearing because decision makers are seeking all the input they can get on issues in order to make reasonable decisions on the proposed amendments. They will make a recommendation to the City Council on their findings and the

Council will make a decision. Chair Rowlette asked if any member wished to disqualify themselves for any personal or financial interest in this matter – none did.

Ms. Ahrens gave some history on the proposed amendments. The changes would apply citywide to residential zoning districts only. She went over what the setbacks are – the proposed amendments would require that temporary structures meet the same setbacks as structures in the existing residential zoning districts. There would be no setback restrictions on temporary structures for current activities (no more than 10 days). There are text changes to the enforcement section of the existing zoning code that would streamline the process so it is consistent with the rest of the municipal code. They have not received any formal written or emailed comments since the public notices were provided in September.

Applicant Testimony:
Officer Boyle wanted to clarify that this all came from a town hall meeting approximately two years ago. The Police Department is supportive of the proposal but they are open to modifications. Most of the complaints they receive are regarding membrane structures in the front of residences. They have a "fix a ticket" option where if the violation is taken care of before the court date then there is just a $25 fee. There was discussion regarding greenhouses/exemptions. Ms. Ahrens said that since greenhouses are not defined as temporary structures the setbacks would not apply to them.

Public Testimony:
Bill Osburn said that some public officials say that the more laws we have the higher our property values will be and that is not true. He said perhaps we should look at reducing taxes in Gladstone. He said he has yet to see overwhelming public support for this and other recent changes. He said at the 2016 town hall meeting there were 91 questions asked and three of them had to do with more ordinances on code compliance. There were more questions related to reducing property/utility taxes. He said that mandating the removal of structures from in front of homes does not improve the neighborhood, nor does covering the same vehicles with mismatched tarps. Tarps promote mold/mildew/green growth, get tattered quickly and will not protect people's investments as well. He said there are already laws against storing garbage and junk under these membrane structures so that will not help this issue. He pointed out that this is the exception and not the norm. He said most of these structures are to protect people's investments and covered storage is difficult and expensive. He said these laws are discriminatory in nature because they aren't enforced against everyone – just those who have neighbors who are upset with their choices. He feels some people will use this as a weapon. He feels we need enforcement of current laws. He said this would limit farmers' markets to 10 days. He feels this targets poorer people who can't afford to build a nice garage. He said the fine is potentially $500/day until the owner complies with any code changes. He feels that we have enough laws already if we enforce them. The only thing he supports would be a modification saying these membrane structures need to be properly anchored to the ground for safety reasons.

Clair Coy said they recently updated their home, including installing an RV pad which involved moving their preexisting fence line and losing approximately 400 sq. ft. of backyard. Giving up some backyard was one sacrifice they could make in order to maintain great visibility at the corner and keeping the parking of their RV aesthetically appealing. They are going to be putting up a metal structure to protect the RV from the elements – they cannot afford off-site storage. The structure would sit approximately 70 feet from the front street side of Glen Echo, however, they would not be meeting the side setback on the Dickerson side. Dickerson is not a through street. They would be parking where their backyard used to be. She has been working on a petition that would help aid Gladstone in being able to keep the current codes for temporary structures – she has approximately 70 signatures. She is certain that the people of Gladstone would be okay with some code changes after talking with many of them, but many have concerns about not being able to be part of the decision.

Therefore, if the codes are changed the people of Gladstone just want to be able to vote or to have a say on how it is written. She asked if it was possible to send these changes to the people for voting. Many people said they have not heard anything about these proposed changes. She shared some photos of tarps draped over RV's, properly protected RV's, and the changes made to her home. She feels that everyone should be afforded the option to protect their assets. She wants to ask for consideration of leeway for temporary structures, garages, carports, and accessory buildings at restricted corner lots when it comes to setbacks and building requirements on a case-by-case basis.

Chair Rowlette said there was a lot of discussion about temporary structures and what all they include. The City Council discussed that after the Planning Commission did, and they've had five public hearings on this so he is sorry if anyone missed them but they were well advertised.

Applicant Rebuttal:
Officer Boyle said that the feedback that they had been receiving was mostly regarding the temporary fabric structures, not metal structures. He said there was more than just the one town hall meeting where they obtained input from citizens. The direction from City Council came after that meeting. He said there were a larger number of complaints in years past, but as of late it's been periodic, perhaps 1 - 3/year.

Mr. Osburn said the frames are identical on membrane versus tension metal structures. He said he hasn't heard anyone speak in support of these changes. He said we need to find a more effective method to deliver these messages/information because the public is usually unaware of what's going on. Officer Boyle said that more often than not they are not the same structures when you're talking about tarps versus metal sheeting – most of the tarp tent-like structures are plastic PVC pipe. There was discussion regarding how the structures are anchored.

Commissioner Poole made a motion to close the public hearing. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.

Discussion:
Commissioner Poole said the original concern was identified as a fabric/membrane structure and it was only recently that metal structures were added. He believes the metal structures are a completely different issue. He is a strong advocate for the 20 foot setback out front because he believes the view from the street does have an impact on property value. He feels there should be flexibility when it comes to side yards and the 20 feet from a street on a side street. He said this deals with residential areas – so a farmers' market downtown would not be effected. He feels we are overkilling on some things, but that we do need to do something.

Commissioner de AElfweald said there were two things driving this – aesthetics and safety. He said that regardless of what they do regarding aesthetics there are some aspects on the safety side that can be addressed. He feels that things like making sure that things are installed properly and safely are worthwhile for a code enforcement type issue and aesthetics are less worthwhile. There was discussion regarding the requirements for obtaining a building permit. Commissioner Wentz said that just because no one has come forward in support of this doesn't mean there aren't people out there who do. She realizes it's easier for most people to call Code Enforcement with an issue than contacting their neighbors directly.

Commissioner Patrick Smith said that the town hall meeting focus group that he was in identified code enforcement issues/problems with aesthetics in the neighborhood as the number one concern of citizens. He said that according to a certified financial planner the largest single asset most people have is their home. A number of realtors have told him that a "shaggy" house in a neighborhood is

going to cost you money when you go to sell your home. He feels we need to consider the property values of our fellow citizens as well as the personal rights of property owners – it has to be balanced out.

Commissioner Natalie Smith said it's important that we all get along and that we are all able to be happy about our environment. Codes and ordinances are a tool in which we can uphold certain standards for everyone. The reasoning that came from the work session with the City Council was that for houses that didn't have a garage it would have to comply with the same setbacks as a permanent fixture, as well as safety issues. She has issues with the side setbacks. Ms. Ahrens said there are clear vision standards that are already in the code that would apply to corner lots. There was further discussion regarding different scenarios/options/setbacks/accessory dwelling units. It was agreed that a side setback of 5 feet would make more sense than the 20 feet on a corner lot. There was further discussion regarding a variance for Ms. Coy's situation.

Commissioner Patrick Smith made a motion to reopen the public hearing. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

There was further discussion regarding Ms. Coy's situation.

Mr. Osburn said that PVC structures are probably homemade and the anchoring systems are usually stakes or weights. He wants to make sure that everyone understands that these are temporary structures.

Commissioner Natalie Smith made a motion to close the public hearing. Motion was seconded by Commissioner Poole. Motion passed unanimously.

Discussion:
Commissioner Natalie Smith feels they need to find a resolution to the side setback issue and that they are not ready to vote on this. Chair Rowlette thinks this needs to be sent back to City Council because they need to look at the side setback issue and perhaps the idea of membrane structures being the flexible tarps as opposed to metal and maybe there needs to be two separate parts in the code. Officer Boyle feels there are two issues that need to be addressed – 1) what's going to constitute a membrane structure or, 2) what are the setbacks going to be. Commissioner Natalie Smith feels there needs to be more definition to the metal structures. Commissioner Poole agreed. Commissioner Patrick Smith feels that in terms of aesthetics the metal structures don't fall into the same category as membrane structures. There was discussion regarding requiring permits to put up metal structures. There was discussion regarding the 20 days/year limit for temporary structures. It was agreed to change the limit to 15 days at a time with a limit of 30 days/year total. Commissioner de AElfweald feels that the language on Page 10, #2 & #3 needs to be clear that the fine not to exceed is per offense. Everyone agreed to that. There was discussion regarding the definitions of different structures. Commissioner de AElfweald wants to know whether "attached" would qualify for something that is anchored. It was agreed to change 9 (a) to: Temporary structures shall be located behind the front building line of the primary structure and shall meet the setback requirements for accessory structures of the underlining zoning district. On corner lots the street side setback can be reduced to 5 feet. Commissioner de AElfweald said we need to add a section that says that variances can be done. Ms. Ahrens said she doesn't see anything in the current code that would require it to be in a specific zoning section.

The following modifications were suggested: Under "temporary structures", which would be placed into the discreet residential zoning districts, under "A" – Shall be located behind the front building line of the primary structure and shall meet the setback requirements for accessory structures of the

underlying zoning district. On corner lots the street side setback can be reduced to 5 feet. Under "B" it would say: Exceptions to these standards may be made by the Planning Department for temporary storage of materials as long as the temporary structure is removed within 15 days, is not erected for more than 30 days in one calendar year, and is not seen as a nuisance to the City. On page 10 of the agenda, under #2 of Section 17.98.010, Enforcement Measures – the language would be changed to read: Violation of any provision of Title 17 of this code or condition of approval shall be punished by a fine not to exceed $500 per offense.

Commissioner Natalie Smith made a motion that we recommend these changes to the Gladstone City Council. Motion was seconded by Commissioner Wentz. Ms. Bannick took a roll call vote: Commissioner Natalie Smith – yes. Commissioner de AElfweald – no. Commissioner Poole – yes. Commissioner Wentz – yes. Commissioner Patrick Smith – yes. Chair Rowlette – yes. Motion passed (5 -1) (Commissioner de AElfweald with a no vote).

There was further discussion regarding Ms. Coy's property/structure/setbacks. Officer Boyle said that if these changes are approved a variance would be required.

BUSINESS FROM THE AUDIENCE:

Robert Clark said in 1993 the Planning Commission voted to give a portion of Bellevue Avenue to his parents, who owned the properties he showed on paper. The street was vacated and given to them. They have the property listed on their property. He believes the owner that was offered it back in 1993 did not accept it, has not put it on his tax lot, and is not paying taxes on it. He would like the City to consider, if that's the case, if they would give them the other 30 feet that they gave his neighbor. This would allow him enough room to make three 50 foot plus lots. The information was given to Ms. Ahrens. She said this is more of a tax question. She will look into it.

BUSINESS FROM THE COMMISSIONERS:

Commissioner Natalie Smith:

She noticed that there is more work being done on the home on Gloucester.

Chair Rowlette:

He wanted to poll the Commissioners to see what they think about some training. There was discussion. He asked Ms. Ahrens about the Olson Wetlands. She said she has never been contacted by Mr. Cutting and she hasn't seen a pre-application request. She said there is a project at River Glenn apartments – they are doing a large scale renovation to improve the livability of the property. Since they are within a water quality resource area overlay they are required to do a wetland delineation of the off-site Olson Wetland and that is with State Lands right now. The package should come before the Planning Commission in November.

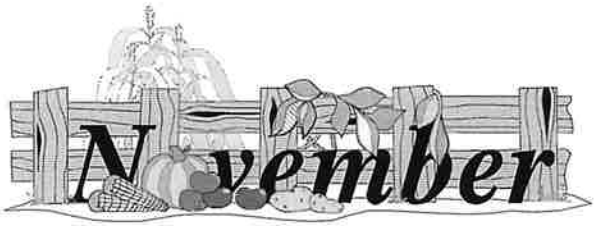
ADJOURN:

Meeting adjourned at approximately 8:52 P.M.

Minutes approved by the Planning Commission this _____ day of _____, 2018.

_____

Randy Rowlette, Chair



REGULAR AGENDA

City of Gladstone Monthly Report | OCTOBER 2018

PUBLIC CONTACTS/PLANNING ACTIONS

CUSTOMER CONTACT/Planning Actions	March	April	May	June	July	August	September	October	YEAR TOTALS
Customer Service Counter Contacts	9	5	11	9	5	6	10	8	75
Customer phone contacts	45	40	70	55	30	65	37	41	443
Building Permits Issued	1	6	6	2	1	1	2	2	26
Pre-application conferences	0	0	0	0	0	2	0	3	6
Administrative Decisions	0	0	0	0	1	0	0	0	1

PLANNING COMMISSION ACTIONS/DECISIONS

- Z0244-18 NUISANCE CODE UPDATE ZONING TEXT CHANGES; RECCOMENTADION OF APPROVAL TO THE CITY COUNCIL

CITY COUNCIL ACTIONS/DECISIONS

- NONE

PRE-APPLICATION CONFERENCES

- CHILDREN'S COURSE CLUBHOUSE PROJECT; 19825 RIVER RD
- GLADSTONE 1ST BABTIST SCHOOL PROJECT; 6125 CALDWELL RD
- GLADSTONE CITY HALL PROJECT

BUILDING PERMITS

OCTOBER

Date	Address	Building Permit #	Description
10/30/2018	545 Columbia	B0579518	Demolish Carport
10/30/2018	545 Columbia	B0579418	Demolish SFR

FUTURE ITEMS/PROPERTY UPDATES

Location	Topic	Person who Contacted Planning Staff
Citywide	Nuisance Code Updates for City Council	N/A
1055 Risley Avenue	Design Review and associated environmental overlay land use approvals for new office building and site renovation of existing apartment complex	N/A

AGENDA
ITEM #3

Agenda Item No. 3

PC Meeting Date: 11/20/18

DECISION: DESIGN REVIEW

Application No.:	**Z0481-18-D; Z0482-18-HMV; Z0484-18-WBV**
Applicant:	**Northwest Housing Alternatives**
Project Location:	**1055 Risley Ave, Gladstone; Tax Lot**
Project Description:	**Renovation of existing affordable housing apartment buildings and construction of a new 448 sq. ft. office building on site.**

SUMMARY OF PLANNING COMMISSION DECISION

The Planning staff are recommending APPROVAL of the Design Review application Z0481-18-D, Habitat Conservation Overlay Map Verification application Z0482-18-HMV, and water quality resource area map determination Z0484-18-WBV and recommend the following findings and following conditions in support of approval: (1)Lighting (2) Signage, (3) ADA Access, (4) Sanitary and Sewer (5) Public Works Approval, (6) Fire Department Approval, (7) Water Quality Resource Area Replanting (8) Final Occupancy (9) Design Review Plans(10) Endangered Species Act.

The subject property, comprised of one tax lot, is approximately 2.19 acres in size and was developed with a 44 unit multi-family apartment complex in 1971-1972 according to Clackamas County assessor records. The subject property has been in use as a multi-family apartment complex since the time of its initial construction and currently functions to provide low-income housing. The proposed project would involve an maintenance and remodeling of all the existing apartment buildings as well as the addition of a new 448sq. ft. office building for on-site apartment management. The existing apartments are legally non-conforming in regards to their property setbacks, landscaping, and other code requirements of the building and siting design chapter of the Code. As such, the Design Review application will be limited to the review of the new office building and not the apartment renovation project. A Water Quality Resource Area (WQRA) overlay extends onto the northwest side of the property and abut the southern edge of the Olson wetland complex. As such, the applicants have also submitted an application for a WQRA map determination. Likewise, a Habitat Conservation Area (HCA) overlay is mapped approximately 20ft. from the proposed property line and applicants have also submitted a HCA map verification application.

The proposed multi-family accessory office building would be consistent with the permitted accessory building provisions of the MR zoning district and would be compatible with the uses in the surrounding area. As proposed and conditioned, Planning staff can find the application consistent with all applicable standards from Title 17 of the Gladstone Municipal Code (GMC) and are recommending the Planning Commission approve this Design Review application. The standard of review for the proposed project is the City of Gladstone's Municipal Code Zoning and Development Title 17. As conditioned, the proposed project is consistent with all applicable Title 17 Code sections.

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EXHIBITS
Exhibit 1. Location Map
Exhibit 2. Wetland Delineation
Exhibit 3. HCA Overlay
Exhibit 4. 1970's Building Permit

APPENDIX: SUBSTANSIVE FILE DOCUMENTS
A. Application Materials

I. REQUEST FOR COMMENTS

Sent to: Property owners within two hundred fifty (250) feet of the subject property, City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering, Tri-Cities
Responses Received: None

II. STANDARD CONDITIONS

1. **Expiration.** This approval shall remain valid for one year following the date of approval. If use has not commenced by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension prior to expiration of approval.

2. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Planning Director for the City of Gladstone,

3. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the City Planning Department an affidavit accepting all terms and conditions of the permit.

4. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

5. **Building Permits.** The applicant shall obtain required building permits from Clackamas County. The applicant shall comply with requirements of the permits.

III. SPECIAL CONDITIONS

1. **Lighting.** Any new on-site lighting shall comply with Subsections 17.44.020(4) and (5) of the GMC, including compliance with IES standards. "Dark sky" fixtures shall be used to the extent possible. Developer to submit final lighting plan showing compliance prior to issuance of final occupancy permit.

2. **Signage**. All signs shall meet the provisions of Subsection 17.52 of the GMC.

3. **ADA Access.** This approval is subject to the development complying with the provisions of the Americans with Disabilities Act (ADA), including provisions for curb ramps.

4. **Sanitary and Sewer.** The proposed development shall meet all sanitary and storm sewer requirements pursuant to WES and Chapter 17.56 of the GMC.

5. **Public Works Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall receive approval in writing from the Gladstone Public Works Department indicating all requirements from that agency have been satisfied.

6. **Fire Department Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall receive approval in writing from the Gladstone Fire Department indicating all requirements from that agency have been satisfied.

7. **Water Quality Resource Area Replanting.** The applicant will coordinate with the Clackamas County Soil and Water District (CCSWCD) to determine if there are any native plantings needed along the northern property boundary next to the designated wetland channel. Any new plantings will be conditional on the following factors: those plants deemed by CCSWCD planning staff to have a true conservation benefit to the wetlands, receiving funding from CCSWCD to cover the costs of these plantings, and those plants conforming with the Native Plants list from the City of Gladstone.

8. **Final Occupancy.** PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, all conditions of the design review approval shall be met.

9. **Design Review Plans.** Any changes in the approved design review plans shall be submitted and approved prior to execution. Any departure from the approved design review may cause revocation of building permits or denial of the final certificate of occupancy.

10. **Endangered Species Act.** The approval of the application granted by this decision concerns only the applicable criteria for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

IV. FINDINGS AND DECLARATIONS

The Planning Commission hereby finds and declares:

A. Project Location and Proposed Development

The subject property, comprised of one tax lot, is approximately 2.19 acres in size and was developed with a 44 unit multi-family apartment complex in 1971-1972 according to Clackamas County assessor records. The subject property is zoned Multi-family residential (MR) and has been in use as a multi-family apartment complex since the time of its initial construction. The apartment complex receives federal Department of Housing and Urban Development (HUD) funding and currently functions to provide low-income housing. The proposed project would involve maintenance and remodeling of all the existing apartment buildings as well as the addition of a new 448sq. ft. office building for on-site apartment management. Additionally, based on complaints regarding the use of Risley Avenue as a smoking area for the residents, the applicants are proposing to establish a designated smoking area with seating and cigarette collection station in the northwest corner of the property with the intention of relocating any residents that are smoking from the sidewalk to an accessible area within the property boundary.

The existing apartments are legally non-conforming in regards to their property setbacks, landscaping, and other code requirements of the building and siting design chapter of the Code. The proposed apartment remodeling and maintenance project is allowed as a zoning exception pursuant to Section

17.76.020(3), which exempts maintenance, repair and remodeling of non-conforming developments from code requirements for Design Review approval. The applicant is applying for the appropriate building permits for the remodeling and maintenance work from Clackamas County's Building Codes Department. The proposed remodeling and building maintenance includes replacement of existing siding with fiber cement, new asphalt roofing, vinyl windows, plumbing, recoating of asphalt parking spaces, and replacement of sidewalks, as needed. As such, the only development subject to the Design Review application is the addition of the 448 sq.ft. apartment office building. Therefore the Design Review findings will be limited to the consistency review of that proposed development only.

However, due to the presence of the WQRA and HCA overlay on the site, the proposed project also requires the approval of the WQRA map determination and the HCA map verification. The applicant has submitted applications for both of these approvals and they are combined with this Design Review staff report pursuant to GMC Section 17.25.060B(4) and 17.27.030(1). The applicants have submitted all of the required filing materials for a complete application for both the HCA and WQRA review. No proposed development will occur within the HCA or WQRA overlays or the required buffer zones.

B. Design Review Consistency Findings

Design Review

Chapter 17.80 of the GMC establishes the requirements for design review. Pursuant to Subsection 17.80.021(1), site development in the MR zoning district is subject to design review.

Section 17.80.061 lists submittal requirements for Design Review and the application as submitted satisfies these requirements. *Section 17.80.100(1)* provides for approved design review to remain valid for one year. If construction has not begun by that time, the approval may be renewed once by the Planning Commission for not more than one year.

Chapter 17.14 of the GMC establishes basic requirements for the Multi-Family Residential Zoning District, and Section 17.20.030 identifies accessory uses permitted in the District.

The new apartment office building is proposed to function as an accessory building to the main multi-family apartment complex in Municipal Code Section 17.14.030 (Accessory Uses Allowed) in the MR zoning district. The proposed apartment building meets the requirements of GMC Section 17.14.030, including the 450 sq. ft. size limitation.

The applicant's submittal materials explain that the proposed apartment office building would be for an on-site manager and resident services, ancillary to the primary multi-family use of the site and would be a one-story building more than 20 ft. from all nearby existing residential structures and 88 ft. from the nearest property line. This criterion is met.

General Siting and Design

Chapter 17.52 of the GMC establishes sign requirements.

Chapter 17.54 of the GMC establishes clear vision requirements.

Section 17.44.020(5) of the GMC establishes lighting standards. 17.44.020(6) establishes illumination level standards. It requires all on-site lighting to be designed, located, shielded ore deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle.

Section 17.44.020(2) requires buildings to have energy efficient designs.

Section 17.44.022 requires new multi-family buildings, including accessory buildings to comply with specific Design Standards only if they are visible from R.5 or R.7 residential zoning districts.

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. All roof-mounted fixtures and utility cabinets or similar equipment, which must be installed above ground, shall be visually screened from public view.

Chapter 17.44 of the GMC identifies standards for building siting and design. These standards apply to all development that is subject to Design Review.

Section 17.44.020(4) of the GMC deals with building materials. That Section requires buildings be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco. Screening of roof-mounted equipment is also discussed in this section. Metal siding is only permitted to be used for buildings, or the portions of buildings, that are not visible from a road or adjacent property.

The proposed buildings are consistent with the required dimensional standards for the MR Zoning district. The MR zoning district implements a maximum height of one story for accessory buildings and requires a 20 ft. front setback, 5 ft. side setback, and a 15 ft. rear setback. The main resident and apartment office employee entrance would remain the same and ingress and egress would be from Risley Ave, which is accessed off of W. Gloucester st. No other changes to building footprint or site improvements are proposed. As such, all dimensional standards are met.

The proposed apartment office building is designed consistent with all applicable design standards of 17.44.022 including roof and window design, as documented in the submitted plan set dated August 8th, 2018 prepared by Bergsund Delaney Architecture. The design standards of 17.44.022(1) are not applicable since the proposed apartment office is not visible from a R.5 or a R7.2 residential zoning district.

Section 17.44.020(2) requires buildings to have energy efficient designs. The proposed apartment office building includes windows to provide adequate light and ventilation and has single story walls with 2 ft. overhangs to shade walls and windows. The building will also be required to meet the energy codes of the Oregon Structural Specialty Code, which will be evaluated through the building permit process. This is consistent with this subsection of the GMC.

Section 17.44.020(6) of the GMC establishes illumination level standards and requires that all on-site lighting shall be designed, located, shielded or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle. Regarding lighting, the applicant proposes to install shading on all of the existing lighting poles (presumably constructed with the initial apartment building and site improvements in the early 1970's) that will direct light downwards at the ground and limit

offsite light spill. Only one new lighting fixture is proposed as part of the Design Review application that will be attached to the apartment office building and 162 ft. away from any property line. To ensure that the standards of this code section are met, the Planning Commission is including **Special Condition No. 3** to require the submittal of a final lighting plan indicating the proposed light shading and consistency with Dark Skies lighting standards.

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. Only one new electrical feeder from an existing panel to a new structure is proposed and it will be located underground.

Section 17.44.020(8) regarding trash disposal and recycling collection requires new construction to incorporate functional and adequate space for on-site storage and efficient collection of mixed solid waste and source separated recyclables prior to pick-up and removal by haulers. The site currently has three trash storage areas totaling 254 sq. ft. which, even with the construction of the new office building, meet the requirements dictated by Section 17.44.020(8)(b).

Only one new 3 inch by 8 inch sign is proposed and it would be mounted on the proposed apartment office building. The proposed sign would be exempt from the GMC code requirements pursuant to 17.52.050 of the Sign section due to its small size. All other existing signage is associated with the legally non-conforming apartment complex and is not subject to Design Review.

Landscaping

Chapter 17.46 of the GMC identifies landscaping standards and states that these standards are applicable to all developments subject to design review.

Subsection 17.46.020(2)(a) requires that a parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than ten square feet per parking space.

Subsection 17.46.020(3) requires that provisions for irrigating planting areas be made where needed.

Subsection 17.46.020(4) requires landscaping to be continuously maintained.

Subsection 17.14.050 requires a minimum of 20% of the lot to be landscaped.

The existing landscaping coverage is approximately 38,619 sq. ft. and equals 39% of the total site area. No modifications to the existing landscaping coverage are proposed and, as such, the proposed apartment office building and site in general are consistent with the GMC's 15% landscaping coverage requirement. Furthermore, all parking areas are bordered by a 10 ft. landscaping strip totaling approximately 3,690 sq. ft. Parking along Risley Ave. is bordered by a 10 ft. landscaping strip and on the southern lot line by a 5 ft. landscaping strip, which contains mature trees, shrubs and vegetative ground cover. Existing pedestrian walkways are raised and separated by curbs or wheel stops and are ADA compliant. The existing irrigation system will remain and no changes are proposed. As such, the proposed project is compliant with applicable landscaping standards of the GMC.

Parking and Access

Chapter 17.48 of the GMC regulates off-street parking and loading. At time of construction, enlargement or change of use of any structure or development subject to Design Review (and except as provided for in the C-2 District), off-street parking spaces shall be provided as described in this Chapter unless greater requirements are otherwise established in the Gladstone Code.

Section 17.48.040(1)(a) requires parking and loading areas to be paved with asphalt and/or concrete meeting city standards, maintained adequately for all-weather use and so drained as to avoid flow of water across public sidewalks.

Section 17.48.040(2)(a) states that required parking spaces must be located within two hundred feet of the building or use they are required to serve.

Section 17.48.040(2)(d) requires groups of more than four parking spaces to be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces.

Section 17.48.050 establishes requirements for bicycle parking.

Chapter 17.50 of the GMC establishes the requirements for vehicular and pedestrian circulation.

Subsection 17.50.020(1) requires that provisions be made for the least amount of impervious surface necessary to adequately service the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles.

Subsection 17.50.020(3) requires curbs, associated drainage and sidewalks within the right-of-way or easement for public roads and streets.

Subsection 17.50.020(5) requires provisions to be made for the special needs of the handicapped.

Subsection 17.50.020(6) pertains to pedestrian access.

Subsection 17.50.020(7) deals with new development requiring full site design review that, when completed, generate an average daily traffic count of 1000 trips or greater. In such case, a transit stop shall be provided.

Section 17.50.040, Streets and Roads Generally:

The proposed project would be located off of Risley Ave., a road accessible off of W. Gloucester that functions as the main access way to the RiverGlen apartment complex as well as one other multi-family apartment complex on an adjacent lot in separate ownership. The proposed project is not anticipated to result in levels of traffic that would exceed the capacity of Risley Ave., W. Gloucester St., or adversely impact existing traffic flow in this area of the City. The proposed apartment maintenance and remodeling would not create additional units or increase the occupancy potential of the apartment

complex and the proposed office building would only accommodate apartment management and residential services staff that have been regularly working on site already. The proposed office building would not add additional trips beyond the existing amount and would not have any adverse impacts on City traffic circulation or road capacity.

From the applicants submitted materials and site plan it appears that there are 82 existing parking spaces provided on site. Based on the requirements of GMC Section 17.48 the site is required to provide at least 1.5 spaces per dwelling unit and 1 space per 370 sq. ft. for an office use. As such, the site is already providing more than the required parking amount of 67 spaces. As such, no additional parking spaces are required as part of the proposed apartment office building.

Additionally, the parking area is already screened from the adjacent residential apartment complex with a site obscuring fence, consistent with GMC section 17.48.040 (1). All parking spaces are located within 200 ft. of a building entrance and no parking spaces require maneuvering within a right of way. Parking spaces along the outer boundaries of the existing parking lot are contained by curbs or wheel stops and will be appropriately striped and marked as part of the proposed parking lot re-paving component. Existing parking spaces and drive aisles already meet the dimensional requirements of Tables 2 and 3 and Figure 1 of GMC Section 17.48.040. No bicycle parking is currently provided on site, however, the applicants are proposing to install 9 new covered bike parking spaces, an amount greater than the 4 that are required by GMC Section 17.48.050. As such, the Planning staff find the project, as proposed, is consistent with the access and parking requirements of the Municipal Code.

Drainage and Stormwater

17.56.010 [Drainage] Applicability.
The development standards for surface water drainage shall apply to all new or redevelopment activities in the City of Gladstone that result in the creation or disturbance of 5,000 square feet or more impervious surface except for substantial improvement or lesser remodel or reconstruction of existing single-family or two-family dwellings.

17.50.020 Vehicular and pedestrian circulation generally.
Vehicular and pedestrian circulation facilities, including walkways, provisions for the handicapped, interior drives and parking as provided under GMC Chapter 17.48 (off-street parking and loading), shall be designated as follows:

(1) Impervious Surface. Provide for least amount of impervious surface necessary to adequately serve the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles.
[...]

The proposed commercial building addition is 448 sq. ft., which would be less than the 5,000 sq. ft. threshold cited in Section 17.56.010 of the GMC. As such, the drainage standards of the GMC, Chapter 17.56 would not apply to the proposed project.

Furthermore, no new vehicular and pedestrian circulation facilities are being added that would need to meet the impervious surface requirements of 17.50.020. Therefore, the project, as proposed, can be found consistent with the applicable drainage and storm water requirements of the GMC.

C. Water Quality Resource Area (WQRA) Map Determination Findings

17.27.020 Applicability.
The WQRA chapter shall apply to development in the WQ district. The WQ district is composed of water quality resource areas and is an overlay district. "Water quality resource areas" means vegetated corridors and the adjacent protected water features as established by this chapter.

17.27.042(2) Administration.
Establishes the application requirements for a WQRA map determination.

17.27.040 Uses Within the WQ District.
Establishes uses allowed outright, uses allowed under prescribed conditions, and uses subject to review.

The mapped WQRA overlay for Title 3 regulated wetlands extends onto a portion of the property's northwest property line. Therefore, Chapter 17.27 of the GMC applies to the subject property. However, to verify the accurate location of the WQRA in relation to the proposed office development, the applicants applied for a WQRA map determination pursuant to GMC Section 17.27.042(2). A wetland delineation was prepared by the Applicant's consultant Shott and Associates dated October 1st, 2018 and indicates that a ditch extending from the northeast property boundary to the southwest constitutes a regulatory wetland and is a WQRA. The Department of State Lands (DSL) provided concurrence on the subject wetland delineation via a letter dated October 24th, 2018. No grading or site improvements are proposed within the WQRA or the 50 ft. buffer area, specified by GMC Section 17.27.020 and the proposed office development is located over 50 ft. from the edge of the delineated wetland. However, construction staging and internal apartment remodeling and exterior maintenance work, such as siding replacement, will occur within the WQRA. Section 17.27.040(2) lists uses allowed under prescribed conditions within the WQRA and includes: *"Additions, alterations, rehabilitation, or replacement of existing structures, roadways, driveways, accessory uses and other development that do not increase existing structural footprints in the water quality resource area where the disturbed portion of the water quality resource area is restored and vegetation is replaced with vegetation identified on the Gladstone Native Plant List;"* The proposed maintenance and remodeling work will not increase the structural footprint of the existing structures and the applicant is also proposing to work collaboratively with the Clackamas Soil and Water Conservation district (CCSDWCD) to replant the disturbed wetland ditch with plants from the Gladstone Native Plant List. In a conversation the applicant had with planning staff at CCSWCD on 11/13/18, Jason Faucera indicated that they are able to conduct a site visit, provide a planting plan/guidance, and have funding to contribute towards plantings they determine are necessary. Special Condition No.7 is recommended to track the replanting efforts of the upland riparian corridor of the mapped wetland. As such, the proposed maintenance and remodeling improvements within the WQRA area can be considered a use allowed under prescribed conditions and the development standards of GMC Section 17.27.045 do not apply.

D. Habitat Conservation Area (HCA) Findings

17.25.020 Area of Application.
Chapter 17.25 applies in the Habitat Conservation Area District (HCAD). The HCAD applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 6 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA.

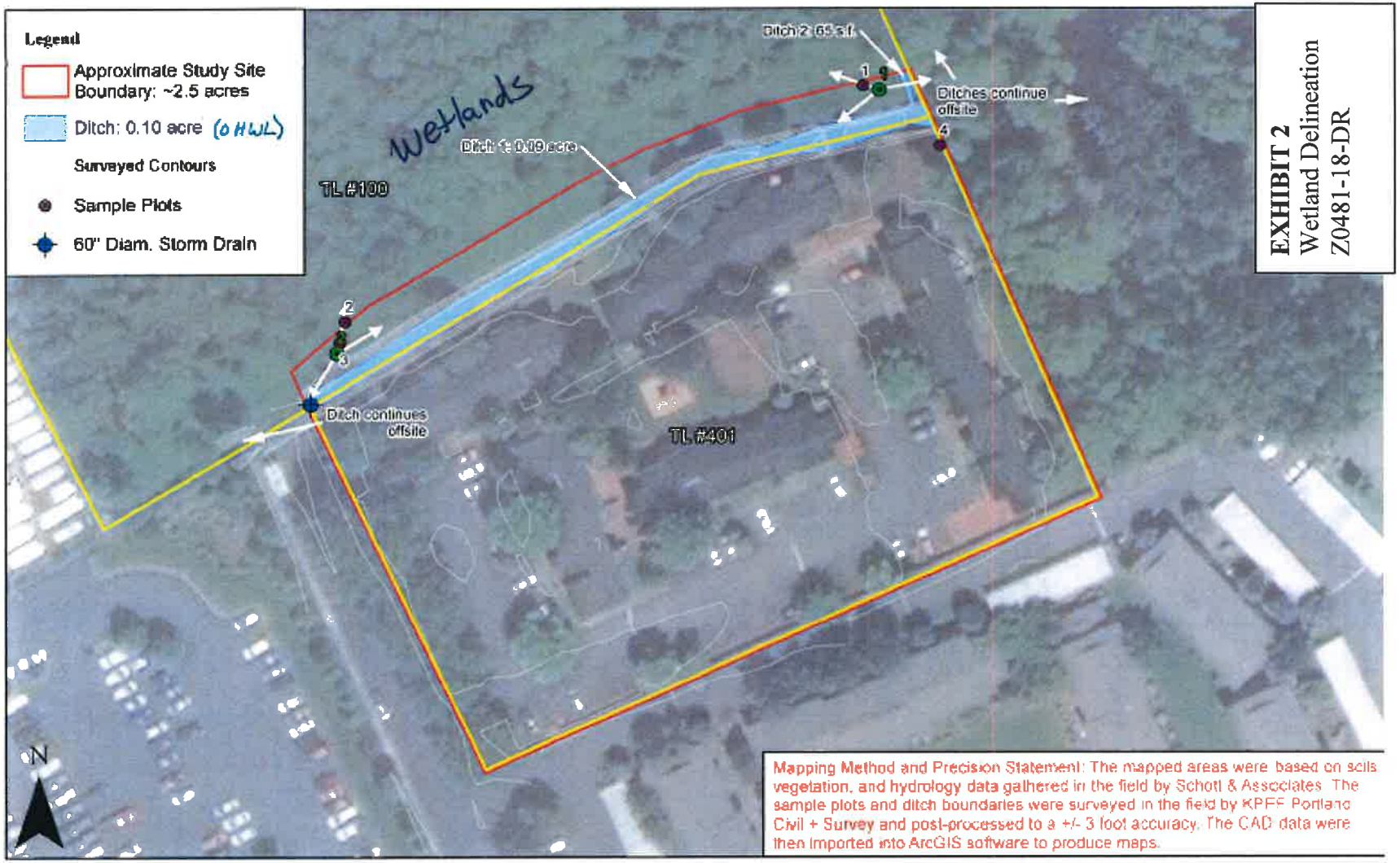
17.25.060 Development Review Requirements.
In order to confirm the location of an HCA, HCA Map Verification, consistent with Section 17.25.090, shall be required

17.25.040 Exempt Uses
Establishes uses exempt from the requirements of Chapter 17.25.

The proposed apartment maintenance and remodeling project occurs within approximately 15-25 ft. of the mapped HCA and as, such, the applicant was required to submit a HCA map verification application. The applicant chose to concur with the location of the mapped HCA pursuant to Section 17.25.090A(1). As such the mapped HCA overlay (shown in Exhibit 3) applies to a portion of the area proposed for apartment maintenance and remodeling. However, Section 17.25.040(E) exempts *"maintenance, alteration, expansion, repair, and replacement of existing structures, provided that the building footprint is not increased"*, from the requirements of Chapter 17.25. Since the proposed apartment maintenance and remodeling project is an exempt use and the proposed new office building lies outside of an area regulated by the HCA overlay, the proposed project is not required to obtain a HCA construction management plan or HCA development permit.

EXHIBITS

EXHIBIT 1
Location Map
Z0481-18-DR



Date: 9/28/2018

1 inch = 75 feet

Data Source: ESRI, 2018; Clackamas County GIS, 2018

Figure 6. Wetland Delineation Map

SCHOTT & ASSOCIATES, Inc.

plot 2 is just outside the boundary and at the edge of an extensive wetland complex

SE Risley Avenue Project Site: S&A #2636

0 50 100 200 Feet

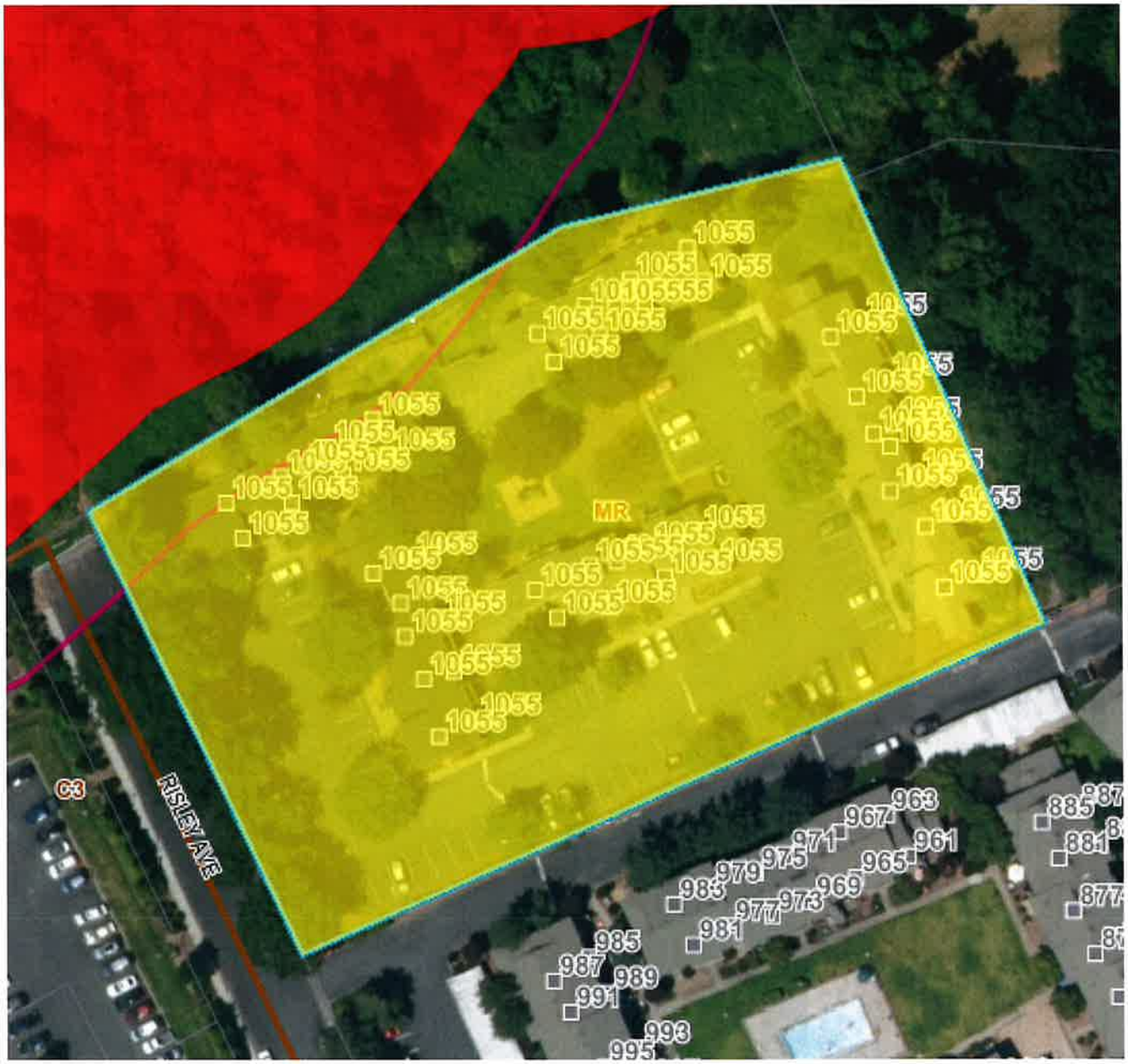
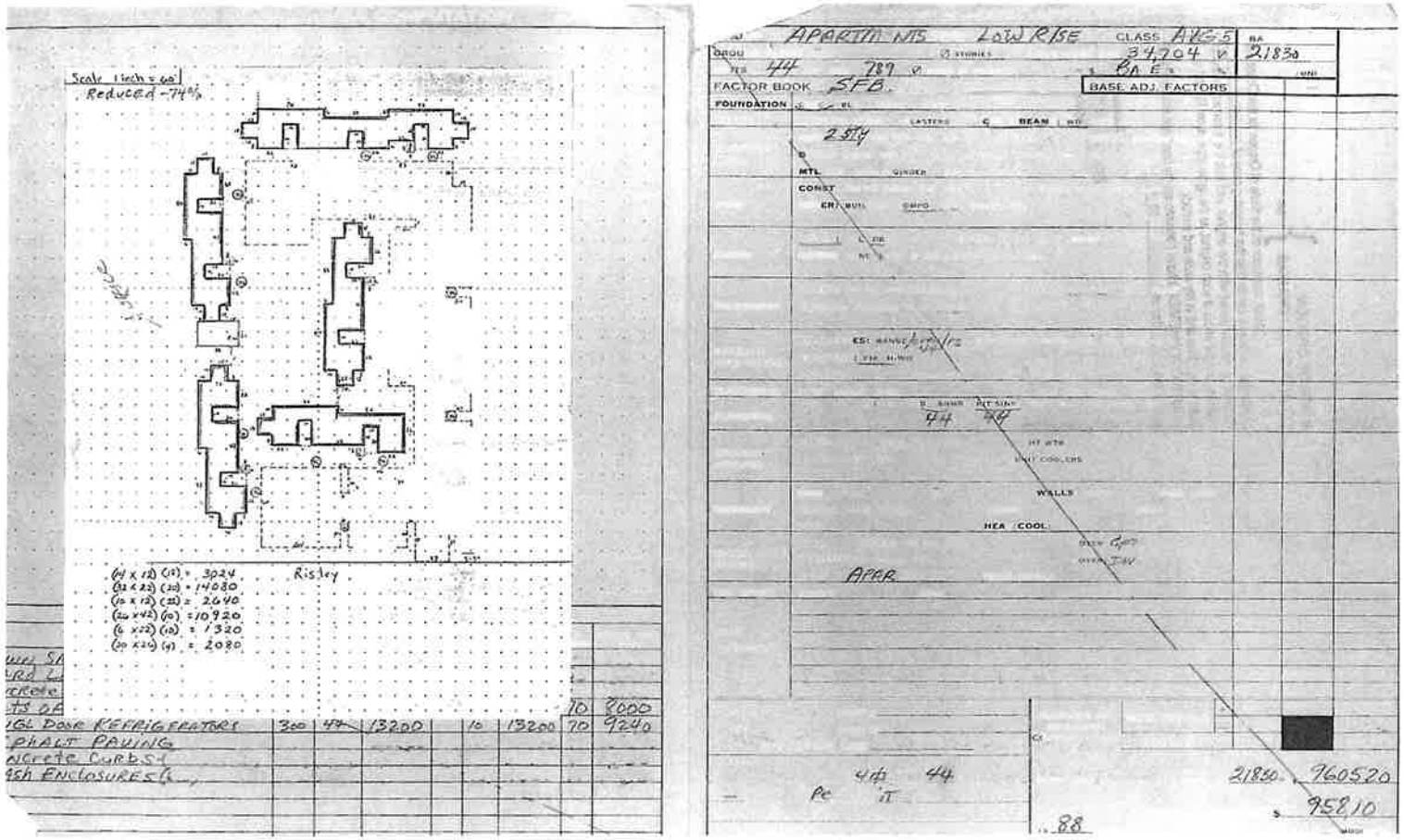


EXHIBIT 3
HCA Overlay
Z0481-18-DR

EXHIBIT 4
1970's Building Permit
Z0481-18-DR



Attachment A

DESIGN REVIEW LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.
Submit all land use applications and correspondence to:
Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A DESIGN REVIEW LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A.".
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: Z0481-18-D

Other Related Permit Applications: _____

Pre-app: Staff _____ Date _____

Staff Member: _____

Date Received: 10-1-18 Fee 650-

Zone: MR

Hearing Date: _____

Comp. Plan: _____

• APPLICANT INFORMATION •

PLEASE TYPE OR PRINT IN BLACK INK ONLY

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Trell, Anderson (Executive Director Northwest Housing Alternatives)
LAST FIRST

MAILING ADDRESS 13819 SE McLoughlin Blvd. CITY Milwaukie ST OR ZIP 97222

APPLICANT IS: ☒ LEGAL OWNER ☐ CONTRACT BUYER ☐ OPTION BUYER ☐ AGENT

NAME OF CONTACT PERON (If other than applicant) Clayton Crowhurst (Development Dept. Northwest Housing Alternatives)

MAILING ADDRESS OF CONTACT 13819 SE McLoughlin Blvd. Milwaukie, OR 97222

PHONE NUMBERS OF: APPLICANT: WK _____ HM _____ CONTACT PERSON: WK: (503) 654-1007 ext. 106 HM _____

SITE ADDRESS: 1055 ~~1005~~ SE Risley Ave. TOTAL LAND AREA: 2.24 Acres

LEGAL DESCRIPTION: T2 South R 2 East SECTION 19 TAX LOT(S) 401

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T____ R____ SECTION _____ TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP
BDA ATTN: Mike Magee	1369 Olive Street Eugene, OR 97401		Architect

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Trell Anderson
OWNER'S SIGNATURE

APPLICANT'S SIGNATURE

Trell Anderson
OWNER'S NAME (Print)

Clayton Crowhurst
APPLICANT'S NAME (Print)

DESIGN REVIEW INFORMATION SHEET

WHAT IS DESIGN REVIEW?

Design review is required for all institutional, commercial, industrial and multifamily developments except as specifically exempted by Section 17.80.021 of the Gladstone Municipal Code (GMC). Design review provides a process for evaluating such elements as building design, landscaping, parking, street improvements and utilities.

WHAT IS NEEDED FOR APPROVAL?

All design review applications are discretionary and may be approved after evaluation according to criteria in the GMC. The city must make written findings to support the decision. The applicant is responsible for providing evidence to support a design review request, according to the following chapters of the GMC: Chapter 17.80, the chapter regulating the underlying zoning district of the subject property and the chapters of Division IV of Title 17.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on any application. A decision will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to the application as listed in the GMC. To address the necessary criteria, the information requested in the application form and required to be included on submitted plans should be as thorough as possible.

APPLICATION PROCESS

Design review applications are subject to the quasijudicial process and public notice. Public comments received from property owners, agencies, and other interested parties may affect the decision on the application. Special conditions may be attached to an approval. All design review applications are reviewed at a public hearing before the Gladstone Planning Commission. The Planning Commission's decision may be appealed to the City Council, where an additional public hearing will be held. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals.

HOW DO I MAKE A DESIGN REVIEW APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide plans according to the requirements of Chapter 17.80.061 of the GMC.
- Submit the application form, plans and application fee of 0.384% of the construction cost (minimum fee is $625, maximum fee is $35,417) to the Clackamas County Planning Division. Provide a statement giving the estimated cost of construction (labor and materials). Submit a minimum of twelve copies of large plans or other items that cannot easily be reproduced by the Planning Division.
- Although not required, it is strongly suggested that you attend the Planning Commission and, if applicable, the City Council hearings to speak on behalf of your proposal.

SECTION II. PROPOSED DEVELOPMENT

1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

Construction of a new 448 sf detached office building to house two offices (one for site manager and one for resident services) on location shown on site plan. Typical hours of use will be Monday-Friday 9 am - 4:30 pm. The structure will be slab on grade with new sidewalk, accessible ramp and door landing per site plan. Building will be constructed with 2x6 exterior walls, pre-manufactured truss roof with composition shingle roofing, and fiber cement siding.

Please SEE attached Developer and Architect Cover Letters

2. Identify where in the GMC the use is listed as a conditional use in the underlying zoning district or explain why the use may be authorized pursuant to GMC Chapter 17.74 (authorization of similar uses).

Property is zoned MR Multi-family residential and is currently developed as such, and is an outright use as described in 17.14.020.

3. Explain why the use is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features.

Proposed accessory building, to be used as offices for on-site manger and resident services, is 448 s.f., one-story, and as such meets the requirements for an allowed accessory use under 17.14.030. Proposed building is more than 20 feet from all nearby existing residential structures, and 88 feet from the nearest property line

4. Explain why the use is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

This new office building will allow the current, cramped combination laundry/office/community room to be reformatted to allow a larger community gathering area and laundry room. Since the new office will be housing staff that are presently working on site there will be no needed expansions to existing infrastructure both on or off site. Additionally the new office will not hinder the access to, or use of the existing structures on site.

5. Explain why the use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district.

Proposed new structure will not be visible from, or have any effect on, surrounding properties. Current use of the property does not change, in any way.

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

6. Project height: Maximum height of structure (ft.) 26' (existing buildings) 12' (new office)

7. Gross floor area excluding parking (sq.ft.) 16844 sf (existing buildings) 448 SF (new office)

8. Gross floor area including covered parking and accessory buildings (sq.ft.) same, no covered parking/accessory structures

9. Lot area (sq.ft. or acre) 2.218 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	16,844	448	17,292
Paved Area	35,292	116	35,408
Landscaped Area	38,619	0	38,619
Unimproved Area	0	0	0
		TOTAL (should equal total lot area)	

10. Is any grading proposed? ☐ Yes ☒ No

If yes, complete the following:	
a. Amount of cut	Cu.yds.
b. Amount of fill	Cu.yds

11. Parking:

Is any existing parking being removed? ☐ Yes ☒ No
If yes, how many spaces? _____

12. Does project include removal of trees or other vegetation? ☐ Yes ☒ No

If yes, indicate number, type, and size of trees _____

_____

Or other type and area of vegetation _____

13. Present Use of Property

a. Are there existing structures on property ☒ Yes ☐ No
b. If yes, describe Low-income apartments

c. Will any structures be demolished or removed? ☐ Yes ☒ No
d. If yes, describe _____

SECTION IV. ATTACHMENT CHECKLIST

Please also include the items in the following **ATTACHMENT CHECKLIST**, which is provided for the convenience of applicants in gathering necessary application materials and is based on the requirements of **Municipal Code section 17.80.061**; (Please note additional filing requirements may be required depending on the proposed project.)

- ☒ Vicinity Map
- N/A ☐ Site Plan Grading Plan
- ☒ Architectural Drawings
- ☒ Landscape Plan (existing survey)
- N/A ☐ Sign Plan, if signs are proposed
- ☐ Application Filing fee
- ☐ Systems Development Charges with the City

Clackamas County

Geographic Information Systems
168 Warner-Milne Rd
Oregon City, OR 97045

Property Report

RIVER GLEN ASSOCIATES
2316 SE WILLARD ST
MILWAUKIE, OR 97222

Location Map:

Site Address:	**1055 RISLEY AVE**
Taxlot Number:	**22E19DA00401**
Land Value:	**521161**
Building Value:	**100780**
Total Value:	**621941**
Acreage:	**2.19**
Year Built:	
Sale Date:	**06/01/1996**
Sale Amount:	**1612000**
Sale Type:	

Land Class:
781
Building Class:

Neighborhood:
Low Income Housing County
Taxcode Districts: **115040**

Fire	**Gladstone**
Park	**N/A**
School	**Gladstone**
Sewer	**WES TRI-CITY**
Water	**N/A**
Cable	**City**
CPO	**City**
Garb/Recyc	**Gladstone Disposal**
City/County	**Gladstone**

Site Characteristics:

UGB:	METRO
Flood Zone:	Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
MR	N/A	2.19

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

Generated 10/02/2018 10.57 AM

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0481-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 1055 RISLEY AVE
GLADSTONE, OR 97027

Receipt No. 1273461

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	45984	$650.00	10/2/2018	CAROLD	PAID BY: NORTHWEST HOUSING ALTERNATIVES 13819 SE MCLOUGHLIN BLVD MILWAUKIE OR 97222	NORTHWEST HOUSING ALTERNATIVES
		$650.00				

Owner Info.: RIVER GLEN ASSOCIATES
2316 SE WILLARD ST
MILWAUKIE, OR 97222

Work Description: Design Review

HCA MAP VERIFICATION
LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.
Submit all land use applications and correspondence to:
Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A HCA MAP VERIFICATION LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A.".
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: Z0482-18-HMV

Other Related Permit Applications: _____

Pre-app: Staff _____ Date _____

Staff Member: _____

Date Received: 10-1-18 Fee 565.-

Zone: MR

Hearing Date: _____

Comp. Plan: _____

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Trell, Anderson (Executive Director Northwest Housing Alternatives)
LAST FIRST

MAILING ADDRESS 13819 SE McLoughlin Blvd. CITY Milwaukie ST OR ZIP 97222

APPLICANT IS: ☒ LEGAL OWNER ☐ CONTRACT BUYER ☐ OPTION BUYER ☐ AGENT

NAME OF CONTACT PERON (If other than applicant) Clayton Crowhurst (Development Dept. Northwest Housing Alternatives)

MAILING ADDRESS OF CONTACT 13819 SE McLoughlin Blvd. Milwaukie, OR 97222

PHONE NUMBERS OF: APPLICANT: WK _____ HM _____ CONTACT PERSON: WK: (503) 654-1007 ext. 106 HM _____

SITE ADDRESS: 1055 ~~1005~~ SE Risley Ave. TOTAL LAND AREA: 2.24 Acres

LEGAL DESCRIPTION: T2 South R2 East SECTION 19 DA TAX LOT(S) 401

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T____ R____ SECTION _____ TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP
BDA ATTN: Mike Magee	1369 Olive Street Eugene, OR 97401		Architect

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Trell Anderson
OWNER'S SIGNATURE

APPLICANT'S SIGNATURE

Trell Anderson
OWNER'S NAME (Print)

Clayton Crowhurst
APPLICANT'S NAME (Print)

HABITAT CONSERVATION AREA MAP VERIFICATION INFORMATION SHEET

WHEN IS A HCA MAP VERIFICATION REQUIRED?

The Habitat Conservation Area District (HCAD) applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 6 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA. Uses that are exempt from HCAD regulations are listed in Municipal Code section **17.25.040.**

A HCA Map Verification, consistent with Section 17.25.060, is required for development that is proposed to be either in an HCA or less than 100 feet outside of the boundary of an HCA, as shown on the HCA Map; or development on a parcel that:

- Either contains an HCA, or any part of which is less than 100 feet outside the boundary of an HCA, as shown on the HCA Map; and
- Is the subject of a land use application for a partition, subdivision, or any other land use application the approval of which would authorize new development on the subject parcel.

A HCA Map Verification is still required even if the applicant/property owner agrees with the mapped HCA overlay.

WHAT IS NEEDED FOR APPROVAL?

All HCA Map Verification applications are discretionary and may be approved after evaluation according to criteria in the GMC. The city must make written findings to support the decision. The applicant is responsible for providing evidence to support a HCA Map Verification request, according to the following chapters of the Gladstone Municipal Code (GMC): Chapter 17.25.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on any application. A decision will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to the application as listed in the GMC. To address the necessary criteria, the information requested in the application form and required to be included on submitted plans should be as thorough as possible.

APPLICATION PROCESS

HCA Map Verification applications are subject to the quasijudicial process and public notice. Public comments received from property owners, agencies, and other interested parties may affect the decision on the application. Special conditions may be attached to an approval. All HCA Map Verification applications are reviewed at a public hearing before the Gladstone Planning Commission. The Planning Commission's decision may be appealed to the City Council, where an additional public hearing will be held. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals.

HOW DO I MAKE A HCA MAP VERIFICATION APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide attachments required by Chapter 17.80.061 of the GMC.
- Submit the application form, plans and application fee[1]. Provide a statement giving the estimated cost of construction (labor and materials). Submit a minimum of twelve copies of large plans or other items that cannot easily be reproduced by the Planning Division.
- Although not required, it is strongly suggested that you attend the Planning Commission and, if applicable, the City Council hearings to speak on behalf of your proposal.

[1] Application fees are set by the County per City of Gladstone Resolution 1135, as such please refer to the County's fee schedule.

SECTION II. PROPOSED DEVELOPMENT

1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

Interior and exterior renovations of an existing low-income apartment complex. Exterior work to include replacement of siding with fiber cement, new asphalt roofing, vinyl windows, PT stairs, plumbing, recoating of asphalt parking areas, replacement of sidewalks as needed, and construction of a new 448 SF office building in the center of the site. There are 44 occupied units with one, two and three bedroom arrangements. There are approximately 140 full time residents and 3 to 5 site staff. This is an exclusively residential development with no alternate uses.

2. Describe whether you are concurring with the mapped HCA overlay, per Section 17.25.090 (A)(1) **or** if you are applying to dispute the HCA overlay pursuant to 17.25.090(A)(2), (3), or (4):

Concurring

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

3. Project height: Maximum height of structure (ft.) 26'
4. Gross floor area excluding parking (sq.ft.) 16,844 SF
5. Gross floor area including covered parking and accessory buildings (sq.ft.) 16,844 SF
6. Lot area (sq.ft. or acre) 2.218 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	16,844	448	17,292
Paved Area	35,292	116	35,408
Landscaped Area	38,619	0	38,619
Unimproved Area	0	0	0
		TOTAL (should equal total lot area)	

7. Is any grading proposed? ☐ Yes ☒ No

If yes, complete the following:	
a. Amount of cut	Cu.yds.
b. Amount of fill	Cu.yds

8. Does the project include removal of trees or other vegetation? ☐ Yes ☒ No

If yes, indicate **number, type,** and **size** of trees _____

_____

Or other **type** and **area** of vegetation _____

9. Present Use of Property

a. Are there existing structures on property? ☒ Yes ☐ No
b. If yes, describe Low-income apartments

c. Will any structures be demolished or removed? ☐ Yes ☒ No
d. If yes, describe _____

SECTION IV. ATTACHMENT CHECKLIST

Please also include the items in the following **ATTACHMENT CHECKLIST**, which is provided for the convenience of applicants in gathering necessary application materials and is based on the requirements of **Municipal Code section 17.25.070 (B):** (Please note additional filing requirements may be required depending on the proposed project.)

☒ IF YOU ARE CONCURRING WITH THE HCA MAP OVERLAY PLEASE ONLY **SUBMIT:**

- A completed land use application on a form provided by the County Planning Division;
- A summer 2002 aerial photograph of the subject property, with lot lines shown, at a scale of at least one map inch equal to 50 feet for lots of 20,000 or fewer square feet, and a scale of at least one map inch equal to 100 feet for larger lots (available from the Metro Data Resource Center, 600 N.E. Grand Ave., Portland, OR 97232; 503-797-1742);

☐ IF YOU ARE CHALLENGING THE HCA MAP OVERLAY PER Section **17.25.090(A)(2)** PLEASE SUBMIT:

- A documented demonstration of the misalignment between the HCA Map (generated from the summer 2002 aerial photographs) and the tax lot lines of the subject property. For example, the applicant could compare the road rights-of-way boundaries shown on the tax lot layer for roads within 500 feet of the subject property with the location of such roads as viewed on the summer 2002 aerial photograph of the same area to provide evidence of the scale and amount of incongruity between the HCA Map and the tax lot lines, and the amount of adjustment that would be appropriate to accurately depict habitat on the subject property

OR

- A documented demonstration of another type of computer mapping error that was made in the creation of the HCA map

☐ IF YOU ARE CHALLENGING THE HCA MAP OVERLAY PER Section **17.25.090(A)(3)** PLEASE SUBMIT:

- A site plan of the subject property, drawn to scale and identifying the following:
  - Location and type of existing development, including but not limited to, building footprints, roads, driveways, parking areas, utilities, onsite sewage disposal systems, wells, landscaping, and filling or grading in an amount greater than 10 cubic yards. Label the elements that were developed after August 1, 2002;
  - Location and width of existing adjacent roads and road rights-of-way;
  - Location of the HCA as shown on the HCA Map, including off-site HCA where review is required due to proposed development within 100 feet outside the HCA boundary and including the location of High, Moderate, and Low HCA; and
  - Location of the HCA as proposed by the applicant, including the location of High, Moderate, and Low HCA;
- A summer 2005 aerial photograph of the subject property (or, if available, an aerial photograph taken closer to, but not after, December 8, 2009), with lot lines shown, at a scale of at least one map inch equal to 50 feet for lots of 20,000 or fewer square feet, and a scale of at least one map inch equal to 100 feet for larger lots (available from the Metro Data Resource Center, 600 N.E. Grand Ave., Portland, OR 97232; 503-797-1742);
- Any approved development permits (e.g. building, grading, land use) and site plans related to the development of the property that took place between August 1, 2002, and December 8, 2009; and
- A narrative that correlates with the submitted site plan and development permits and identifies the type and scope of the new development that has occurred and the previously identified habitat that no longer exists because it is now part of a developed area; and

☐ IF YOU ARE CHALLENGING THE HCA MAP OVERLAY PER Section **17.25.090(A)(4)** PLEASE SUBMIT:

- A site plan of the subject property, drawn to scale and identifying the following:
  - Location and type of existing development, including but not limited to, building footprints, roads, driveways, parking areas, utilities, onsite sewage disposal systems, wells, landscaping, and filling or grading in an amount greater than 10 cubic yards;
  - Location and width of existing adjacent roads and road rights-of-way;
  - Location of the HCA as shown on the HCA Map, including off-site HCA where review is required due to proposed development within 100 feet outside the HCA boundary and including the location of High, Moderate, and Low HCA;
  - Location of the HCA as proposed by the applicant, including the location of High, Moderate, and Low HCA;
  - Location of any rivers, streams, wetlands, and flood areas;
  - Location of agricultural areas (e.g. pastures, orchards);
  - Location of naturalized areas (e.g. meadows, woods); and

- A report prepared and signed by either a qualified natural resource professional—such as a wildlife biologist, botanist, or hydrologist—or an environmental engineer registered in Oregon. The report shall include:
  - A description of the qualifications and experience of all persons that contributed to the report, and, for each person that contributed, a description of the elements of the analysis to which the person contributed;
  - Additional aerial photographs if the applicant believes they provide better information regarding the subject property, including documentation of the date and process used to take the photographs and an expert's interpretation of the additional information they provide;
  - A topographic map of the subject property, drawn to scale and shown by contour lines of two-foot intervals for slopes less than 15 percent and 10-foot intervals for slopes 15 percent or greater. On properties that are two acres or larger, such a contour map is required only for the portion of the property to be developed; and
  - A narrative analysis and any additional documentation necessary to address each step of the verification process set forth in Subsection 17.25.090(E).

Metro
Data Resource Center
600 NE Grand Avenue, Portland, OR 97232
503 797 1742 · drc@oregonmetro.gov

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0482-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 1055 RISLEY AVE
GLADSTONE, OR 97027

Receipt No. 1273463

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	46099	$565.00	10/2/2018	CAROLD	PAID BY: NORTHWEST HOUSING ALTERNATIVES 13819 SE MCLOUGHLIN BLVD MILWAUKIE OR 97222	NORTHWEST HOUSING ALTERNATIVES
		$565.00				

Owner Info.: RIVER GLEN ASSOCIATES
2316 SE WILLARD ST
MILWAUKIE, OR 97222

Work Description: HCA - Map Verification

WQRA DETERMINATION
LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.
Submit all land use applications and correspondence to:
Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A WQRA DETERMINATION LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A.".
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: Z0484-18 Other Related Permit Applications: _____

Pre-app: Staff _____ Date _____ Staff Member: ly

Date Received: 10-2-18 Fee 423.75 Zone: MR

Hearing Date: _____ Comp. Plan: Mult

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Trell, Anderson (Executive Director Northwest Housing Alternatives)
LAST FIRST

MAILING ADDRESS 13819 SE McLoughlin Blvd. CITY Milwaukie ST OR ZIP 97222

APPLICANT IS: ☒ LEGAL OWNER ☐ CONTRACT BUYER ☐ OPTION BUYER ☐ AGENT

NAME OF CONTACT PERON (If other than applicant) Clayton Crowhurst (Development Dept. Northwest Housing Alternatives)

MAILING ADDRESS OF CONTACT 13819 SE McLoughlin Blvd. Milwaukie, OR 97222

PHONE NUMBERS OF: APPLICANT: WK _____ HM _____ CONTACT PERSON: WK: (503) 654-1007 ext. 106 HM _____

SITE ADDRESS: ~~1805~~ 1055 SE Risley Ave. TOTAL LAND AREA: 2.24 Acres

LEGAL DESCRIPTION: T 2 South R 2 East SECTION 19 DA TAX LOT(S) 401

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T____ R____ SECTION _____ TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP
BDA ATTN: Mike Magee	1369 Olive Street Eugene, OR 97401		Architect

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Trell Anderson
OWNER'S SIGNATURE

APPLICANT'S SIGNATURE

Trell Anderson
OWNER'S NAME (Print)

Clayton Crowhurst
APPLICANT'S NAME (Print)

WATER QUALITY RESOURCE AREA DISTRICT MAP DETERMINATION INFORMATION SHEET

WHEN IS A WQRA DETERMINATION REQUIRED?
The Water Quality Resource Area District (WQRAD) applies to all parcels containing a Water Quality Resource Area (WQRA). However, the WQRA overlay may also apply to any area outside the boundary of a WQRA even if the area is not located on the same parcel as the WQRA. WQRAs are identified on Map 12 adopted as part of the Comprehensive Plan (hereinafter referred to as the WQRA Map). The map identifies protected water features generally, but does not map the boundaries of the features. Because the text of this chapter controls and the map is reference only, there may be water features not shown on the map that require protection pursuant to the text.

A WQRA Determination, consistent with Section **17.27.042(2)**, is an option for applicants who want to undertake development within or adjacent to mapped water quality resource areas but do not think Chapter 17.27of the GMC is applicable to the development. "Water quality resource areas" means vegetated corridors and the adjacent protected water features as established by this chapter, as shown on the WQRA Comprehensive Map 12.

WHAT IS A WQRA?
WQRAS include **primary protected water features**, including all rivers and perennial streams, intermittent streams draining greater than 100 acres, natural lakes, and springs that feed streams and wetlands and have year-round flow, as well as **secondary protected water features** including all intermittent streams draining 100 acres or less.

WHAT IS NEEDED FOR APPROVAL?
All WQRA Determination applications are discretionary and may be approved after evaluation according to criteria in the GMC. The city must make written findings to support the decision. The applicant is responsible for providing evidence to support a WQRA Determination request, according to the following chapters of the Gladstone Municipal Code (GMC): Chapter 17.27.

WHAT ARE CHANCES FOR APPROVAL?
Staff cannot predetermine the decision on any application. A decision will only be made after the complete application is processed. The decision is based on criteria appropriate to the application as listed in the GMC. To address the necessary criteria, the information requested in the application form and required to be included on submitted plans should be as thorough as possible.

APPLICATION PROCESS
Water quality resource area determination applications are subject to the City Administrator decision process, pursuant to 17.94.050. Once an application is deemed complete written notice of the City Administrator's or designee's decision shall be mailed to the applicant, the owner of the subject property and owners of record—as identified on the most recent Clackamas County property tax assessment roll—of property located within one hundred feet (100') of the subject property. Notice shall also be provided to affected agencies, recognized neighborhood or community organizations whose boundaries include the subject property unless the application is filed concurrently with another land-use application that requires review by the Planning Commission, in which case the application will be consolidated and reviewed pursuant to the hearing process outlined in Section 17.94 of the Code. The Decision of the City Administrator or designee shall become final unless appealed in writing within fifteen (15) days of the notice of decision.

HOW DO I MAKE A WQRA DETERMINATION APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide attachments required by Section 17.27.042(2) of the GMC.
- Submit the application form, plans and application fee[1].

[1] Application fees are set by the County per City of Gladstone Resolution 1135, as such please refer to the County's fee schedule.

7. Is any grading proposed?..... ☐ Yes ☒ No

If yes, complete the following:	
a. Amount of cut	Cu.yds.
b. Amount of fill	Cu.yds

8. Does the project include removal of trees or other vegetation? ..... ☐ Yes ☒ No

If yes, indicate **number, type,** and **size of trees**_____

_____

Or other **type and area** of vegetation_____

9. Present Use of Property

a. Are there existing structures on property..... ☒ Yes ☐ No
b. If yes, describe Low-income apartments

c. Will any structures be demolished or removed? ..... ☐ Yes ☒ No
d. If yes, describe _____

SECTION IV. ATTACHMENT CHECKLIST

Please also include the items in the following **ATTACHMENT CHECKLIST**, which is provided for the convenience of applicants in gathering necessary application materials and is based on the requirements of **Municipal Code section 17.27.42(2):** (Please note additional filing requirements may be required depending on the proposed project.)

☒ A **SITE PLAN**, prepared to the following specifications:

- The site plan shall be drawn at a scale of no less than one inch equaling 20 feet;
- The site plan shall show the location of the proposed development and the lot lines of the property on which development is proposed;
- The site plan shall show the location of the protected water feature. If the protected water feature is a wetland, the delineation shall be made by a qualified wetlands specialist pursuant to the Division of State Lands' recommended wetlands delineation process. For all other protected water features, the location shall be established by a registered professional engineer or surveyor licensed by the State of Oregon.
- The site plan shall show the location of the water quality resource area, including slope and drainage information sufficient to classify the protected water feature under Table 1.

☒ Applicants are required to submit a **field-verified delineation of the water quality resource area** on the subject property as part of the application. Only if the protected water feature is not located on the subject property and access to the water feature, for purposes of completing a delineation, is denied may existing data be used to delineate the boundary of the water quality resource area. To receive an exemption from the requirement to submit a field-verified delineation, an applicant must submit the following:

- A copy of a letter addressed to the owner of the property on which the protected water feature exists requesting access to the property for the purpose of completing a delineation of the protected water feature; and
- A copy of a return receipt from the US Postal Service verifying that the letter was mailed certified and was received or refused.

SECTION II. PROPOSED DEVELOPMENT

1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

Interior and exterior renovations of an existing low-income apartment complex. Exterior work to include replacement of siding with fiber cement, new asphalt roofing, vinyl windows, PT stairs, plumbing, recoating of asphalt parking areas, replacement of sidewalks as needed, and construction of a new 448 SF office building in the center of the site. There are 45 occupied units with one, two and three bedroom arrangements. There are approximately 140 full time residents and 3 to 5 site staff. This is an exclusively residential development with no alternate uses.

2. Describe what evidence you have included in your application to show that your property and the proposed development are not located within a WQRA or protected buffer area:

Wetlands Deliniation Report, Wetlands Report Cover Letter, Site plan indicating proposed new development and buffer

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

3. Project height: Maximum height of structure (ft.) 26'
4. Gross floor area excluding parking (sq.ft.) 16,844 SF
5. Gross floor area including covered parking and accessory buildings (sq.ft.) 16,844 SF
6. Lot area (sq.ft. or acre) 2.218 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	16,844	448	17,292
Paved Area	35,292	116	35,408
Landscaped Area	38,619	0	38,619
Unimproved Area	0	0	0
		TOTAL (should equal total lot area)	

Clackamas County

Geographic Information Systems
168 Warner-Milne Rd
Oregon City, OR 97045

Property Report

RIVER GLEN ASSOCIATES
2316 SE WILLARD ST
MILWAUKIE, OR 97222

Location Map:

Site Address:	**1055 RISLEY AVE**
Taxlot Number:	**22E19DA00401**
Land Value:	**521161**
Building Value:	**100780**
Total Value:	**621941**
Acreage:	**2.19**
Year Built:	
Sale Date:	**06/01/1996**
Sale Amount:	**1612000**
Sale Type:	

Land Class:
781
Building Class:

Neighborhood:
Low Income Housing County
Taxcode Districts: **115040**

Fire	**Gladstone**
Park	**N/A**
School	**Gladstone**
Sewer	**WES TRI-CITY**
Water	**N/A**
Cable	**City**
CPO	**City**
Garb/Recyc	**Gladstone Disposal**
City/County	**Gladstone**

Site Characteristics:

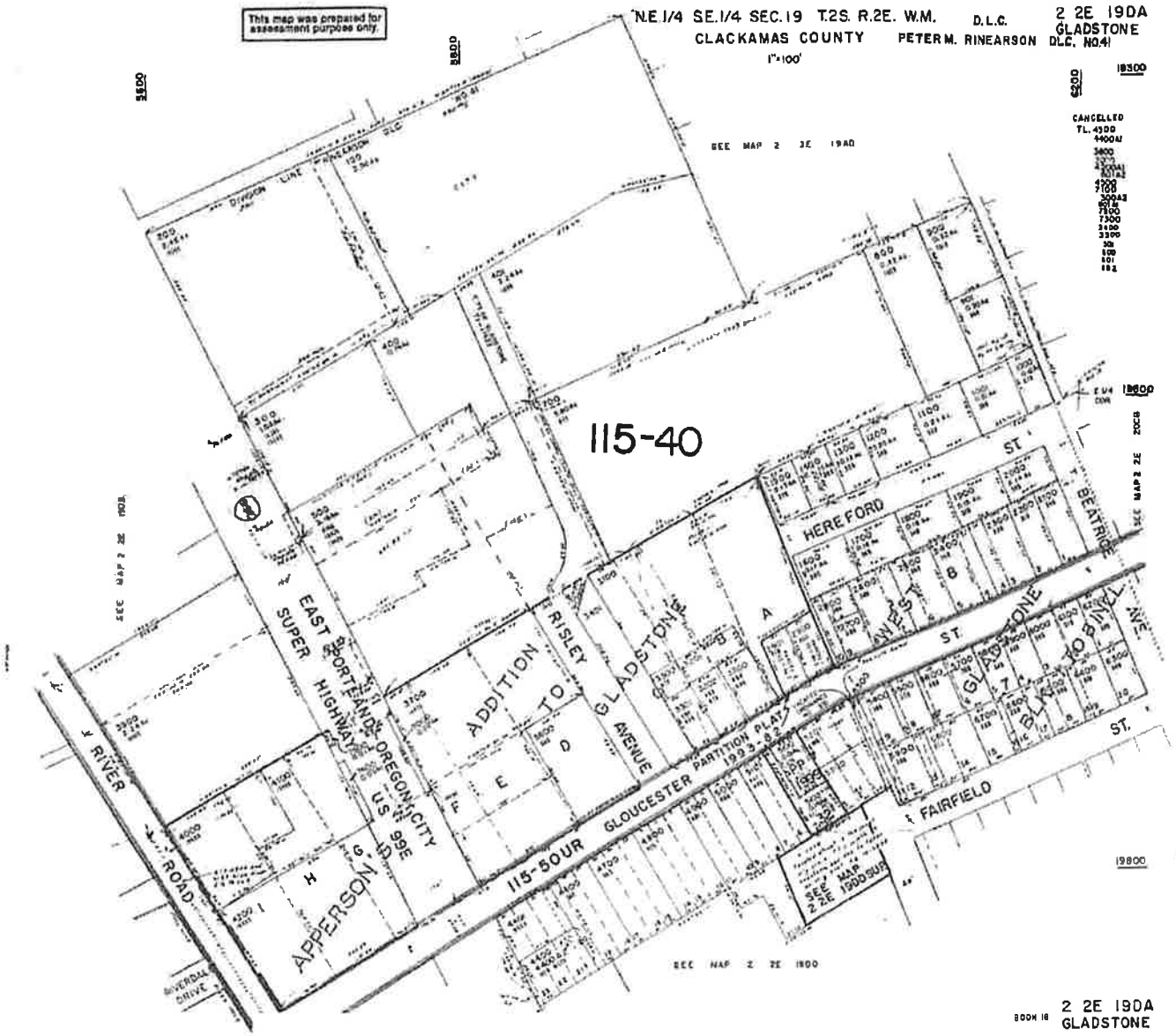
UGB:	METRO
Flood Zone:	Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
MR	N/A	2.19

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

Generated 10/02/2018 3:26 PM


This map was prepared for assessment purposes only.
N.E.1/4 SE.1/4 SEC.19 T.2S. R.2E. W.M.
CLACKAMAS COUNTY
1"=100'
D.L.C.
PETER M. RINEARSON DLC. NO.41
2 2E 19DA
GLADSTONE
115-40
EAST PORTLAND OREGON CITY
SUPER HIGHWAY
US 99E
ADDITION TO GLADSTONE
RISLEY AVENUE
HEREFORD ST
WEST ST
BEATRICE
GLADSTONE
BLACK TO BINEL
FAIRFIELD ST.
GLOUCESTER PARTITION PLAT
115-50UR
APPERSON
RIVER ROAD
RIVERDALE DRIVE
SEE MAP 2 2E 19DA
SEE MAP 2 2E 19DB
SEE MAP 2 2E 19DC
SEE MAP 2 2E 19DD
SEE MAP 2 2E 19DD SUR
SEE MAP 2 2E 19DE
CANCELLED
BOOK 18
2 2E 19DA
GLADSTONE

SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists

21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

October 1st, 2018

Clayton Crowhurst
Associate Housing Development Coordinator
503-654-1007 ext 106

Re: River Glen Wetland Buffer

Dear Clayton,

As per your request, Schott and Associates, Inc. completed a formal wetland delineation on an approximately 2.5 acre parcel located northeast of the terminus of SE Risley Avenue in Gladstone, Clackamas County, Oregon (T2S, R2E, Section 19DA, tax lot 401 and a small portion of tax lot 100). Tax lot 401 is the property of concern. A small portion of tax lot 100 to the north was incorporated to identify any existing wetland or waterways in order to determine accurate buffers extending south onto tax lot 401. The tax lots are separated by a chain link fence. The vegetation north of the fence within the incorporated portion of tax lot 100 had been recently mowed. Himalayan blackberry and reed canary grass were the dominant species which were mowed.

The City of Gladstone Mapping website (maps.orcity.org) indicates Title 13 Inventory: Upland Wildlife Habitat Class B in the majority of tax lot 100 to the north. A small area of Class 1 Habitat is mapped along the northwestern edge of the defined study area. Associated with the mapped Title 13 habitat is a buffered "Impact Area" that extends to the southwest overlaying the northern half of the existing apartment complex (See attached Figure 1). Additionally, Title 3 Land in the Portland Metro area was mapped along the northwestern border of the site, predominantly within tax lot 100 (Figure 2). Title 3 accounts for wetlands and streams and was designed to protect regionally significant fish and wildlife habitat areas. These mapped features are a reference for identifying areas that may be present and are not precise mapped boundaries of existing features. The maps are designed to be for reference only and therefore onsite verification is recommended.

Schott & Associates completed the wetland delineation in September 2018. Based on vegetation, soils and hydrology data, two ditches totaling 0.10 acres were identified within the study area boundaries (almost entirely within tax lot 100 to the north). *Ditch 1* (0.09 acre) extended onsite under a chain link fence at the northeastern extent of the study site. Hydrology flowed within the well defined ditch to the southwest and offsite through a culvert. The ditch was bound on the north by a broad flat berm that appeared to be a historic access road. *Ditch 2* was a small dry ditch that extended onsite along the northeastern study site boundary. The ditch was slightly higher in elevation than *Ditch 1*and appears to carry seasonal runoff associated with the wetlands offsite to the north. Both ditches appear to be manmade channels.

Ditch 1 is identified on City of Gladstone Mapping as an open channel and is connected to storm inlets and outlets. The slope adjacent to the water feature is less than 25 percent and therefore the designated buffer width would be 50 feet. However, to the south is existing development as part of the River Glen Apartment Complex. This apartment complex was built in 1971 (per the county tax office) making the 50 buffer to the south irrelevant as the existing conditions have been present historically. There are no impacts to the resource area, or impacts within 50 feet of the delineated resource area that will have adverse impacts.

The formal wetland delineation report is currently under review by Department of State Lands. It is anticipated that a concurrence will be issued claiming jurisdiction on the existing ditches within tax lot 100. Associated buffers would be 50 ft. However, as the apartment complex on tax lot 401 has been present since 1971, the site conditions are considered normal and the buffer is irrelevant to the south. The addition of an office building and impervious surface to the existing development is not anticipated to have evident effects on the ditch identified in tax lot 100.

Please let me know if you have any additional questions.

Sincerely,

Jodi Reed
Senior Scientist

Figure 1. Title 13 SE Risley

Legend

- Taxlots
- Storm Manholes
- Storm Inlets
- Storm Outlets
- Storm Conduits - Gladstone
  - Unclassified
  - Pipe
  - Culvert
  - Open Channel
  - Sanitary Overflow
- Title 13 - Inventory
  - Class A
  - Class B
  - Class C
  - Class I
  - Class II
  - Class III
  - Areas Where nearby Activities have and

Notes

Overview Map

The City of Gladstone makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 10/1/2016

0 100 200 Feet

1: 1,200

City of Gladstone
525 Portland Ave
Gladstone
OR 97027
(503) 655-5225
www.ci.gladstone.or.us

Figure 2: Title 3 SE Risley

Legend

- Taxlots
- Storm Manholes
- Storm Inlets
- Storm Outlets
- Storm Conduits - Gladstone
  - Unclassified
  - Pipe
  - Culvert
  - Open Channel
  - Sanitary Overflow
- Title 3
- Basemap

Notes

Overview Map

The City of Gladstone makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created: 10/1/2018

0 100 200 Feet

1: 1,200

City of Gladstone
525 Portland Ave
Gladstone
OR 97027
(503) 656-5225
www.ci.gladstone.or.us

SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists

21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

JURISDICTIONAL WETLAND DELINEATION FOR

River Glen Apartments
1055 NE Risley Avenue

T2S, R2E, Section 19DA
Tax Lot 100 (portion of) & 401
Gladstone, Clackamas County, Oregon

Prepared for

Northwest Housing Alternatives
13819 SE McLoughlin Blvd
Milwaukie, OR 97222

Prepared by

Jodi Reed
of
Schott & Associates, Inc.

Date:

September 2018

S&A Project #: 2636

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APPENDIX D: LITERATURE CITATIONS 18

(A) Landscape Setting and Land Use

Schott & Associates was contracted to conduct a wetland delineation on an approximately 2.5 acre parcel located northeast of the terminus of SE Risley Avenue in Gladstone, Clackamas County, Oregon (T2S, R2E, Section 19DA, tax lot 401 and a small portion of tax lot 100) to document existing wetlands and other waters that may be regulated under the Clean Water Act Section 404b (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.

The study area encompasses tax lot 401 and the southern edge of tax lot 100 located to the north. Tax lot 401 contains the River Glen Apartment complex and is bound by a chain link fence along the northern boundary. Tax lot 100 contains a well defined ditch extending from the northeast to the southwest. The ditch is bound on the north by a large, wide berm, which appeared to be have been used historically as an access road. A small, secondary ditch originates offsite to the north and drains south into the main ditch at the northeastern site boundary. The ditches were not shown in any available maps. North of the ditch and berm, beyond the study site boundary, was the location of the Olson Wetlands complex.

The vegetation surrounding the ditch had recently been mowed. The dominant vegetation within the mowed area appeared to be reed canary grass (*Phalaris arundincaea;* FACW) and Himalayan blackberry (*Rubus armeniacus;* FAC).

(B) Site Alterations

Aerial photographs from the time period between 2000 and 2017, available from Google Earth, and any existing permits or reports available from DSL were reviewed to assess site history. The earliest available aerial photograph (June 2000; Figure 5b) shows the apartment complex within tax lot 401, and the small portion of tax lot 100 within the study site as undeveloped and forested. To the north and east of the study site, the area was undeveloped and forested, to the west and south, the area was developed. The 2017 aerial (Figure 5a) depicts the site and surrounding properties much the same. The ditch and berm to the north had recently been mowed prior to the 2018 site visit.

(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) and Accuweather.com for

the Oregon City, to provide context for observed hydrological conditions of the study area at the time of the site visit. Table 1 provides the precipitation data, comparison to the normal water year average, as well as normal monthly ranges of precipitation representing 70% probability as reported in the NRCS WETS table for the area (NRCS 2002).

Table 1. Precipitation Summary for October 1, 2017 to September 14th, 2018

Field Date	Precipitation (inches)*	WETS Average**	WETS Range**	Percent of Average
September 14th, 2018	0.0	N/A	N/A	N/A
Two-Weeks Prior	0.24	N/A	N/A	N/A
Month				
July	0.0	0.66	0.28-0.75	0%
August	0.07	0.90	0.26-0.94	7%
September	0.24	1.74	0.84-2.08	13%
Water Year***	41.78	88.12	N/A	47%

* Data provided by NRCS AgACIS data for July and August and Accueweather.com for September 1- 14th, 2018 for Oregon City, Oregon 2017-2018
**Data provided by NRCS WETS Station: Oregon City, Oregon 1981-2010
***Water Year is calculated from October 1, 2017 to the date of fieldwork

Fieldwork took place on September 14th, 2018. Precipitation observed in the month of July and August was below the WETS normal range. Precipitation in September up to the day of the site visit was below the WETS normal range. Precipitation for the water year (October 1, 2017-September 14th, 2018) was observed at 47% of normal (41.78 inches).

(D) Site Specific Methods

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

- ORMAP online tax maps (http://www.ormap.net/; Figure 2)
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI; Figure 3)
- U.S. Department of Agriculture (USDA) 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 State Lands (DSL) for previous information; none was found

One soil series was mapped within the study site boundary according to the USDA NRCS: Wapato Silty Clay Loam. Wapato Silty Clay Loam is considered a hydric soil.

Schott and Associates visited the site on September 14th, 2018 and walked the study site to assess for the presence or absence of onsite wetlands and waters. Formal 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 Region (Version 2.0)* to determine boundaries of wetlands subject to state and federal jurisdiction. Onsite streams or ditches were delineated via the ordinary high-water mark (OHWM) as indicated by top of bank, wrack or scour lines, change in vegetation communities, or gage elevation where applicable.

Four sample plots were established to assess for wetland conditions associated with the onsite ditch. For each sample plot, data on vegetation, hydrology, and soils was collected, recorded in the field, and later transferred to data forms (Appendix B). Plant indicator status was determined using the 2016 National Wetland Plant List (Lichvar et al. 2016). All identified wetlands 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).

Representative ground level photographs were taken to document site conditions (Appendix C).

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

Based on vegetation, soils, and hydrology no wetlands were identified within the study site. Two ditches totaling 0.10 acres were present within the study site. *Ditch 1* appeared to contain perennial waters with hydrology flowing from the northeast to the southwest. *Ditch 2* was a small, dry ditch extending south into *Ditch 1* along the northeastern site boundary. Ditch data plot, and photo point locations are shown on Figure 6.

Ditch 1 was a 0.09 acre perennial ditch that entered the study area under the fence at the northeastern boundary. The ditch flowed to the southwest over a concrete dam and into a well defined channel. The ditch embankments were near vertical and well defined. The bottom of the ditch was approximately 5 to 8 feet below the surrounding grade. The ditch width varied between 5 to 10 feet wide. Surface water ranged between 1 to 8 inches in depth. At the western extent of the ditch, the ditch extended through a culvert and continued to the southwest offsite.

The bottom of the ditch was not vegetated. The side slopes and adjacent berm to the north had recently been mowed but included Himalayan blackberry with areas of reed canary grass (See Photo Point 2).

Ditch 2 was a small 65 sf ditch that extended on site from the north, near the northeastern study site boundary. The ditch was well defined with 1 to 2 foot steep embankments. *Ditch 2* extended south and into *Ditch 1*. No hydrology was flowing during the site visit. It is assumed hydrology may flow through the ditch seasonally from the Olson Wetlands to the north.

Four sample plots were placed within the study site. Sample Plot 1 was placed at the northeastern extent of the study site. The plot was placed at the edge of the berm area. Vegetation was dominated by clustered rose (*Rosa pisocarpa*, FAC) and reed canary grass. Soils were a dark grayish brown (10YR 3/2) with faint redoximorphic concentrations occurring as soft masses within the matrix starting at 10 inches below the soil surface. The soil texture was a silty clay loam. Soils did not meet hydric soil indicators and no hydrology indicators were identified.

Sample Plot 2 was placed at the northwestern boundary of the study site at the northern edge of the berm. Vegetation was dominated by reed canary grass with a forest canopy of Oregon ash (*Fraxinus latifolia*, FACW) to the north. Soils were 10YR 3/2 with redoximorphic features beginning at 2 inches below the soil surface. No hydrology indicators were met for the plot; however it is assumed the area directly north is wetland and the plot may be saturated during the wet season.

Sample Plot 3 was placed slightly south of Sample Plot 2. The upland plot was clearly on an engineered berm that may have historically been an access road. Vegetation was mowed reed canary grass and Himalayan blackberry. The soil profile was 3 inch minus gravel. No hydrology indicators were present.

Sample Plot 4 was placed in the northeastern corner of the study site, south of *Ditch 1*. The plot was located within the fenced River Glen Apartment complex. No vegetation was present. Soils were a 10YR 3/3 matrix with no redoximorphic features. The soils were compacted and no hydrology indicators were present.

(F) Deviation from LWI or NWI

The NWI identifies a large palustrine scrub-shrub/emergent persistent seasonally flooded (PSS/EM1C) wetland to the north of the site. The property is identified on the NWI as the Olson Property and is owned by the city.

The NWI boundary does not incorporate or identify the onsite ditch that was delineated by Schott & Associates. No LWI for the City of Gladstone was available.

(G) Mapping Method

The mapped areas were based on soils, vegetation, and hydrology data gathered in the field by Schott & Associates. The ditches were delineated based on OHWM, the embankments were nearly vertical. Ditch boundaries and sample plots were surveyed to sub-foot accuracy by KPFF Portland Civil + Survey of Portland, Oregon, a Professional Land Surveyor (PLS). CAD data of the survey were converted to GIS spatial data and report maps were produced by Schott & Associates using ArcMap 10.6 ArcGIS software. Post-processed data accuracy was a +/- 3 foot accuracy.

(H) Additional Information

None.

(I) Results and Conclusions

Based on vegetation, soils and hydrology data, two ditches totaling 0.10 acres were identified within the study area boundaries. *Ditch 1* (0.09 acre) extended onsite under a chain link fence at the northeastern extent of the study site. Hydrology flowed within the well defined ditch to the southwest and offsite through a culvert. The ditch was bound on the north by s a broad flat berm that appeared to be a historic access road. Vegetation had recently been mowed.

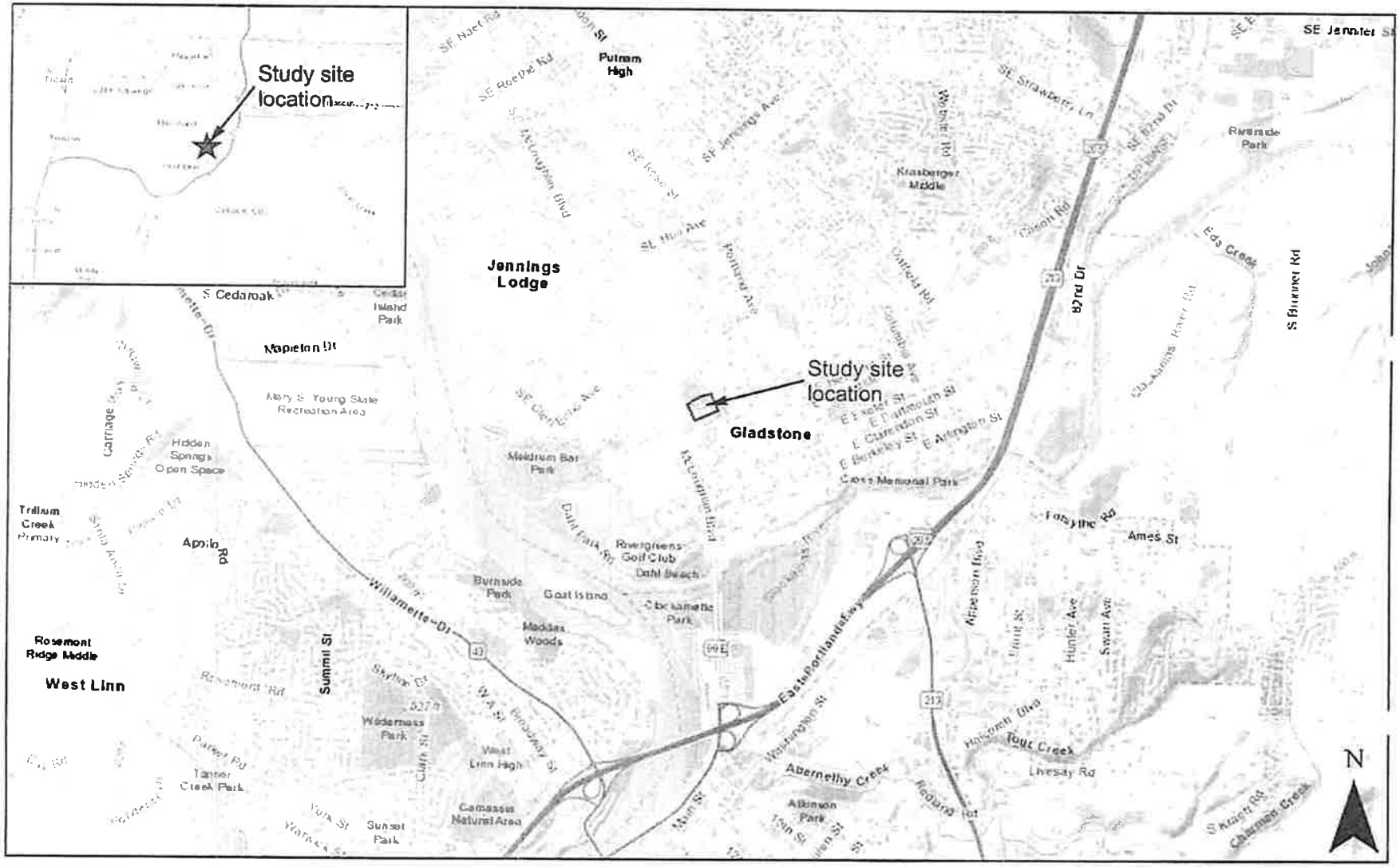
Ditch 2 was a small dry ditch that extended onsite along the northeastern study site boundary. The ditch was slightly higher in elevation than *Ditch 1*and appears to carry seasonal runoff associated with the wetlands offsite to the north.

(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.

APPENDIX A: FIGURES

FIGURE 1: LOCATION MAP



Date: 9/24/2018

Data Source: ESRI, 2018; Clackamas County GIS Data, 2018

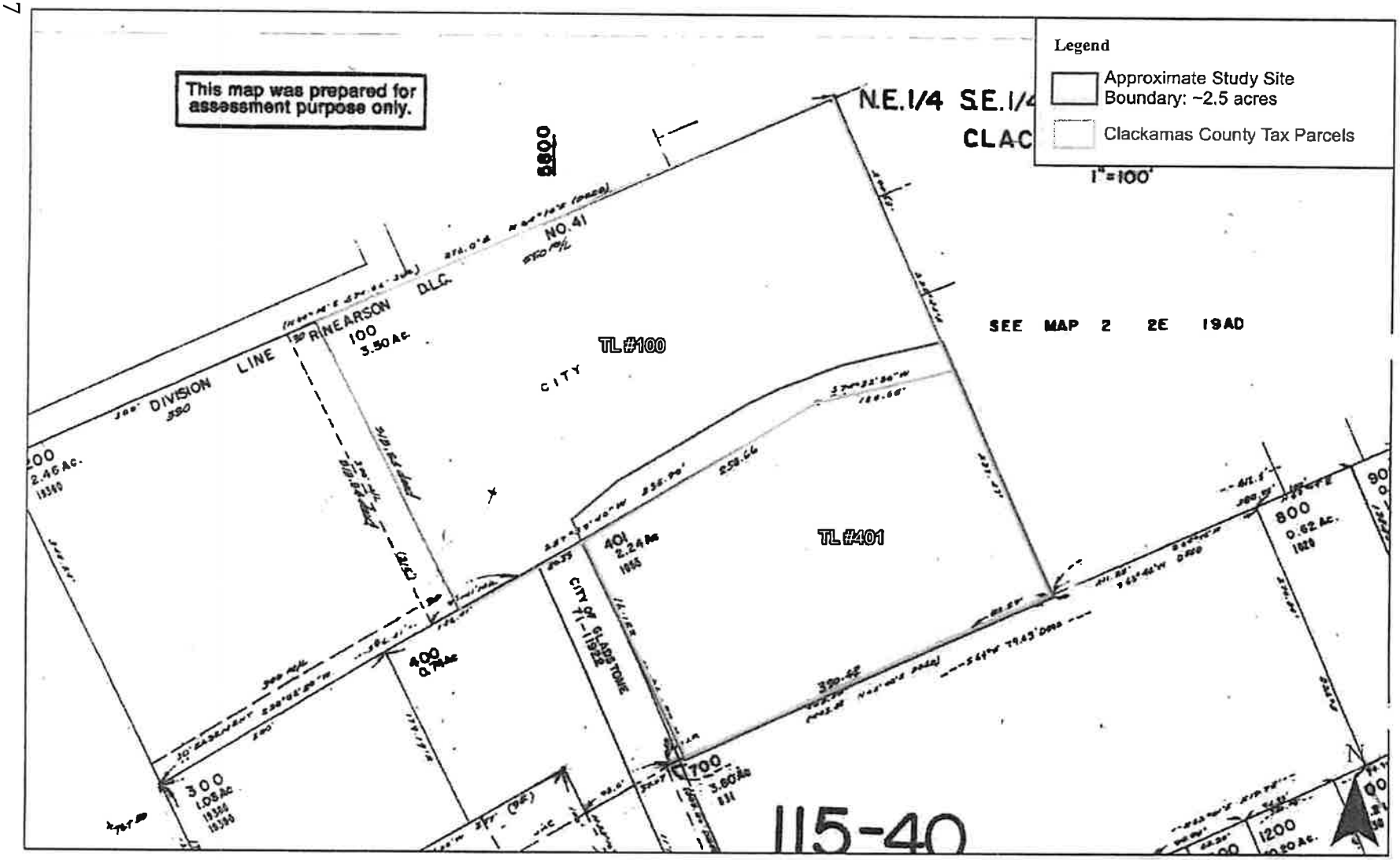
Figure 1. Location Map

SCHOTT & ASSOCIATES, Inc.

SE Risley Avenue Project Site: S&A #2636

0 0.5 1 2 Miles

FIGURE 2: TAX MAP



Date: 9/24/2018

1 inch = 125 feet

Data Source: ESRI, 2018; Clackamas County GIS, 2018; ORMAP (www.ormap.net)

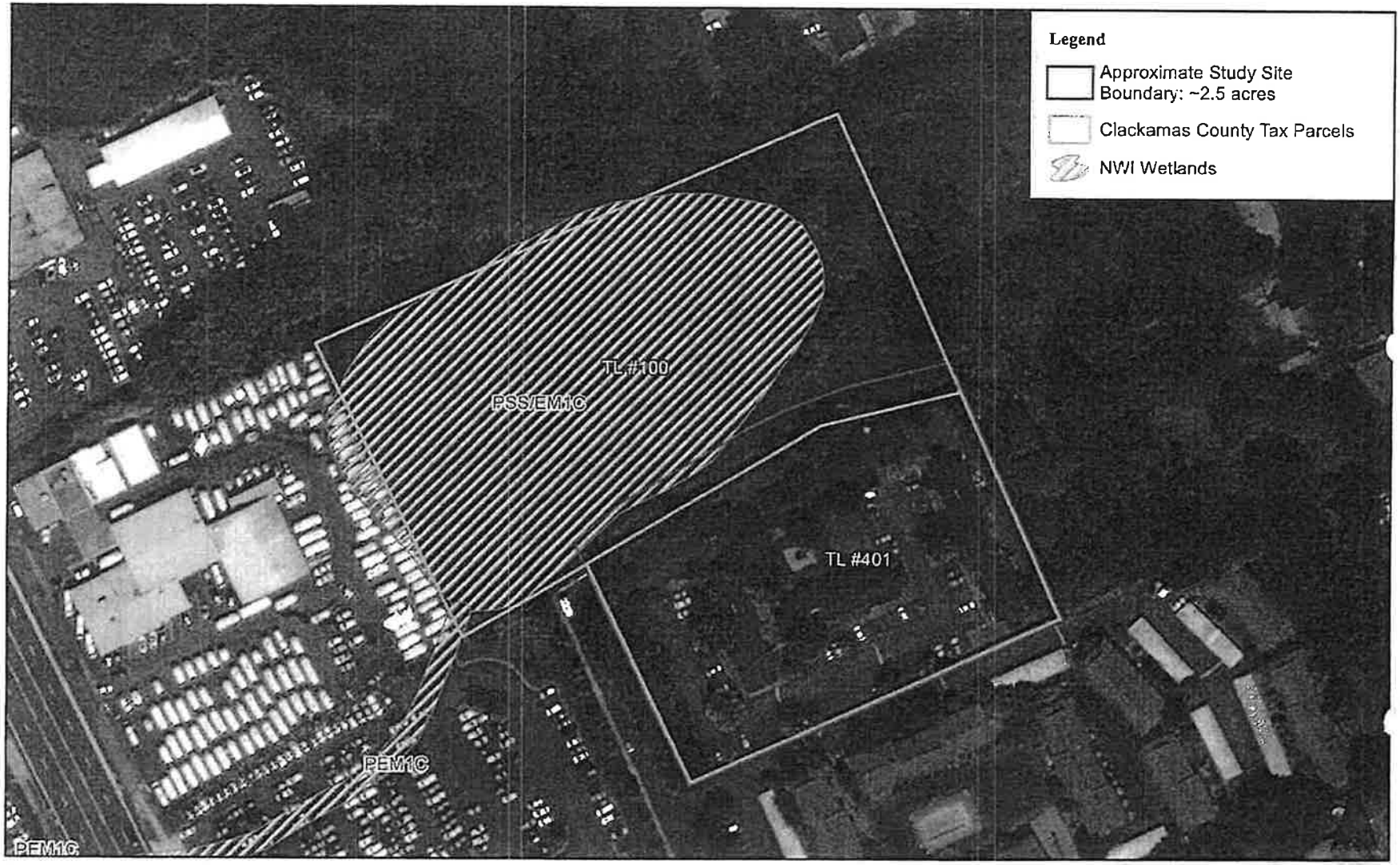
Figure 2. Clackamas County Tax Map: 032S2E19DA

SE Risley Avenue Project Site: S&A #2636

SCHOTT & ASSOCIATES, INC.

0 50 100 200 Feet

FIGURE 3: NATIONAL WETLAND INVENTORY MAP



Date: 9/24/2018

1 inch = 125 feet

Data Source: ESRI, 2018; Clackamas County GIS, 2018; USFWS, National Wetland Inventory, 2018

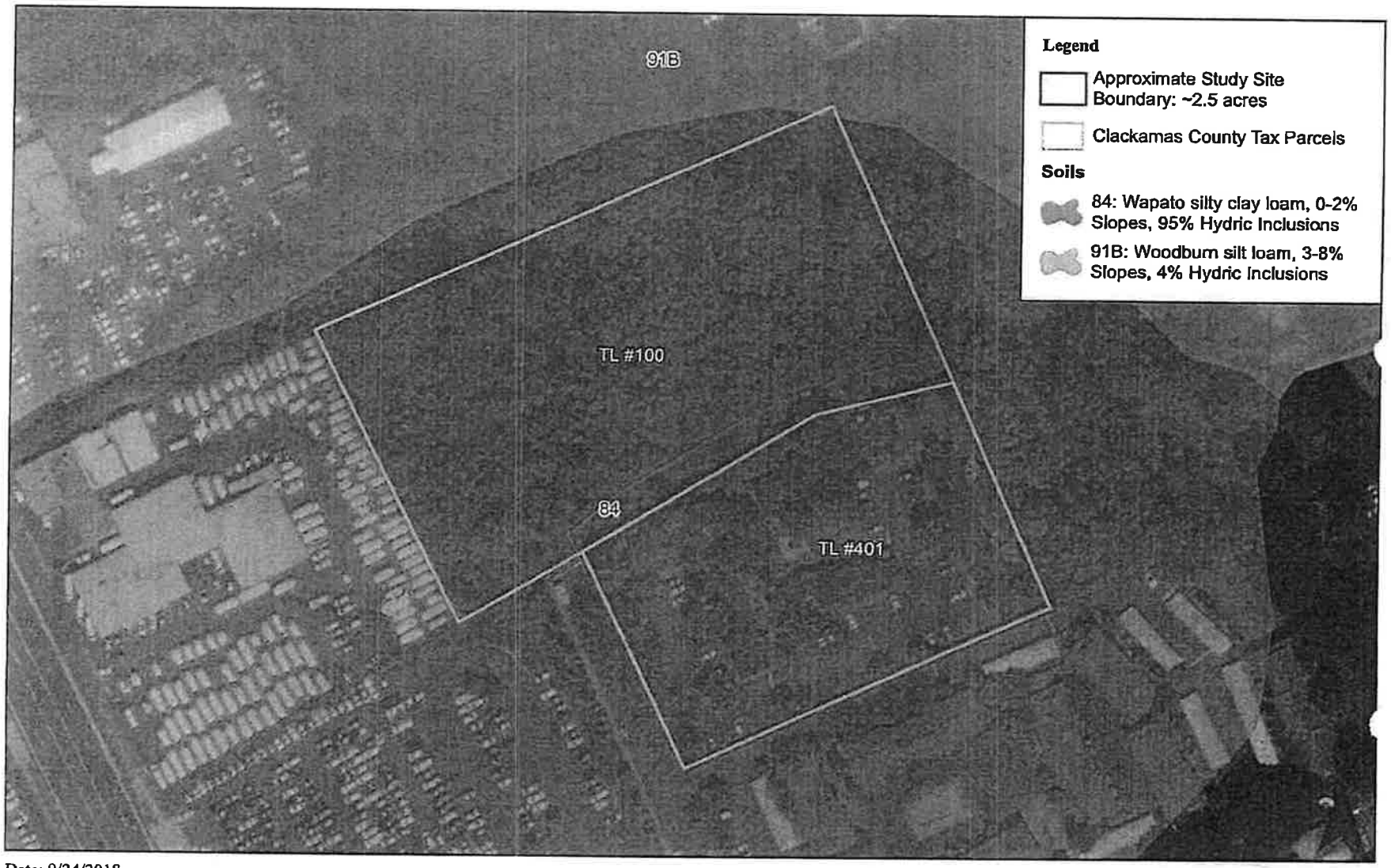
Figure 3. Wetland Inventory Map

SE Risley Avenue Project Site: S&A #2636

SCHOTT & ASSOCIATES, Inc.

0 50 100 200 Feet

FIGURE 4: USDA/NRCS SOIL SURVEY MAP



Date: 9/24/2018
1 inch = 125 feet
Data Source: ESRI, 2018; Clackamas County GIS, 2018; Soil Survey Staff, USDA, NRCS, 9/21/2018

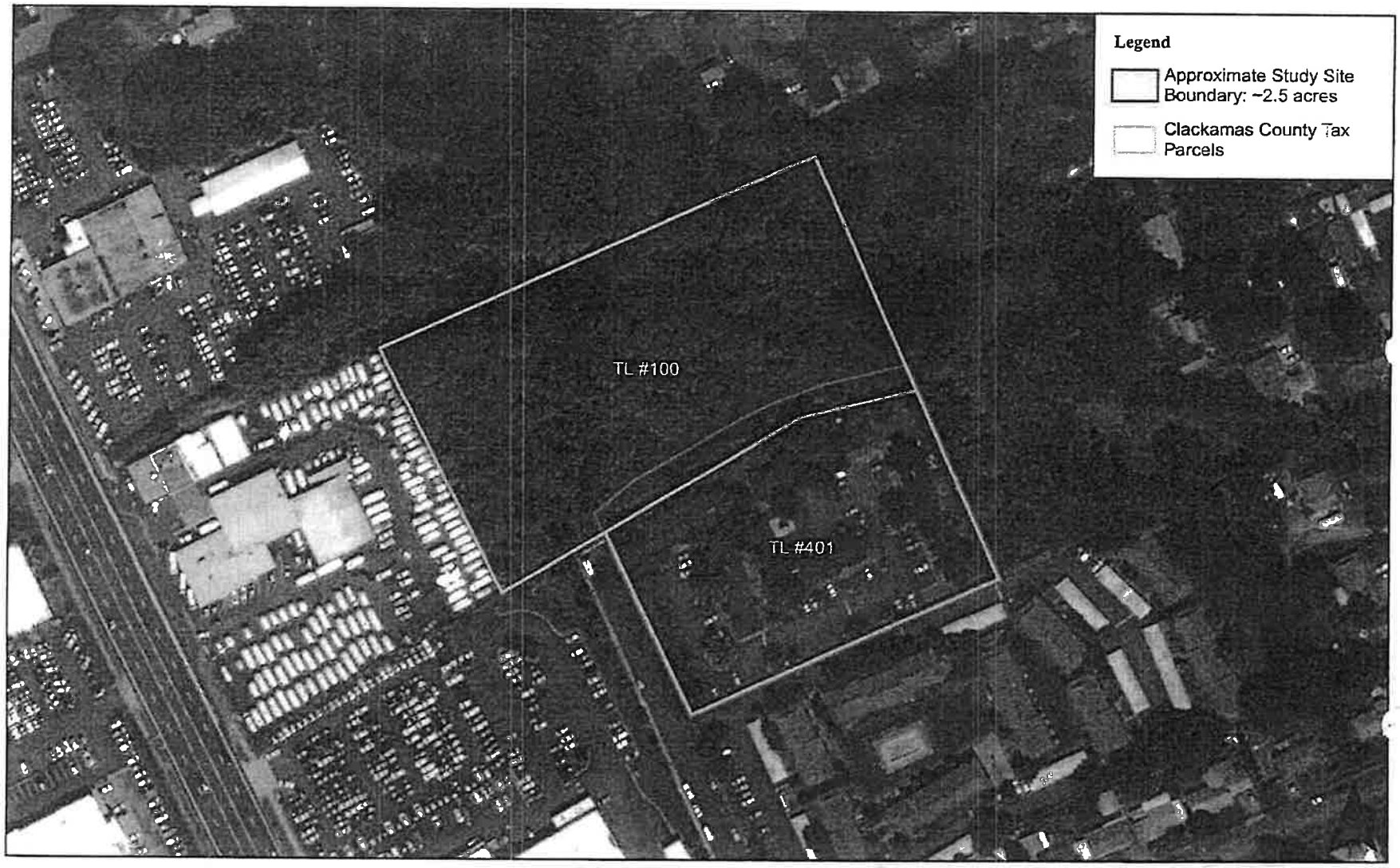
Figure 4. USDA/NRCS Soil Survey for Clackamas County

SE Risley Avenue Project Site: S&A #2636

SCHOTT & ASSOCIATES, Inc.

0 50 100 200 Feet

FIGURE 5A: RECENT AERIAL IMAGE – MAY 25, 2017



Date: 9/24/2018
1 inch = 150 feet
Data Source: ESRI, 2018;
Clackamas County GIS, 2018

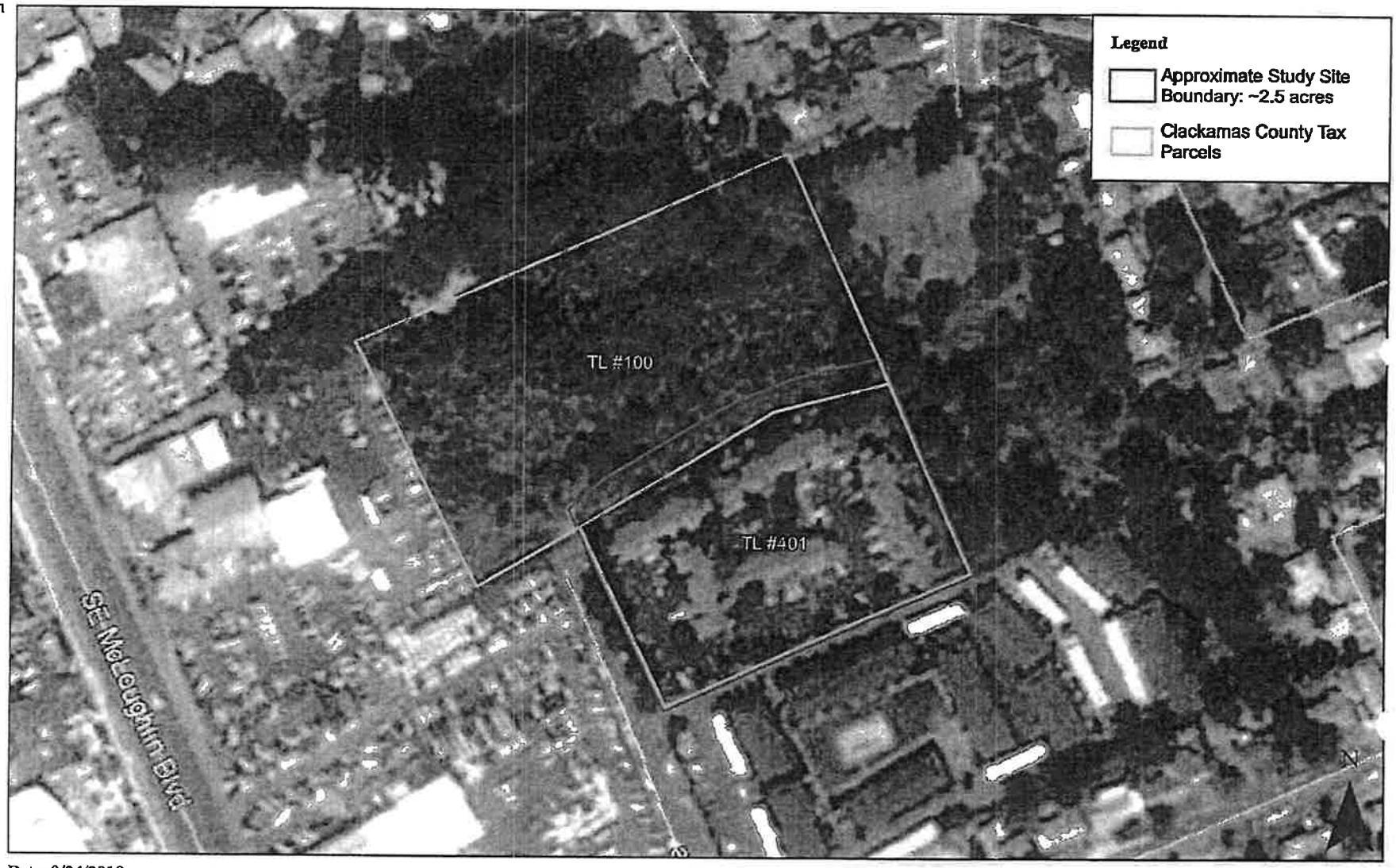
Figure 5a. Recent Aerial Image: May 25, 2017

SE Risley Avenue Project Site: S&A #2636

SCHOTT & ASSOCIATES, Inc.

0 50 100 200 Feet

FIGURE 5B: HISTORICAL AERIAL IMAGE – JUNE 28, 2000



Date: 9/24/2018
1 inch = 150 feet
Data Source: ESRI, 2018;
Clackamas County GIS, 2018

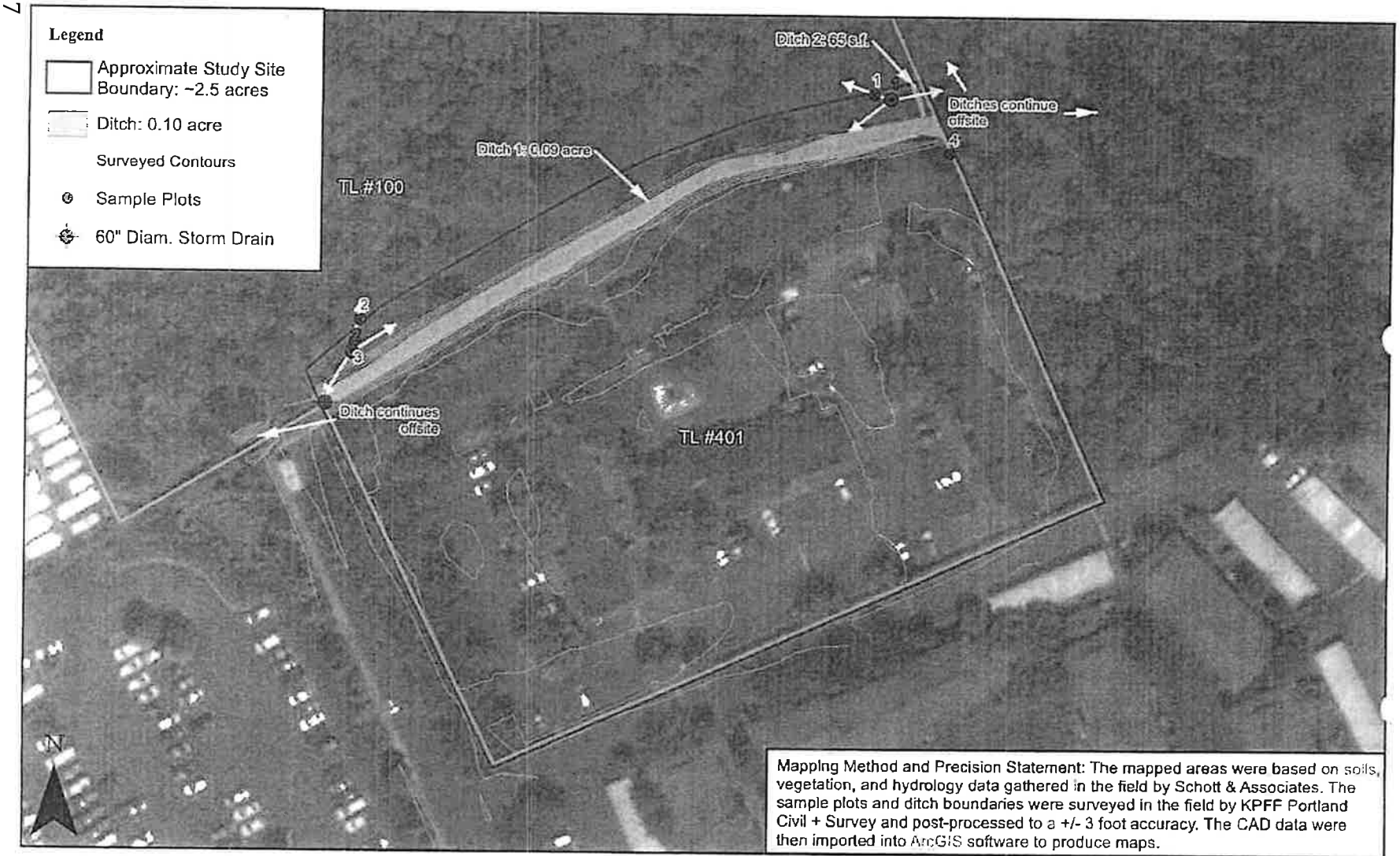
Figure 5b. Recent Aerial Image: June 28, 2000

SE Risley Avenue Project Site: S&A #2636

SCHOTT & ASSOCIATES, Inc.

0 50 100 200 Feet

FIGURE 6: WETLAND DELINEATION MAP



Mapping Method and Precision Statement: The mapped areas were based on soils, vegetation, and hydrology data gathered in the field by Schott & Associates. The sample plots and ditch boundaries were surveyed in the field by KPFF Portland Civil + Survey and post-processed to a +/- 3 foot accuracy. The CAD data were then imported into ArcGIS software to produce maps.

Date: 9/28/2018

1 inch = 75 feet

Data Source: ESRI, 2018;
Clackamas County GIS, 2018

Figure 6. Wetland Delineation Map

SCHOTT & ASSOCIATES, Inc.

SE Risley Avenue Project Site: S&A #2636

0 50 100 200 Feet

APPENDIX B: DATA FORMS

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

Project/Site: 1055 SE Risley Ave City/County: Gladstone/Clackamas Sampling Date: 9/14/2018
Applicant/Owner: NW Housing Alternatives State: OR Sampling Point: 1
Investigator(s): MRS, JRR Section, Township, Range: 19DA, T2S, R2E
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0-3
Subregion (LRR): Northwest Forests and Coast (LRR A) Lat: 45.3828047 Long: -122.602514 Datum: WGS 84
Soil Map Unit Name: Wapato Silty Clay Loam 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: Plot placed at eastern extent of study area boundary on bermed area north of ditch.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?
1.			
2.			
3.			
4.			
Total Cover:	0		
Shrub Stratum			
1. *Rosa pisocarpa*	30	Y	FAC
2. *Rubus armeniacus*	10	Y	FAC
3. *Symphoricarpos albus*	5		FACU
4.			
5.			
Total Cover:	45		
Herb Stratum			
1. *Phalaris arundinacea*	70	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
Total Cover:	70		
Woody Vine Stratum			
1.			
2.			
Total Cover:	0		

% Bare Ground in Herb Stratum 30 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species		x1 =
FACW species		x2 =
FAC species		x3 =
FACU species		x4 =
UPL species		x5 =
Column Totals:	(A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- _____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- _____ 3 - Prevalence Index is ≤3.0[1]
- _____ 4 - Morphological Adaptation1 (Provide supporting data in Remarks or on a separate sheet)
- _____ 5 - Wetland Non-Vascular Plants[1]
- _____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: 1

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					SiCL	
10-16	10YR 3/2	95	10YR 3/4	5	C	M	SiCL	

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

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

- ___ 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)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators 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)

- ___ 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)

Secondary Indicators (2 or more required)

- ___ 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	Depth (inches): ___
Water table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	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: 1055 SE Risley Ave City/County: Gladstone/Clackamas Sampling Date: 9/14/2018
Applicant/Owner: NW Housing Alternatives State: OR Sampling Point: 2
Investigator(s): MRS, JRR Section, Township, Range: 19DA, T2S, R2E
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0-3
Subregion (LRR): Northwest Forests and Coast (LRR A) Lat: 45.38241392 Long: -122.6036492 Datum: WGS 84
Soil Map Unit Name: Wapato Silty Clay Loam NWI Classification: PSS/EM1C
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 X No _____		
Wetland Hydrology Present?	Yes _____ No X		

Remarks: Hydrophytic vegetation and hydric soils present, but hydrology was not. Plot is located at the toe of a berm on the cusp of the NWI-mapped wetland (Olson Wetland complex) and may be saturated during the wet season. Plot is higher in elevation than apparent wetland area to the north.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?
1. *Fraxinus latifolia*	20	Y	FACW
2.			
3.			
4.			
Total Cover:	20		
Shrub Stratum			
1. *Rubus armeniacus*	5	Y	FAC
2.			
3.			
4.			
5.			
Total Cover:	5		
Herb Stratum			
1. *Phalaris arundinacea*	90	Y	FACW
2. *Equisetum arvense*	8		FAC
3. *Rumex crispus*	2		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
Total Cover:	100		
Woody Vine Stratum			
1.			
2.			
Total Cover:	0		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	_____	x1 = _____
FACW species	_____	x2 = _____
FAC species	_____	x3 = _____
FACU species	_____	x4 = _____
UPL species	_____	x5 = _____
Column Totals:	_____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
- _____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- _____ 3 - Prevalence Index is ≤3.0[1]
- _____ 4 - Morphological Adaptation1 (Provide supporting data in Remarks or on a separate sheet)
- _____ 5 - Wetland Non-Vascular Plants[1]
- _____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: 2

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					SiCL	
2-16	10YR 3/2	85	10YR 3/4	15	C	M	SiCL	

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

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

- ___ 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)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ___ 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)

Secondary Indicators (2 or more required)

- ___ 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	Depth (inches): ___
Water table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

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

Remarks: No hydrology during field work. Plot is located at the toe of a berm on the cusp of the NWI-mapped wetland (Olson Wetland complex) and may be saturated seasonally. Assumption made on BPJ.

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

Project/Site: 1055 SE Risley Ave City/County: Gladstone/Clackamas Sampling Date: 9/14/2018
Applicant/Owner: NW Housing Alternatives State: OR Sampling Point: 3
Investigator(s): MRS, JRR Section, Township, Range: 19DA, T2S, R2E
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0-3
Subregion (LRR): Northwest Forests and Coast (LRR A) Lat: 45.38237968 Long: -122.6036598 Datum: WGS 84
Soil Map Unit Name: Wapato Silty Clay Loam NWI Classification: PSS/EM1C
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: Plot placed at western extent of study area. Slightly slouth of SP2. Plot is located on a berm area. Berm is associated with ditch to the south. Appears to be an old access road that runs the length of the ditch.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?
1.			
2.			
3.			
4.			
Total Cover:	0		
Shrub Stratum			
1. *Rubus armeniacus*	20	Y	FAC
2.			
3.			
4.			
5.			
Total Cover:	20		
Herb Stratum			
1. *Phalaris arundinacea*	90	Y	FACW
2. *Rumex crispus*	5		FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
Total Cover:	95		
Woody Vine Stratum			
1.			
2.			
Total Cover:	0		

% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species		x1 =
FACW species		x2 =
FAC species		x3 =
FACU species		x4 =
UPL species		x5 =
Column Totals:	(A)	(B)
Prevalence Index = B/A =		

Hydrophytic Vegetation Indicators:
- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptation1 (Provide supporting data in Remarks or on a separate sheet)
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: Area has been recently mowed.

Sampling Point: 3

SOIL

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					SiCL	
2-11							Gravel	Profile is 3" minus gravel.

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

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

- ___ 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)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators 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)

- ___ 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)

Secondary Indicators (2 or more required)

- ___ 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	Depth (inches): ___
Water table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	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: 1055 SE Risley Ave City/County: Gladstone/Clackamas Sampling Date: 9/14/2018
Applicant/Owner: NW Housing Alternatives State: OR Sampling Point: 4
Investigator(s): MRS, JRR Section, Township, Range: 19DA, T2S, R2E
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0-3
Subregion (LRR): Northwest Forests and Coast (LRR A) Lat: 45.38271322 Long: -122.6023391 Datum: WGS 84
Soil Map Unit Name: Wapato Silty Clay Loam NWI Classification: PSS/EM1C
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: Plot placed within fenced area for River Glen Apartment complex. Plot in the northeastern corner along fence line.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?
1.			
2.			
3.			
4.			
Total Cover:	0		

Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Total Cover:	0		

Herb Stratum			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
Total Cover:	0		

Woody Vine Stratum			
1.			
2.			
Total Cover:	0		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: #DIV/0! (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species		x1 =
FACW species		x2 =
FAC species		x3 =
FACU species		x4 =
UPL species		x5 =
Column Totals:	(A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
_____ 1 - Rapid Test for Hydrophytic Vegetation
2 - Dominance Test is >50%
_____ 3 - Prevalence Index is ≤3.0[1]
_____ 4 - Morphological Adaptation1 (Provide supporting
_____ data in Remarks or on a separate sheet)
_____ 5 - Wetland Non-Vascular Plants[1]
_____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: No vegetation present. There are planter beds nearby for vegetable gardens.

SOIL

Sampling Point: 4

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
10	10YR 3/3	100					SICL	

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

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

- ___ 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)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators 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)

- ___ 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)

Secondary Indicators (2 or more required)

- ___ 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 Depth (inches): ___

Water table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

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

Remarks:

APPENDIX C: GROUND LEVEL PHOTOGRAPHS

Photo Point 1. Facing northwest toward Sample Plot 1.

Photo Point 1. Facing east toward property fence line.

APPENDIX C. GROUND LEVEL PHOTOGRAPHS SE Risley Avenue S&A#2636	Schott & Associates P.O. Box 589 Aurora, OR. 97002 503.678.6007

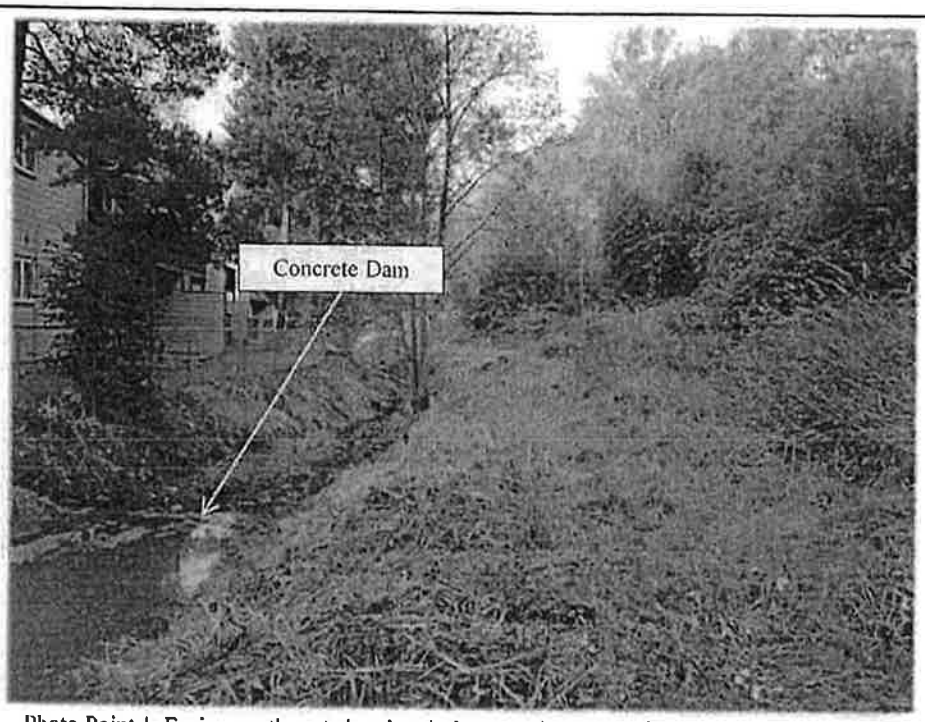


Photo Point 1. Facing southwest showing drainage and concrete dam.

Photo Point 2. Near Sample Plot 3, facing northeast along drainage.

APPENDIX C. GROUND LEVEL PHOTOGRAPHS SE Risley Avenue S&A#2636	Schott & Associates P.O. Box 589 Aurora, OR. 97002 503.678.6007

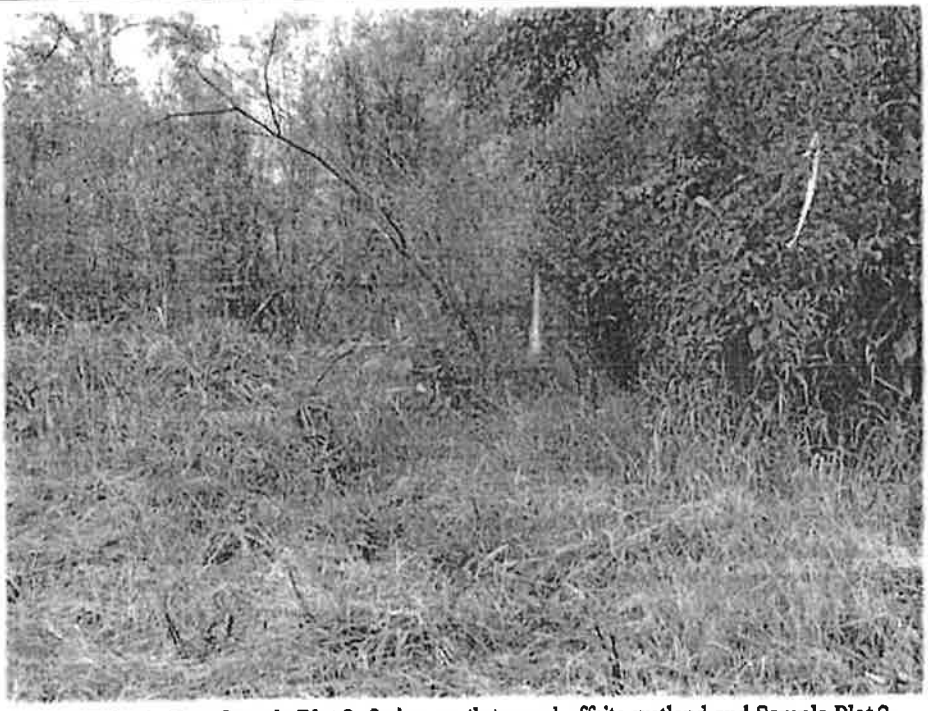


Photo Point 2. Near Sample Plot 3, facing north toward offsite wetland and Sample Plot 2.

Photo Point 2. Near Sample Plot 3, facing southeast toward culvert at terminus to SE Risley Avenue.

APPENDIX C. GROUND LEVEL PHOTOGRAPHS SE Risley Avenue S&A#2636	Schott & Associates P.O. Box 589 Aurora, OR. 97002 503.678.6007

APPENDIX D: LITERATURE CITATIONS

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

Environmental Laboratory, 2008 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0),* Wetlands Regulatory Assistance Program ERDC/EL TR-10-3 U.S. Army Engineer Research and Development Center. Vicksburg, MS.

Federal Interagency Committee for Wetland Delineation, 1989. *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and U.S.D.A. Soil Conservation Service, Washington, D.C. Cooperative technical publication. 138 pp.

Federal Register, 1980. 40 CFR Part 230: Section 404(b)(1), *Guidelines for Specification of Disposal Sites of Dredged or Fill Material,* Vol. 45, No. 249, pp. 85352-85353, U.S. Govt. Printing Office, Washington, D.C.

Federal Register, 1982. Title 33, *Navigation and Navigable Waters; Chapter II, Regulatory Programs of the Corps of Engineers.* Vol. 47, No. 138, p. 31810, U.S. Govt. Printing Office, Washington, D.C.

Federal Register, 1986. 33 CFR Parts 320 through 330, *Regulatory Programs of the Corps of Engineers; Final Rule,* Vol. 51, No. 219 pp. 41206-41259, U.S. Govt. Printing Office, Washington, D.C.

Kollmorgen Corporation, 1975. *Munsell Soil Color Charts.* Macbeth Division of Kollmorgen Corporation, Baltimore, MD.

Lichvar, R.W., D.L Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List*: 2016 Wetland Ratings. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN2153 733X.

Natural Resource Conservation Service Water Agricultural Applied Climate Information Center: Portland International Airport. 1981-2010. U.S. Department of Agriculture. Available: http://agacis.rcc-acis.org

Oregon Department of State Lands. 2012. A Guide to the Removal-Fill Permit Process. Salem, OR. April 2012.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. Accessed [9/24/2018]

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0484-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 1055 RISLEY AVE
GLADSTONE, OR 97027

Receipt No.: 1273554

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	46140	$423.75	10/3/2018	CAROLD	PAID BY: NORTHWEST HOUSING ALTERNATIVES 13819 SE MCLOUGHLIN BLVD MILWAUKIE OR 97222	NORTHWEST HOUSING ALTERNATIVES
		$423.75				

Owner Info.: RIVER GLEN ASSOCIATES
2316 SE WILLARD ST
MILWAUKIE, OR 97222

Work Description: Water Quatlity - Boundary Verification

Oregon
Kate Brown, 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

State Land Board

Kate Brown
Governor

Dennis Richardson
Secretary of State

Tobias Read
State Treasurer

October 24, 2018

NW Housing Alternatives
Attn: Clayton Crowhurst
13819 SE McLoughlin Blvd.
Milwaukie, OR 97222

Re: WD #2018-0548 Wetland Delineation Report for SE Risley Ave, Clackamas County;
T 2S R 2E S 19 DA TL 400 and 100 (Portion)

Dear Mr. Crowhurst:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates for the site referenced above. Please note that the study area includes only a portion of the tax lots described above (see the attached map). Based upon the information presented in the report, we concur with the waterways boundaries as mapped in revised Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, two ditches were identified (Ditch 1 and Ditch 2). Ditch 1 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 the wetland/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). Ditch 2 is exempt per OAR 141-085-0515(8).

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

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts 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. Please phone me at 503-986-5246 if you have any questions.

Sincerely,

Chris Stevenson
Jurisdiction Coordinator

Approved by

Peter Ryan, PWS
Aquatic Resource Specialist

Enclosures

ec: Jodi Reed, Schott and Associates
City of Gladstone Planning Department (Maps enclosed for updating LWI)
Jessica Menichino, Corps of Engineers
Anita Huffman, DSL
Stephen T. Belding, HUD

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: https://apps.oregon.gov/DSL/EPS/program?key=4.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** A single PDF of the completed cover from and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us.** For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
NW Housing Alternatives Attn: Clayton Crowhurst
13819 SE McLoughlin Blvd
Milwaukie, Oregon 97222

Business phone # (503) 654-1007
Mobile phone # (optional)
E-mail: crowhurst@nwhousing.org

☐ 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: Clayton Crowhurst **Signature:**
Date: 09/28/2018 Special instructions regarding site access: open site access

Project and Site Information

Project Name: SE Risley Avenue

Latitude: 45.382616 Longitude: -122.603124
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Update apartments to the south (River Glen Apartments)

Tax Map # 22E19DA1
Tax Lot(s) 100 & 400 (Portions of)

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
1055 SE Risley Avenue

Township 2S Range 2E Section 19DA QQ
Use separate sheet for additional tax and location information

City: Gladstone County: Clackamas

Waterway: River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Schott & Associates, Inc. Attn: Jodi Reed
PO Box 589
Aurora, Oregon 97002

Phone # (503) 678-6007
Mobile phone # (if applicable)
E-mail: 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: Jodi Reed Date: 10/01/2018

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

Wetland/Waters Present? ☐ Yes ☐ No | Study Area size: 2.25 acres Total Wetland Acreage: 0.1000

Check Applicable Boxes Below

☐ R-F permit application submitted
☐ Mitigation bank site
☐ Industrial Land Certification Program Site
☐ Wetland restoration/enhancement project (not mitigation)
☐ Previous delineation/application on parcel
If known, previous DSL # _____

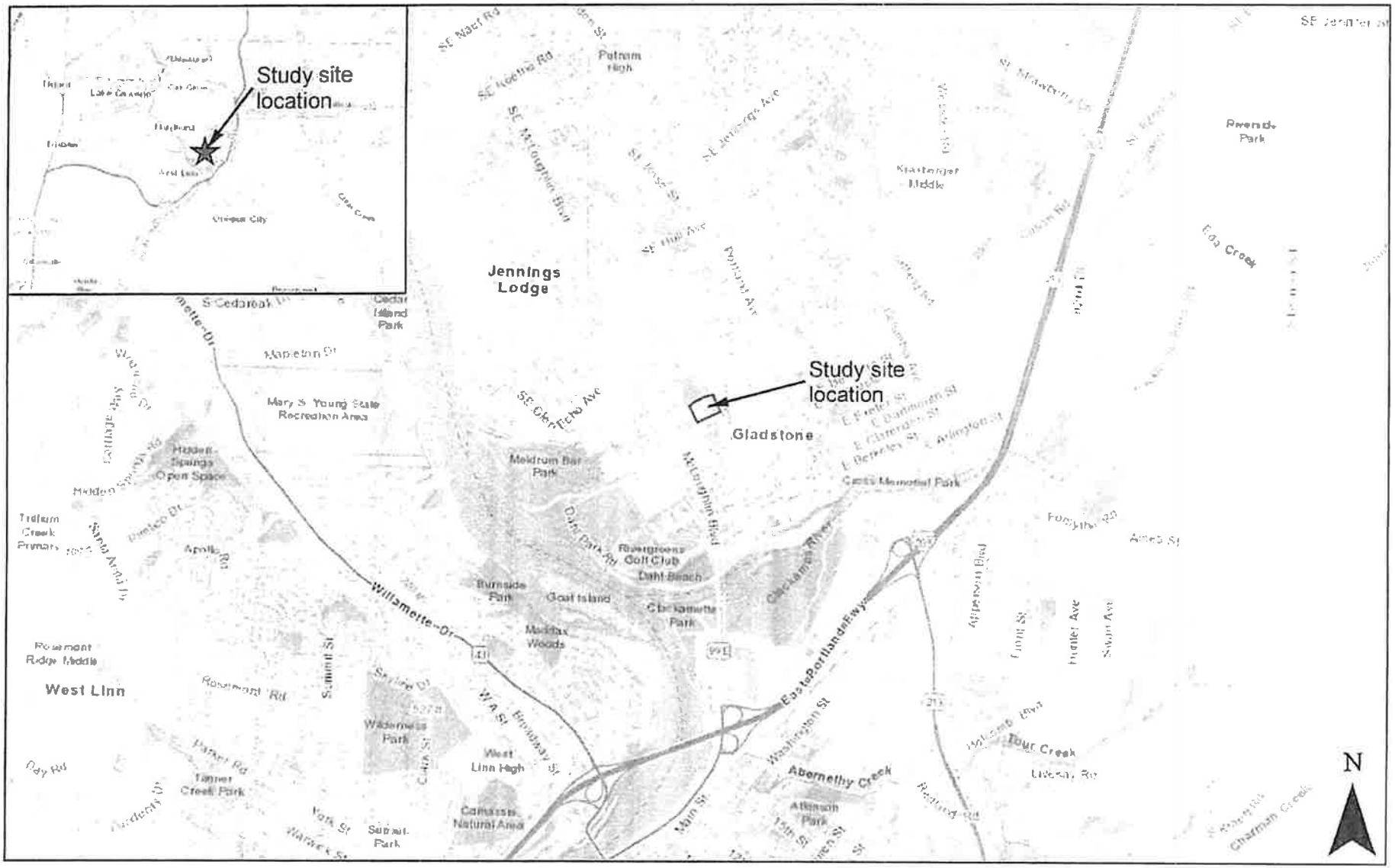
☐ Fee payment submitted $ _____
☐ Fee ($100) for resubmittal of rejected report
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # _____ Expiration date _____
☐ LWI shows wetlands or waters on parcel
Wetland ID code _____

For Office Use Only

DSL Reviewer: CS Fee Paid Date: ____/____/____ DSL WD # 2018-0548

Date Delineation Received: 10/1/18 Scanned: ☐ Electronic: ☑ DSL App.# _____

Pit 6075



Date: 9/24/2018

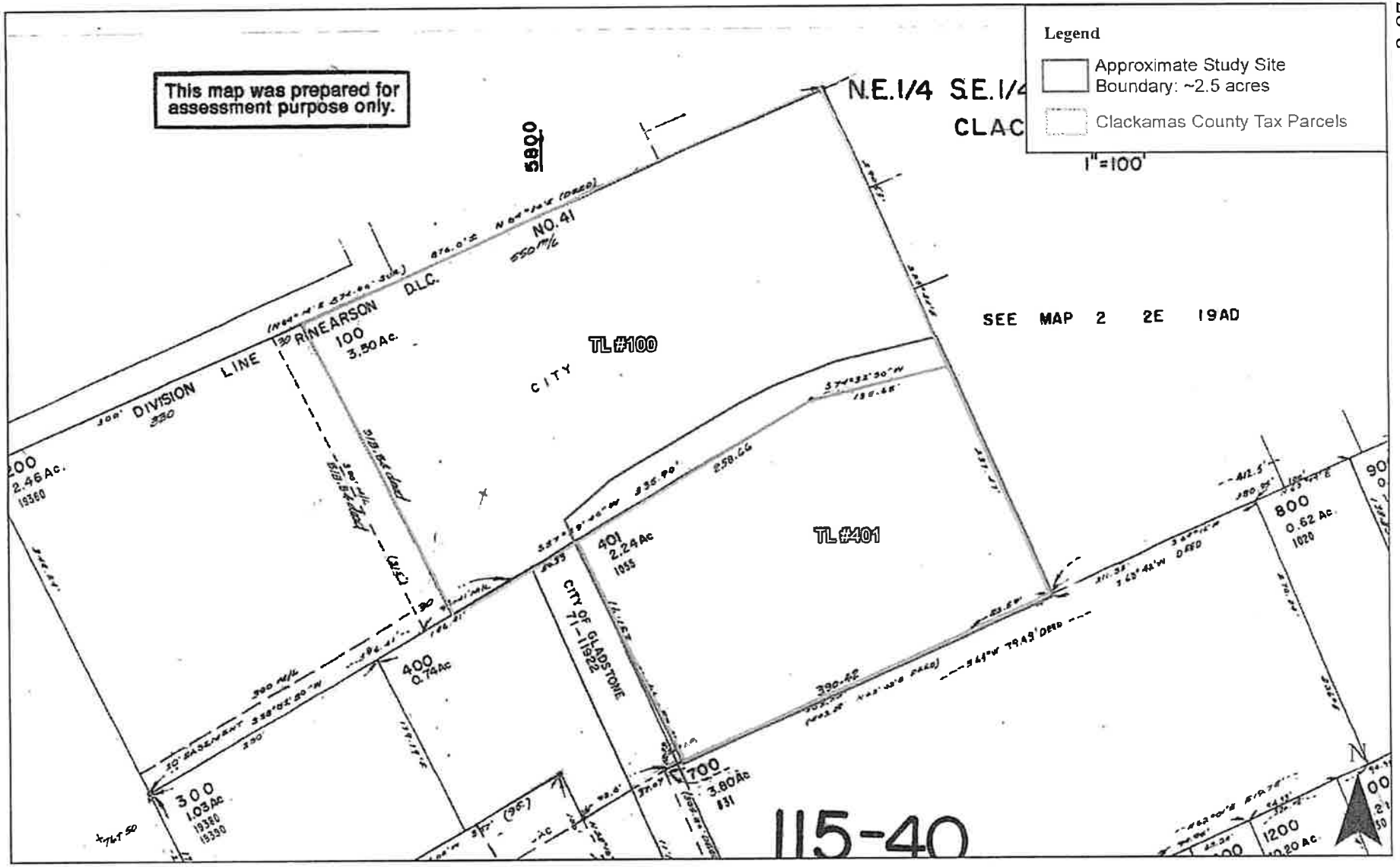
Data Source: ESRI, 2018; Clackamas County GIS Data, 2018

Figure 1. Location Map

SCHOTT & ASSOCIATES, Inc.

SE Risley Avenue Project Site: S&A #2636

0 0.5 1 2 Miles



Date: 9/24/2018

1 inch = 125 feet

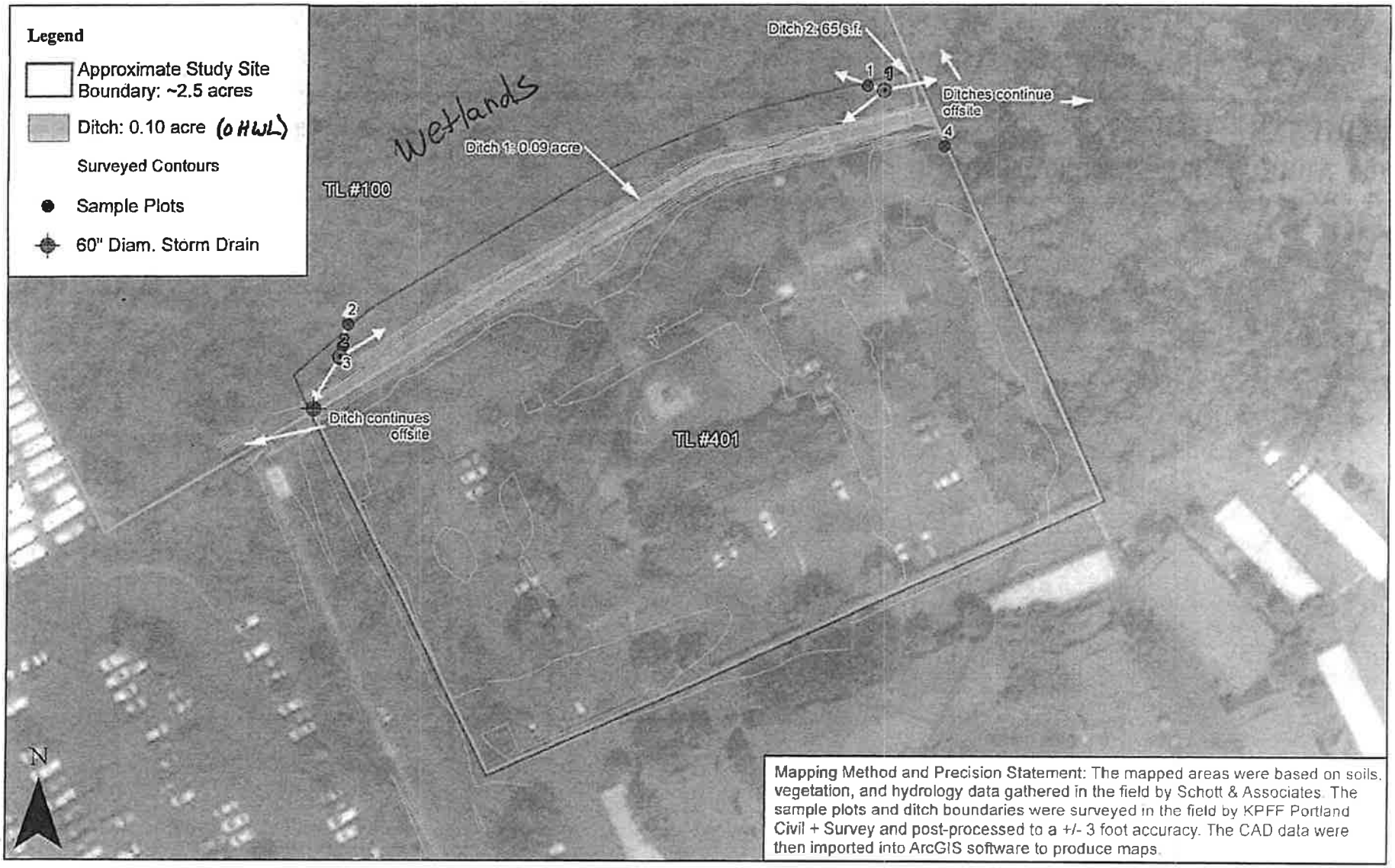
Data Source: ESRI, 2018; Clackamas County GIS, 2018; ORMAP (www.ormap.net)

Figure 2. Clackamas County Tax Map: 032S2E19DA

SE Risley Avenue Project Site: S&A #2636

SCHOTT & ASSOCIATES, Inc.

0 50 100 200 Feet



Mapping Method and Precision Statement: The mapped areas were based on soils, vegetation, and hydrology data gathered in the field by Schott & Associates. The sample plots and ditch boundaries were surveyed in the field by KPFF Portland Civil + Survey and post-processed to a +/- 3 foot accuracy. The CAD data were then imported into ArcGIS software to produce maps.

Date: 9/28/2018

1 inch = 75 feet

Data Source: ESRI, 2018;
Clackamas County GIS, 2018

Figure 6. Wetland Delineation Map

plot 2 is just outside the boundary and at the edge of an extensive wetland complex

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SE Risley Avenue Project Site: S&A #2636

0 50 100 200 Feet